

Section 12  
**AG AGRICULTURE DISTRICT**

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12.1 **PURPOSE:**

The agricultural district set forth herein is established in order to protect the public health and promote the public safety, convenience, comfort, morals, prosperity and welfare. The general goals include among others the following specific purposes:

- A. To maintain agricultural uses and to restrict those uses which would conflict with this purpose.
- B. To promote the best use and development of agricultural land in accordance with the Comprehensive Land Use Plan, to promote stability within zoning districts and protect the character and desirable development of the Village of Lakewood and protect the value of land and improvements and to so strengthen the economic base of the Village.

12.2 **PERMITTED USES:** *Amended, 2008-11, 2006-28*

Permitted uses in the AG Agriculture District can be found in Appendix A of this Zoning Code.

12.3 **SPECIAL USES:**

Special uses in the AG Agriculture District can be found in Appendix A of this Zoning Code.

12.4 **HEIGHT OF BUILDINGS:**

The maximum height of buildings permitted shall be as follows:

- 12.4-1.1 One-family detached dwellings: Thirty-five feet and not to exceed 22 stories.

12.5 **YARD AREAS:**

No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building, structure or enlargement.

12.5-2.1 Front Yard: Each lot upon which a dwelling or permitted non-residential use is constructed shall have a front yard of not less than 40 feet. Where lots comprising 40 per cent or more of the frontage between two intersecting streets are developed with buildings having front yards with a variation of more than 15 feet in depth, the average of such front yards shall establish the minimum front yard depth for the entire frontage. In no case shall a front yard of more than 40 feet be required.

12.6 OBSTRUCTIONS: 22-09

The following shall not be considered as obstructions when located within or over required yards:

- A. Open Terraces (rear yard only but no closer than 20 feet from lot line)
- B. Awnings not exceeding three feet.
- C. Steps not over four feet in height.
- D. Open parking areas.

12-7 DWELLING STANDARDS:

Every one-story dwelling, hereafter erected in any AG Agriculture District shall have a total ground floor area of not less than 1,800 square feet measured from the outside of the exterior walls, excluding utility rooms, cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes. Every dwelling of more than one story, hereafter erected in any AG Agriculture District shall have a total floor area, measured from the outside of the exterior walls, of not less than 1,400 square feet at or above grade level (grade level being any area at the main entrance level), excluding utility rooms, cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating, or sleeping purposes.