



CHAPTER 12

AGRICULTURAL ZONE (A-1)

12.01	Purpose.....	1
12.02	Permitted Uses 134.....	1
12.03	ACCESSORY USES 134.....	2
12.04	Conditional Uses 126.....	2
12.05	Minimum Lot Development Standards.....	3
12.05	Minimum Lot Development Standards.....	4

12. AGRICULTURAL ZONE (A-1)

2 PURPOSE

With the establishment of the A-1 Zone, the rural atmosphere of Clinton shall be maintained in areas identified for the least intense residential use.

3 PERMITTED USES ¹³⁴

1. Agriculture
2. Church
3. Educational facility
4. Planned Development in accordance with Chapter 7 of this Ordinance. ¹²⁶
5. Publicly-owned and operated recreation uses and facilities; public buildings; public parks and

playgrounds.

6. Raising, pasturing, and maintaining of not more than the following animal or fowl units for family food production or pleasure: 2 animal and 1 fowl unit for the first acre, for each additional one-half acre 1 animal and 1 fowl unit, up to a maximum of 2 fowl units.

7. Seasonal summer pasturing or grazing of domestic animals upon lots or property of 5 acres or more during the period commencing April 1 and ending October 15 the same year at a maximum density of three head per acre and not to exceed 250 head of livestock confined within the same fenced area.

8. Seasonal winter feeding, pasturing, and maintaining of domestic animals upon lots or property of 5 acres or more during the period commencing October 15 and ending April 15 of the following year at a maximum density of six head per acre and not to exceed 250 head of livestock confined within the same fenced area.

9. Single-Family Dwelling

10.

12. Handicapped Residential Facilities IAW §10-9-605 and this ordinance. ¹³⁴

1. Household Pets¹²⁶

2. Accessory buildings and use customarily incidental to any permitted use.

4 ACCESSORY USES ¹³⁴

1. Home Business in accordance with Chapter 6 of this Ordinance.

2. Residential Facilities for Elderly IAW §10-9-605 and this ordinance.

5 CONDITIONAL USES ^{126, 134}

1. Signs - one nameplate and one identification sign as per the Clinton City Sign Ordinance.

2. Animal Hospital or Clinic

3. Dog Kennel

4. Cattery

5. Golf Course

6. Horse training and breeding facility including track on a minimum of 5 acres of land.

7. Immediate family dwelling unit.

8. Private Recreation Clubs.

9. Private stables; public stables on a minimum of 5 acres of land; privately owned and operated recreational uses, grounds and facilities not operated as a business and to which no admission charge is made.

10. Public Utility Substations.

11. Riding Academies.

12. Accessory buildings and use customarily incidental to any permitted use.

6

7 MINIMUM LOT DEVELOPMENT STANDARDS

1. Acre - 1 acre

2. Width - 125 feet

3. Yard Setback:

Table 12.4.1		
Front	Major Street	35 feet
	Other Street	30 feet
Side, interior	Dwelling	10 feet
	Other Main Building	20 feet
	Accessory Building	10 feet ^a
Side, facing street	Major Street	35 feet
	Other Street	30 feet
Rear	Main Building	30 feet
	Accessory Building	3 feet ^b

^a Except 3 feet if located at least 10 feet behind the main building and 20 feet from dwelling.

^b Except 10 feet where accessory building rear on the side yard of adjacent corner lots

4. Building Height ⁹²:

Table 12.4.2		
Main Building	Minimum	1 story
	Maximum	2 ½ stories or 35 feet
Accessory Building	Minimum	6 feet
	Maximum	35 feet

5.

12. Building Square Footage Requirement ^{72, 126}:

Table 12.4.3	
Single Family Dwelling Unit Footprint	1200 ^b
Minimum Living Space	1250 ^b
Accessory Building Maximum	Unlimited ^a

^a The combined floor area of all accessory buildings on a parcel or lot containing a residential structure can not exceed 10% of the building lot area

^b Applies to subdivisions approved for after March 30,2005. For subdivisions approved prior to March 30, 2005, the Single Family Dwelling Unit Footprint is 950 square feet and Minimum Living Space is 950 square feet for the A-1 zone.

8 SINGLE-FAMILY GARAGE

Detached Garage:

1. A detached garage as defined in this ordinance may satisfy the parking requirements of Chapter 4 of this ordinance providing that the garage meets the following requirements.

2. The minimum distance from any wall surface of the dwelling to any wall surface on the garage on the lot shall be six (6) feet measured at any point and the garage shall not enter into any required setback areas for the zone. The eaves of either structure shall not extend more than eighteen (18) inches into the required six (6) foot separation.

3. On corner lots the garage shall meet the following requirements:

a. When the garage is not constructed with a minimum set back of ten (10) feet behind the house the garage shall be located on the side of the house opposite from the street.

b. When constructed in the rear yard of the lot the garage shall have a minimum set-back from the street property line of twenty (20) feet, shall be located a minimum of ten (10) feet from the dwelling on the lot, eighteen (18) feet from the dwelling on any adjoining lot, and a minimum of three (3) feet from any other property line with no portion of the

structure within two (2) feet.

4. Garage shall be designed with the intended use of storing vehicles intended for transportation or recreation.

5. All run-off from the roof, drive or any hard surface associated with the garage shall be designed to drain onto the building lot where the structures are located.

6. Maximum impervious surface ratio is maintained.

7. Detached garages shall have the same architectural features and utilize the same building materials as the existing dwelling. Equality of materials and features shall be determined by the Building Official at the time of plans review.