

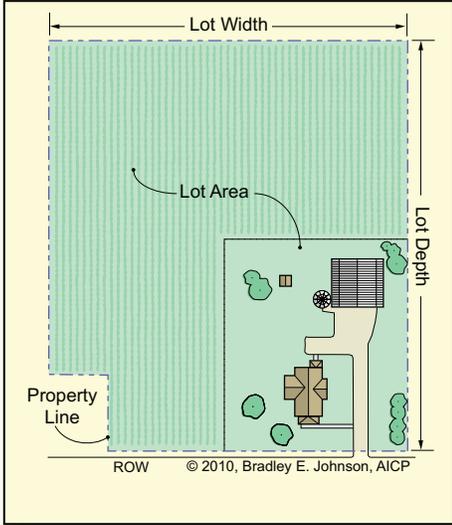
Agricultural (AG) District

2.03 AG District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The AG (Agricultural) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Low to medium intensity general agricultural operations <p>Application of AG District</p> <ul style="list-style-type: none"> • Existing agricultural land <p>Development Standards</p> <ul style="list-style-type: none"> • Enact development standards to maximize protection of common agricultural practices <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> • PR, AG, IA, R1, R2, R3, M1, MP, UV, IS, NC, LC, GC, OC, HC, EP, IC, I1, I2, and HI <p>Plan Commission</p> <ul style="list-style-type: none"> • Use the AG District for existing agricultural land • Protect the land and operations within the AG District from residential, commercial, and industrial encroachment through the use of appropriate buffers and setbacks <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Protect the integrity of land and operations within the AG District 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • agricultural tourism • farmers market • home business (type 1) • home business (type 2) • roadside sales • small wind turbine system <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • agricultural crop production • hobby farming • land conservation • orchard • raising of farm animals • roadside sales • stable (private) • storage of agricultural products • tree farm • truck farming • vineyard • wholesale tree nursery <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> • plant nursery • stable <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached • fair housing facility (small) 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> • airport, private • dwelling unit • heliport, private • home business (type 3) • large wind turbine system <p>Agricultural Special Exception Uses</p> <ul style="list-style-type: none"> • confined feeding operation (small) • farm implement sales • processing of agricultural products • raising of exotic animals • sales of agricultural products <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • campground • farmer's market • kennel (commercial) • kennel (home enterprise) • winery <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> • cemetery/mausoleum • police, fire, or rescue station <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • bed and breakfast

Agricultural (AG) District

2.04 AG District Development Standards



Minimum Lot Area

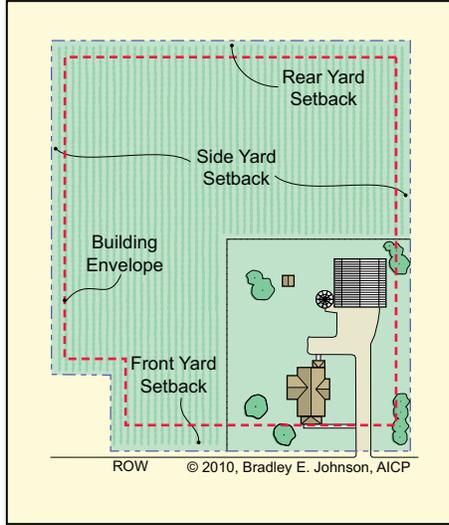
- 1 acre

Minimum Lot Width

- 200 feet

Sewer and Water

- Sanitary sewer and water utility are not required



Minimum Front Yard Setback

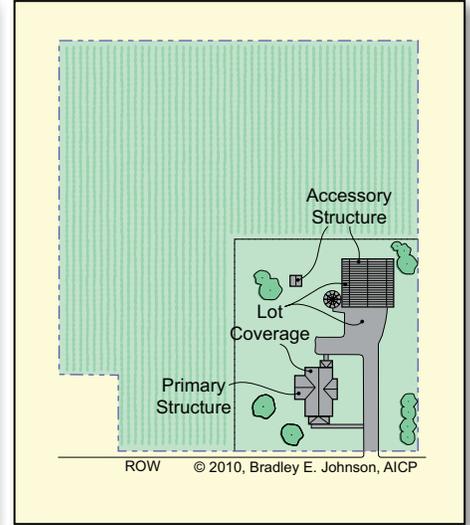
- 75 feet for primary and accessory structures

Minimum Side Yard Setback

- 40 feet for primary structure
- 20 feet for accessory structure

Minimum Rear Yard Setback

- 40 feet for primary structure
- 20 feet for accessory structure



Maximum Lot Coverage

- 30% of lot area

Minimum Main Floor Area

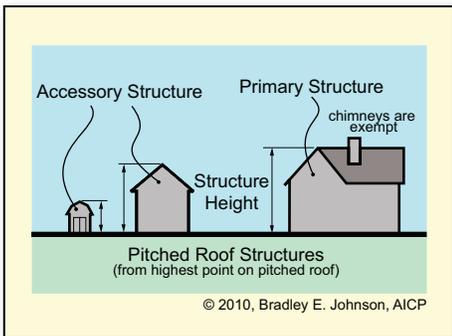
- n/a

Minimum Dwelling Unit Size

- 1,000 square feet

Maximum Primary Structures

- no limit



Maximum Structure Height

- 40 feet for primary structure
- 25 feet for accessory structure
- 2 1/2 stories

Additional Development Standards that Apply

Accessory Dwellings		
• AD-01	5-4	
Accessory Structures		
• AS-01	5-6	
• AS-02	5-7	
Confined Feeding		
• CF-01	5-15	
Density and Intensity		
• DI-01	5-16	
Driveway		
• DW-01	5-17	
• DW-02	5-18	
Environmental		
• EN-01	5-21	
Fence and Wall		
• FW-01	5-22	
• FW-03	5-22	
Floodplain		
• FP-01	5-26	
Floor Area		
• FA-01	5-35	
Height		
• HT-01	5-36	
Home Business		
• HB-01	5-37	
• HB-02	5-38	
• HB-03	5-39	
Keeping of Animals		
• KA-03	5-42	
Kennel		
• KL-01	5-43	
• KL-02	5-44	
Landscaping		
• LA-01	5-45	
• LA-02	5-46	
• LA-07	5-48	
• LA-08	5-49	
Lighting		
• LT-01	5-51	
Lot		
• LO-01	5-53	
Outdoor Storage		
• OS-01	5-58	
Parking		
• PK-01	5-60	
Performance		
• PF-01	5-68	
Setback		
• SB-01	5-71	
Sewer and Water		
• SW-01	5-73	
Signs		
• SI-01	5-75	
• SI-02	5-79	
Special Exception		
• SE-01	5-105	
Storage		
• SR-03	5-106	
Structure		
• ST-01	5-107	
Telecommunication		
• TC-01	5-108	
Temporary Use		
• TU-01	5-110	
• TU-02	5-110	
Trash Receptacle		
• TR-01	5-112	
Vision Clearance		
• VC-01	5-113	
Wind Turbine Systems		
• WT-01	5-114	
• WT-02	5-116	