

**2.16 AG: Agriculture District**

Intent - The AG: Agriculture *Districts* are established to include land being used for agricultural activities, flood plain, and other rural uses, located near the periphery of the jurisdictional boundary, which is not expected to develop for intensive urban or suburban uses within the near future. It is the intent of this *District* to allow *Agricultural Uses*, to conserve the desirable characteristics of the land, to preserve prime agriculture land, and to protect the open area from the encroachment of scatter urban-type uses that may inhibit the overall development of the community in accordance with the *Comprehensive Plan*.

**A. Permitted Uses.**

- 1. *Primary Uses*
  - a. *Agricultural Uses*; including agricultural crop production; tree farms; agricultural livestock production and the harvesting; storage and primary processing of agricultural products produced on the premises; storage of farm vehicles, farm equipment, and farm materials by the operator of such farm;
  - b. *Single Family Dwelling*;
  - c. *Residential Facility for the Developmentally Disabled* ;
  - d. *Residential Facility for the Mentally Ill*;
  - e. *Child Care Home* (that is used as the primary residence of the person who operates the *Child Care Home*);
  - f. Roadside Food Sales Stand;
  - g. Country Club or Golf Course;
  - h. Riding Stable or Trails; and,
  - i. Golf Driving Range.

2. *Special Exception Uses*

*Agricultural Uses*  
Confinement Feeding  
Yards

*Communications/Utilities*  
Communication Relay Tower  
Telephone Exchange  
Public Utility Substation  
Sewage Treatment Plant  
Water Treatment Plant  
Public Wells

*Educational Use*  
Kindergarten  
*Child Care Center*  
Public Library  
School - Public or Private

*Governmental Use*  
Fire Station  
Governmental Offices  
Police Station  
Penal or Correctional Institution

**Article 2.16**  
**AG: Agriculture District**

---

Industrial Uses

Liquid Fertilizer Storage and Distribution (Commercial)  
 Mineral Extraction, Borrow Pit, Topsoil Removal and Storage Areas  
 Slaughterhouse

Miscellaneous

Cemetery or Crematory  
 Commercial Breeding and Raising of Non-farm Fowl and Animals  
 Farm Equipment Sales and Service  
 Kennel  
 Plant Nursery (Wholesale)  
 Sales Barn for Livestock Sale  
 Tourist Home / Bed & Breakfast  
 Veterinary Hospital, including Boarding

Public Facilities

Airport  
 Public Park  
*Religious Use*  
*Recycling Facility*

Recreation

Bait Sales  
 Lodge or Private Club  
 Outdoor Commercial  
 Recreational Enterprise  
 Private Recreational Development  
 Private Camp  
 Campground  
 Private or Public Swimming Pool  
 Ball Fields  
 Amusement Park  
 Fairgrounds

Residential

*Group Home*

3. *Accessory Uses* - See Article IV.
4. *Home Occupations* - See Article IV.
5. *Temporary Uses* - See Article IV.

**B. *Development Standards.***

1. Minimum *Lot Area* - five (5) acres.
2. Minimum *Lot Width* - 300 feet.
3. Minimum *Lot Frontage* - 300 feet on a *Public Street* and gain direct *Access* from said *Public Street*.
4. Maximum *Lot Coverage* - 10 percent.
5. Maximum *Lot Depth to Width Ratio* - 4 to 1.
6. *Minimum Yards and Building Setbacks*

- a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Interstate Street:</i>	80'
<i>Primary Arterial Street:</i>	60'
<i>Secondary Arterial Street:</i>	40'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-sac Street:</i>	30'

- b. Side - a minimum *Side Yard* of 50 feet shall be provided along all *Side Lot Lines*.
- c. Rear - a minimum *Rear Yard* shall be provided along all *Rear Lot Lines* as follows:
  - (1) Residential *Primary Building* - 50'
  - (2) Residential *Accessory Building* - 50'
  - (3) Agricultural *Building* - 150'

7. *Maximum Building Height* -

- a. *Primary Building* - 35'
  - b. *Accessory Building* - 25'
  - c. *Agricultural Building* - unlimited, provided that for each additional foot over 50 feet in height, one additional foot shall be added to the *Minimum Yard* and *Building Setback* requirements.
8. *Minimum Main Floor Area* - The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
    - a. *One-story Building* - 1,200 square feet.
    - b. *Two or more story Building* - 800 square feet, provided, that the total *Finished Floor Area* shall be at least 1,200 square feet.
  9. *Off-Street Parking* - each *Dwelling Unit* shall be provided with at least two (2) *Off-street Parking Spaces*.
  10. *Signs* - See Article VII.