

## **CHAPTER 2.04 “A” - AGRICULTURAL DISTRICT**

### **Section 2.04.01. Permitted Uses.**

The following uses and structures shall be permitted in the “A” Agricultural District.

1. Any form of agriculture activity and related farm buildings, but excluding feed lots;
2. Nurseries and greenhouses;
3. Fisheries services;
4. Game propagation areas;
5. Single-Family dwellings;
6. Type I modular and Type I manufactured homes;
7. Public parks and recreation areas.

### **Section 2.04.02 Permitted Accessory Uses:**

The following accessory uses and structures shall be permitted in the “A” Agricultural District:

1. Accessory uses and structures customarily incidental to permitted uses and structures when established within the space limits of this district.
2. Roadside stands for sales of agricultural products grown or produced on the premises;
3. Signs conforming to Chapter 4.04.

### **Section 2.04.03 Special Permitted Uses:**

The following uses and structures shall be permitted Special Permitted Use in the “A” Agricultural District.

1. Temporary occupancy of a recreational vehicle on a lot with an active building permit for new construction or reconstruction of a single-family dwelling.

**Section 2.04.04 Conditional Uses:**

The following uses may be permitted as a Conditional Use in the "A" Agricultural District by the Board of Adjustment subject to such requirements as the Board deems necessary.

1. Kennels;
2. Cemeteries;
3. Commercial or private recreation areas not normally accommodated in commercial areas such as golf courses, campgrounds, drive in theatres, riding stables, race tracks, swimming pools, etc.;
4. Private clubs;
5. Commercial and private stables;
6. Sewage treatment plants, but not within 1,320 feet of a residence unless consent of the affected resident is submitted with the application;
7. Type II manufactured homes;
8. Type II modular homes;
9. Extraction of sand, gravel, minerals and petroleum or natural gas;
10. Veterinarians offices and animal hospitals;
11. Public buildings or facilities erected or established and operated by any governmental agency;
12. Telecommunications facilities;
13. Home occupations;
14. Extended home occupations;
15. Utility substations;
16. Private wind energy conversion systems and vertical access wind turbines. See Chapter 4.29.

**Section 2.04.05. Prohibited Uses:**

All uses and structures not specifically listed as Permitted Uses, Special Permitted Uses, accessory uses, or Conditional Uses shall be prohibited in the “A” Agricultural District.

**Section 2.04.06. Area/Construction Regulations.**

Minimum lot area, maximum building height, maximum lot coverage and minimum yard requirements shall be regulated in accordance with the following tables:

Table 2.04.06.1

	Minimum Lot Area	Minimum Lot Width	Maximum Height
General Residential	43,560 square feet	150'	35'
Towers or Steeples	To be determined by the Board of Adjustment		75'
Principal building excluding tower or steeple			45'
Other Conditional Uses	To be determined by the Board of Adjustment		

Table 2.04.06.2

	Minimum Front Yard		Minimum Rear Yard	Minimum Side Yard
	Primary	Secondary		
Permitted Uses	75'	37'	50'	30'
Conditional Uses	To be determined by the Board of Adjustment			