

CHAPTER 157

Agriculture

157.01 Applicability of this chapter

- (a) Except as provided herein, this resolution does not prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, including buildings or structures that are used primarily for vinting and selling wine and that are located on land any part of which is used for viticulture, and no zoning certificate shall be required for any such building or structure.
- (b) This chapter shall be applicable in any platted subdivision approved under Section 711.05, 711.09, or 711.10 of the Ohio Revised Code, or in any area consisting of fifteen or more lots approved under Section 711.131 of the Ohio Revised Code that 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. This chapter shall not be applicable to agriculture, buildings or structures, and dairying and animal and poultry husbandry on lots greater than five acres.

157.02 Agriculture on lots of one acre or less.

(a) Permitted buildings structure and uses.

- 1. Non-commercial agriculture consisting of raising of plants for the use or enjoyment of the property owner.
- 2. Storage sheds for agricultural tools and supplies related to Section 157.02 (a).

(b) Prohibited buildings. structures and uses.

Any agricultural building, structure, or use not specifically listed in Section 157.02 (a) of this regulation shall not be permitted on lots of one acre or less which are subject to the provisions of this chapter. This includes animal husbandry of poultry, sheep, goats, pigs, horses, ponies, cows, and similar animals.

(c) Minimum yards. (set back building lines)

The minimum yards (set back building lines) for all permitted buildings, structures, and uses set forth in Section 157.02 (a) shall be as follows:

1. Front yard: 100 feet.
2. Each side yard: 50 feet.
3. Rear yard: 90 feet.

(d) Maximum height.

The maximum height of all permitted buildings, structures and uses set forth in Section 157.02 (a) shall be 12 feet.

(e) Maximum size.

The maximum size of all permitted buildings, structures, and uses set forth in Section 157.02 (a) shall be 144 square feet.

157.03 Buildings or structures incident to the use of land for agricultural purposes on lots greater than one acre but not greater than five acres.

(a) Minimum yards. (set back building lines)

The minimum yards (set back building lines) for buildings or structure incident to the use of land for agricultural purposes on lots greater than one acre but not greater than five acres shall be as follows:

1. Front yard: 100 feet.
2. Each side yard: 50 feet.
3. Rear yard: 90 feet.

(b) Maximum height.

The maximum height of all buildings or structures incident to the use of land for agricultural purposes on lots greater than one acre but not greater than five acres shall be eighteen feet (18').

(c) Maximum size.

The maximum size for buildings or structures incident to the use of land for agricultural purposes on lots greater than one acre but not greater than five acres shall be 1% (one percent) of the total square footage of the lot up to a maximum of 1000 (one thousand) square feet.

- (d) Dairying and animal and poultry husbandry are prohibited on lots greater than one acre but not greater than five acres when at least thirty-five percent of the lots in the subdivision subject to this chapter 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 Ohio Revised Code. After thirty-five percent of the lots are so developed, dairying and animal and poultry husbandry which was in existence shall be considered nonconforming use of land and buildings or structures pursuant to Section 519.19 of the Ohio Revised Code.