

Agriculture

Article IX. **Agriculture**Section 9.00 *Agriculture*

A. In any platted subdivision approved under section 711.10 of the Revised Code, or in any area consisting of fifteen or more lots approved under section 711.131 of the Revised Code that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road, the following shall apply:

1. On lots of one (1) acre or less, agricultural buildings, structures, and uses are regulated.
2. On lots greater than one (1) acre but less than five (5) acres, dairying and animal and poultry husbandry are regulated when at least thirty-five percent (35%) of the lots in the subdivision are developed with at least one building, structure or improvement that is subject to real property taxation or that is subject to the tax on manufactured homes under section 4503.06 of the Revised Code. After thirty-five percent (35%) of the lots are so developed, dairying and animal and poultry husbandry shall be considered nonconforming use of land and buildings or structures pursuant to section 519.19 of the Revised Code.

B. In all other areas of the township, the following shall apply:

No Zoning Certificate is required for the construction of buildings incident to the use of land for agricultural purposes. An application shall nonetheless be filed. If the purpose is clearly demonstrated to be strictly agricultural in nature, the Zoning Inspector shall cause a "No Certificate Required" statement to be placed upon the face of the application. No certificate shall then be issued, and no fee shall be charged.

Section 9.01 *Farm Markets*

This section shall be applicable to the use of any land for a farm market where fifty percent (50%) or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year.

Farm markets shall conform with all the regulations for the zoning district in which they are located. The following additional requirements shall apply:

A. Maximum Lot Coverage

The maximum lot coverage for all buildings, structures, and uses, including parking, storage, or display, of a farm market provided for in this section shall be as follows:

1. In a Commercial or Industrial District: fifty percent (50%).
2. In a Residential District: One percent (1%).

B. Size of the parking area

The size of the parking area required and regulations pertaining to egress and ingress for a farm market provided for in this section shall be as set forth in Article XI of this resolution.

C. Minimum yards

Minimum yards shall conform to the district in which the farm market is located.

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