

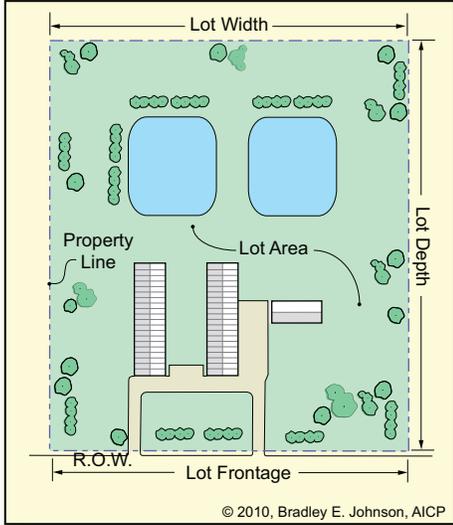
# Intense Agricultural (IA) District

## 2.05 IA District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The IA (Intense Agricultural) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Medium to high intensity agricultural operations that may have a higher impact on adjacent properties</li> </ul> <p><b>Application of IA District</b></p> <ul style="list-style-type: none"> <li>• Existing agricultural land</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Enact strict development standards to maximize protection of common agricultural practices</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, IA, I1, I2, and HI</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the IA District for existing agricultural land</li> <li>• Protect the land and operations within the IA District from residential, commercial, and industrial encroachment through the use of appropriate buffers and setbacks</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Protect the integrity of land and operations within the IA District</li> <li>• Be sensitive to the potential for water pollution and other negative impacts to nearby agricultural, residential, and commercial land</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• small wind turbine system</li> </ul> <p><b>Agricultural Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural crop production</li> <li>• confined feeding operation (small)</li> <li>• grain elevator</li> <li>• hobby farming</li> <li>• land conservation</li> <li>• orchard</li> <li>• processing of agricultural products</li> <li>• raising of exotic animals</li> <li>• raising of farm animals</li> <li>• roadside sales</li> <li>• sales of agricultural products</li> <li>• stable (private)</li> <li>• storage of agricultural products</li> <li>• tree farm</li> <li>• truck farming</li> <li>• vineyard</li> <li>• wholesale tree nursery</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• composting facility, public</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family detached</li> <li>• fair housing facility (small)</li> </ul>	<p><b>Agricultural Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• confined feeding operation (large)</li> </ul> <p><b>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• kennel (commercial)</li> </ul>

# Intense Agricultural (IA) District

## 2.06 IA District Development Standards



### Minimum Lot Area

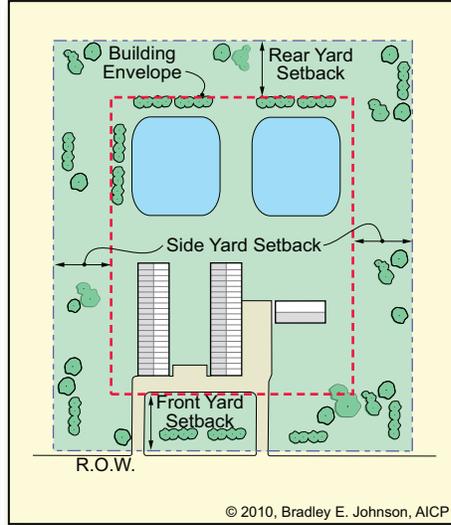
- 5 acres

### Minimum Lot Width

- 1,600 feet

### Sewer and Water

- Sanitary sewer and water utility are not required



### Minimum Front Yard Setback

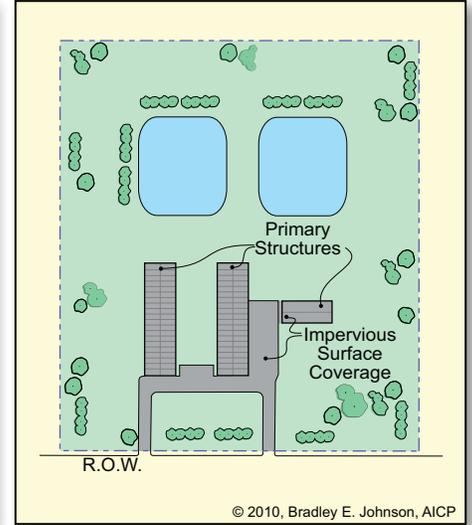
- 750 feet for primary and accessory structures

### Minimum Side Yard Setback

- 750 feet for primary and accessory structures

### Minimum Rear Yard Setback

- 750 feet for primary and accessory structures



### Maximum Lot Coverage

- 15% of lot area

### Minimum Main Floor Area

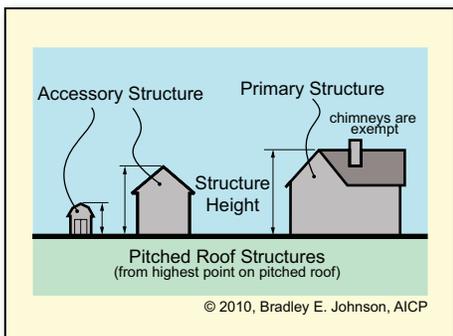
- n/a

### Minimum Dwelling Unit Size

- 1,000 square feet

### Maximum Primary Structures

- no limit



### Maximum Structure Height

- 40 feet for primary structure
- 30 feet for accessory structure

## Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Keeping of Animals</b>	<b>Signs</b>
• AS-01 ..... 5-6	• KA-03 ..... 5-42	• SI-01 ..... 5-75
<b>Confined Feeding</b>	<b>Kennel</b>	• SI-05 ..... 5-83
• CF-01 ..... 5-15	• KL-01 ..... 5-43	<b>Special Exception</b>
<b>Density and Intensity</b>	<b>Landscaping</b>	• SE-01 ..... 5-105
• DI-01 ..... 5-16	• LA-01 ..... 5-45	<b>Storage</b>
<b>Driveway</b>	• LA-02 ..... 5-46	• SR-03 ..... 5-106
• DW-01 ..... 5-17	• LA-07 ..... 5-48	<b>Structure</b>
• DW-02 ..... 5-18	• LA-08 ..... 5-49	• ST-01 ..... 5-107
<b>Environmental</b>	<b>Lighting</b>	<b>Temporary Use</b>
• EN-01 ..... 5-21	• LT-01 ..... 5-51	• TU-01 ..... 5-110
<b>Fence and Wall</b>	<b>Lot</b>	<b>Trash Receptacle</b>
• FW-01 ..... 5-22	• LO-01 ..... 5-53	• TR-01 ..... 5-112
• FW-03 ..... 5-22	<b>Parking</b>	<b>Vision Clearance</b>
<b>Floodplain</b>	• PK-01 ..... 5-60	• VC-01 ..... 5-113
• FP-01 ..... 5-26	<b>Performance</b>	<b>Wind Turbine Systems</b>
<b>Floor Area</b>	• PF-01 ..... 5-68	• WT-01 ..... 5-114
• FA-01 ..... 5-35	<b>Public Improvement</b>	• WT-02 ..... 5-116
<b>Height</b>	• PI-01 ..... 5-69	
• HT-01 ..... 5-36	<b>Setback</b>	
<b>Home Business</b>	• SB-01 ..... 5-71	
• HB-01 ..... 5-37	• SB-02 ..... 5-72	
• HB-02 ..... 5-38	<b>Sewer and Water</b>	
• HB-03 ..... 5-39	• SW-01 ..... 5-73	