

CHAPTER 2: DISTRICT USE REGULATIONS

ARTICLE 1: "A-1" AGRICULTURAL DISTRICT

2-1.1. INTENT

It is the intent of this district to provide for agricultural and related uses in the manner which will encourage agricultural uses and proper development.

2-1.2. PERMITTED USES.

In district "A-1" no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected constructed, reconstructed, moved, or altered, except for one or more of the following uses:

- A. Farming, pasturing, truck gardening, orchards, and nurseries, including the sale of products raised on the premises. No livestock feedlot shall be established for more than fifty (50) animals (number of head).
- B. Horse stables and ranches.
- C. Accessory buildings and uses customarily incidental other listed permitted uses.
- D. Barndominium.
- E. Churches and other places of worship.
- F. Green House.
- G. Manufactured homes following requirements set forth in this Ordinance.
- H. Modular Homes.
- I. Plant Nursery.
- J. Public or private schools.
- K. Publicly owned or operated parks, playgrounds, golf courses, and recreational uses.
- L. Short-term lodging.
- M. Single-family dwellings.

2-1.3. CONDITIONAL USES

The following conditional uses may be permitted subject to approval procedures outlined in these regulations.

- A. Airports and airfields.
- B. Anhydrous ammonia storage and distribution; provided such storage and distribution shall not be within 1,320 feet of any residential district boundary.
- C. Auto wrecking yards, junk yards, salvage yards, and scrap processing yards.
- D. Cemeteries including mausoleums; provided mausoleums shall be at least two hundred (200) feet from every street line and adjoining lot lines.
- E. Commercial Wind Energy Systems.
- F. Communication Towers.
- G. Earth-sheltered residences.
- H. Hospitals and institutions of an educational, religious, charitable, or Philanthropic nature.
- I. Kennels – breeding and boarding.
- J. Meteorological Towers.
- K. Mobile Homes.
- L. Non-Commercial Wind Energy Systems.

- M. Other publicly owned buildings and uses not specifically listed elsewhere in this district.
- N. Seasonal or temporary uses such as a recreation camp or similar enterprises.
- O. Solid waste disposal and processing sites which include landfills, incinerators, transfer stations and other similar functions.
- P. Telephone exchanges, electric substations, or similar public utility uses.
- Q. The extraction of minerals or raw minerals and the processing, treating, or storing of such minerals or materials.

2-1.4. SITE DEVELOPMENT REGULATIONS

REGULATOR	USES PERMITTED
Minimum Lot Area	10 acres
Minimum Lot Width (feet)	200
Minimum Lot Depth (feet)	200
Minimum Yards (feet)	
Front Yard	50
Side Yard	25
Street Side Yard	50
Rear Yard	100
Maximum Height (feet)	35*
Maximum Building Coverage	N/A

* *Except that barns, silos, and other agriculture structures may be of any height. Communication Towers, Meteorological Towers, and Wind Energy Systems are regulated by the height restrictions set forth in the associated sections of these Regulations.*