

Chapter 6. Agricultural District (AG)

SECTION 6.00 PURPOSE

Eureka Township has a strong agricultural base. The land use contributes to the economy of the Township, helps foster the area's rural character which is desired by many residents and adds to the overall quality of life within the greater Greenville regional area.

The Agricultural District recognizes the importance of farming to the Township and regional area. The District provides an opportunity for a wide range of general and specialized agricultural activities. The District also recognizes and supports low-density residential development, public lands, state game areas, and other uses that are considered compatible with the District.

SECTION 6.01 PERMITTED USES

The following uses shall be permitted by right:

- A. Accessory Buildings and Uses
- B. Adult Foster Care Family Home
- C. Adult Foster Care Small Group Home
- D. Cemetery and/or Crematorium
- E. Child Care Family Home
- F. Dwelling, Single-Family
- G. Dwelling, Two-Family
- H. Farm Market and Roadside Stand
- I. Farms and Farm Operations
- J. Public and Quasi-Public Uses
- K. Riding Stable
- L. Small Wind Energy System (SWES) pursuant to Chapter 26
- M. Type I Home Based Business pursuant to Chapter 28

SECTION 6.02 SPECIAL LAND USES

The following uses shall be permitted with special land use approval:

- A. Accessory Dwelling Unit (ADU)
- B. Adult Foster Care Large Group Home
- C. Bed and Breakfast Inn
- D. Campground

- E. Child Care Group Home
- F. Club or Lodge
- G. Golf Course
- H. Greenhouse (Commercial)
- I. Kennel
- J. Large Wind Energy System (LWES) pursuant to Chapter 26
- K. Mining
- L. Outdoor Recreation
- M. Place of Public Assembly, Small
- N. Sawmill
- O. Type II Home Based Business pursuant to Chapter 28
- P. Utility Grid Wind Energy System pursuant to Chapter 26
- Q. Wireless Communication Facility
- R. Solar Energy Systems, pursuant to Chapter 27

SECTION 6.03 SITE DEVELOPMENT REQUIREMENTS

- A. All permitted uses and special land uses are subject to the following site development requirements, which shall be met and maintained in connection with any building or structure, or the enlargement of any building or structure:

Table 6.1 Agricultural District Regulations	
Dimensional Standard	AG District
Minimum Lot Area	3 acres
Minimum Lot Width	300 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback (per side)	20 feet
Minimum Rear Yard Setback	20 feet
Maximum Building Height	35 feet
Maximum Lot Coverage	35%
Lot Depth to Width Ratio	4:1

Minimum Dwelling Floor Area (DFA)

1,000 square feet, plus 200 square feet for each additional bedroom beyond two bedrooms

B. Condominiums, site condominiums, and subdivisions (plats) are not permitted in the AG district.

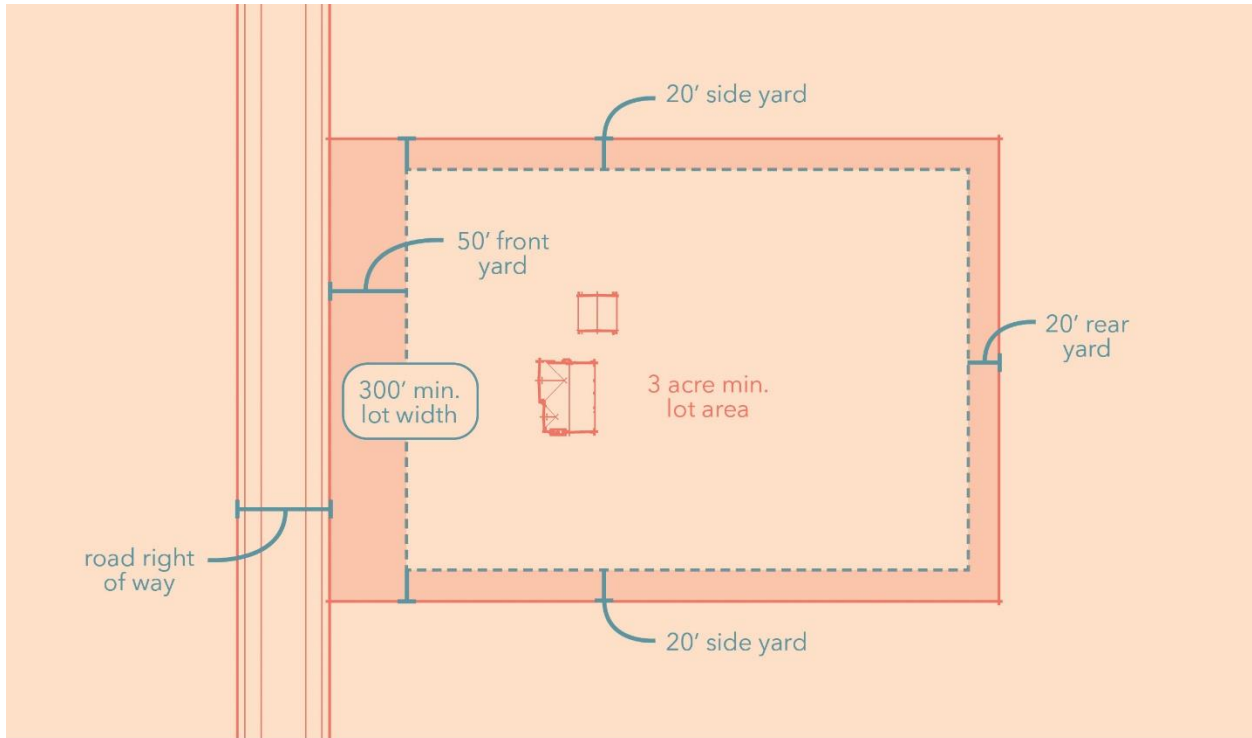


FIGURE 6.1 AG DISTRICT REGULATIONS