

## Section 3 Use Districts

### Section 3.1 A-1, Exclusive Agricultural District

#### A. Purpose

The A-1, Agricultural District is designated for agricultural uses and is intended to protect rural areas from urban encroachment. Residential development is limited; this district is not intended as a large-lot residential zone. It is the intent of this Ordinance to allow the continuation of existing agricultural operations and to protect the use and value of both agricultural and nonagricultural land within the jurisdiction of the Commission. This district includes substantial areas of high-quality soils, well suited to farming, where little or no urbanization has taken place and is not likely to take place in the future.

#### B. Limitation on Rezoning. In order to accomplish the purpose of this district, rezoning to another classification, other than for a Development of Broad Significance or a Planned Unit Development shall be subject to the following criteria:

1. Development patterns in the area have changed to the extent that the property is likely to become urbanized.
2. The uses permitted in the new zoning district will not interfere nor conflict with neighboring agricultural operations.

#### C. Permitted Uses

The following uses shall be permitted in the A-1 District, subject to the standards set forth in this Ordinance.

1. Butcher shop or custom meat processing
2. Farm
3. Farm dwelling of 720 square feet or larger
4. Manufactured home used as a farm dwelling which is at least 24 feet wide and contains 950 square feet or larger, which shall be measured by using the outside dimensions of the structure excluding the towing mechanism
5. Greenhouses and plant nurseries
6. Home occupation
7. Kennel
8. Roadside produce sales stand
9. Oil and Gas Production (subject to the requirements of Section 12)
10. Accessory uses normally associated with permitted agricultural operations
11. Other uses deemed comparable and compatible to those set forth in this Section

#### D. Conditional Uses

The following uses are permitted only if the Board issues a Conditional Use Permit as provided for in Section 14.

1. Advertising structures
2. Airport
3. Anhydrous ammonia or similar liquefied fertilizer, commercial storage and distribution
4. Auction sales yard
5. Bait sales (live)

6. Bed and breakfast use
7. Bottled gas, storage and distribution
8. Camp ground
9. Cemetery
10. Church
11. Commercial seed processing operations
12. Contractor's storage yard
13. Country club or golf course
14. Dwelling, single family of 720 square feet or larger
15. Farm equipment sales and service
16. Farm, confinement feeding
17. Hospital
18. Institutional use
19. Manufactured home as a temporary dwelling unit, in accordance with Section 7
20. Manufactured home as a permanent dwelling of 720 square feet or larger in accordance with Section 7 (other than those specifically listed above in subsection C as permitted uses)
21. Mortuaries and funeral services
22. Riding stable
23. Rural business or services
24. Seasonal hunting or fishing lodge
25. Second dwelling unit
26. Slaughterhouse
27. Special services
28. Worker housing for persons employed on the premises
29. Fences and walls over 6 feet in height in side and rear setback areas only
30. Other uses deemed comparable and compatible to those set forth in this Section

E. Development Standards

The following property Development Standards shall apply to all land and structures in the A-1 District.

1. Lot Size  
The minimum lot size shall be 1 acre.
2. Building Height
  - a. The maximum height for any principal building or structure, other than an agricultural structure, is 35 feet.
  - b. The maximum height for accessory buildings shall be as regulated in Section 2.2.
3. Setbacks
  - a. Front
    - (1) Lots abutting a Principal or Minor Arterial shall have a minimum front setback of 50 feet.
    - (2) Lots abutting a Collector or Local Street shall have a minimum front setback of 40 feet.
  - b. Side  
The minimum side setback shall be 10 feet.

## c. Rear

The minimum rear setback shall be 10 feet.

## 4. Lot Coverage

The maximum lot coverage shall be 30%.

## 5. Off-Street Parking and Loading. As regulated in Section 8.

## 6. Signs and Advertising Structures. As regulated in Section 9.

**Section 3.2 A-2, Non-exclusive Agriculture District**

## A. Purpose.

The A-2 District is intended to protect open space and rural areas while allowing reasonable use of property generally characterized by varying topography and soils not ideally suited for croplands. Non-farm uses in this district are intended to be compatible with farming operations, and urbanization is considered unlikely.

## B. Permitted Uses

The following uses shall be permitted in the A-2 District, subject to the standards set forth in this Ordinance.

1. All uses permitted in the A-1 District
2. Boat sales, service, storage and rental
3. Butcher shop or custom meat processing
4. Country club or golf course
5. Lodge or private club
6. Marina
7. Public camp
8. Riding stable
9. Rural business or services
10. Seasonal hunting or fishing lodge
11. Single-family dwelling of 720 square feet or larger
12. Manufactured home used as a permanent single family dwelling which is at least 24 feet wide and contains 950 square feet or larger, which shall be measured by using the outside dimensions of the structure excluding the towing mechanism
13. Uses customarily accessory and incidental to permitted uses
14. Other uses deemed comparable and compatible to those set forth in this Section.

## C. Conditional Uses

The following uses are permitted only if the Board issues a Conditional Use Permit as provided for in Section 14.

1. Any Conditional Use permitted in the A-1 District (other than those specifically listed above in subsection B as permitted uses)
2. Tourist home
3. Other uses deemed comparable and compatible to those set forth in this Section

## D. Development Standards

The following property Development Standards shall apply to all land and structures in the A-2 District.

## 1. Lot Size

The minimum lot size shall be 1 acre.

2. Building Height
  - a. The maximum height for any principal building or structure, other than an agricultural structure, is 35 feet.
  - b. The maximum height for accessory buildings shall be as regulated in Section 2.2.
3. Setbacks
  - a. Front
    - (1) Lots shall have a minimum front setback of 50 feet abutting a Principal or Minor Arterial.
    - (2) Lots shall have a minimum front setback of 40 feet abutting a Collector or Local Street.
  - b. Side  
The minimum side setback shall be 10 feet.
  - c. Rear  
The minimum rear setback shall be 10 feet.
4. Lot Coverage  
The maximum lot coverage shall be 30%.
5. Off-Street Parking and Loading. As regulated in Section 8.
6. Signs and Advertising Structures. As regulated in Section 9.

### Section 3.3 R-A, Rural Residence District

#### A. Purpose

The purpose of the R-A District is to provide for the development of single-family residential estate homes in a semi-rural, residential environment. This district is a large-lot residential district and is located adjacent to farming areas. It is the intent of this Ordinance that rural residential developments do not interfere with adjacent or nearby farming operations and that owners of residential property recognize that there are characteristics of farming operations (such as noise, dust, and odor) that may affect their property. It is intended that the agricultural operations will continue.

#### B. Permitted Uses

The following uses shall be permitted in the R-A District, subject to the Development Standards set forth in this Ordinance.

1. Farm
2. Greenhouses and plant nurseries
3. Roadside produce sales stand
4. Single-family dwelling of 950 square feet or larger
5. Manufactured home used as a permanent single family dwelling which is at least 24 feet wide and contains 950 square feet or larger, which shall be measured by using the outside dimensions of the structure excluding the towing mechanism
6. Two-family dwelling
7. Truck gardens
8. Worker housing for persons employed on the premises
9. Accessory uses normally associated with permitted uses.
10. Other uses deemed comparable and compatible to those set forth in this Section

### C. Conditional Uses

The following uses are permitted only if the Board issues a Conditional Use Permit as provided for in Section 14.

1. Advertising structures
2. Airport
3. Anhydrous ammonia or similar liquefied fertilizer, commercial storage and distribution
4. Auction sales yard
5. Bait sales (live)
6. Bed and breakfast use
7. Camp ground
8. Cemetery
9. Child or adult care home
10. Church
11. Country club or golf course
12. Farm equipment sales and service
13. Greenhouses and plant nurseries
14. Group home
15. Home occupation
16. Hospital
17. Institutional use
18. Kennel
19. Manufactured home as a temporary dwelling unit, in accordance with Section 7
20. Manufactured home as a permanent dwelling of 950 square feet or larger in accordance with Section 7 (other than those specifically listed above in subsection B as permitted uses)
21. Manufactured home park, with Development Plan approval in accordance with Section 7
22. Mortuaries and funeral services
23. Multi-family dwelling
24. Oil and Gas Production (subject to the requirements of Section 12)
25. Private or parochial school
26. Riding stable
27. Rural business or services
28. Seasonal hunting or fishing lodge
29. Second dwelling unit
30. Special services
31. Worker housing for persons employed on the premises
32. Fences and walls over 6 feet in height in side and rear setback areas only
33. Other uses deemed comparable and compatible to those set forth in this Section

### D. Development Standards

The following property Development Standards shall apply to all land and structures in the R-A District.

1. Lot Size  
The minimum lot area shall be 1 acre. In improved blocks as defined in Section 1.4, the lot area may be reduced to the average size for all lots in the block.
2. Building Height
  - a. The maximum height for any principal building or structure, other than an agricultural structure, is 35 feet.
  - b. The maximum height for accessory buildings shall be as regulated in Section 2.2.
3. Setbacks
  - a. Front
    - (1) Lots shall have a minimum front setback of 35 feet abutting a Principal or Minor Arterial.
    - (2) Lots shall have a minimum front setback of 25 feet abutting a Collector or Local Street.
  - b. Side  
The minimum side setback shall be 10 feet.
  - c. Rear  
The minimum rear setback shall be 10 feet.
4. Lot Coverage  
The maximum lot coverage shall be 30%.
5. Off-Street Parking and Loading. As regulated in Section 8.
6. Signs and Advertising Structures. As regulated in Section 9.

### Section 3.4 R-1, Single-Family Residence District

#### A. Purpose

The R-1 District is intended to provide for moderate-density single-family neighborhoods.

#### B. Permitted Uses

1. Single-family dwelling of 950 square feet or larger
2. Manufactured home used as a permanent single family dwelling which is at least 24 feet wide and contains 950 square feet or larger, which shall be measured by using the outside dimensions of the structure excluding the towing mechanism
3. Accessory uses normally associated with permitted uses

#### C. Conditional Uses

The following uses are permitted only if the Board issues a Conditional Use Permit as provided for in Section 14.

1. Bed and breakfast use
2. Cemetery
3. Child or adult care home
4. Church
5. Country club
6. Group home
7. Home occupation
8. Institutional use

**DWELLING UNIT:** A dwelling or part of a dwelling used by one family as a place of abode.

**EXISTING USE:** The use of a lot or structure at the time of enactment of this zoning ordinance.

**FAMILY:** A group of individuals, not necessarily related by blood, marriage, adoption, or guardianship, living together in a dwelling unit as a single housekeeping unit under a common management plan based on an intentionally structured relationship providing organization and stability. This definition does not include a group occupying a hotel, motel, club, adult care home, child care home, group home, nursing home, dormitory, or a fraternity or sorority house.

**FARM:** An area used for agricultural operations, including truck gardening, forestry, the operation of a tree or plant nursery, or the production of livestock and poultry except as defined under "farm, confinement feeding," or the processing of farm products produced on the farm by the resident owner or tenant; but it does not include commercial or custom slaughtering. (See AGRICULTURE)

**FARM, CONFINEMENT FEEDING:** Any operation involving the production of livestock or fowl or related operations, indoors or outdoors, wherein more than 100 head of livestock or 5,000 fowl are kept within buildings or structures or in paved or unpaved feed lots, wherein 5 square feet or less of feed lot area is provided per laying hen, or 8 square feet or less per hog weighing 225 pounds or less, or 15 square feet or less per lamb or ewe, or 50 square feet or less per sow, or 50 square feet or less per feeder steer, or 100 square feet or less per dairy cow, provided that this definition shall not apply to operations involved with the processing of products of confinement feeding operations.

**GARAGE, PRIVATE:** A detached accessory building, or a portion of a main building on the same lot as a dwelling, used for the housing of vehicles of the occupants of the dwelling, including carports.

**GARAGE, AUTOMOBILE REPAIR:** Any building, structure or land used for major repair work or equipment of automobiles, including but not limited to motor replacement, body and fender repair, or spray painting.

**GROUP HOME:** A residential facility, licensed by the appropriate state agency, that provides residential services for not more than eight developmentally disabled persons, none of whom has a history of violent or antisocial behavior, and such staff, not to exceed two at any one time, as are necessary to adequately manage the home.

**HOME OCCUPATION:** Any use conducted within a dwelling or appropriate accessory building and participated in solely by members of the family, which use is clearly incidental and secondary to the use of the property for residential purpose and does not change the character thereof. No commodity shall be sold upon the premises except that