

SECTION 15. EXCLUSIVE AGRICULTURE DISTRICT (A-1)

15.010 Purpose. To preserve in rural agricultural lands suited for such uses and where because of the excessive cost of providing urban type services, a low density of population should be maintained and rural standards prevail.

15.020 Properties Included In This District. (see Section 19 “assignment of properties to a district”)

15.030 Special Exception. To provide the opportunity of multiple principal uses and structures which are prevalent within the rural community, section 3.060 (General Provisions; Lot Provisions) shall not be required in the A-1 District.

15.040 Permitted Principal Uses. The following principal uses are permitted in the A-1 District:

- A. Agriculture, including animal boarding (kennel), commercial beekeeping, dairying, floriculture, forest, general farming, grazing, horticulture, nurseries, orchards, paddocks, pasturage, stabling, and viticulture,
- B. Single family housing.

15.050 Permitted Principal Structures. The following principal structures are permitted in the A-1 District:

- A. Single family dwellings,
- B. Agriculture related structures including, but not limited to:
 1. Barns,
 2. Commercial greenhouses,
 3. Kennels,
 4. Stables.

15.060 Permitted Accessory Uses. The following accessory uses are permitted in the A-1 District:

- A. Private storage of vehicles and agriculture equipment,
- B. Home occupations, as detailed in Section 27 (Home Occupations),
- C. Private utilities,
- D. Temporary seasonal roadside sales of agriculture products primarily produced on the premises,
- E. Sales of agricultural related products such as feed, seed, fertilizer, herbicides, and pesticides, by a farmer to supplement farm income and customarily carried on as a part of the farm operation,
- F. Private recreational activities including, but not limited to, swimming, tennis, and playground activities.

15.070 Permitted Accessory Structures. The following accessory structures are permitted in the A-1 District:

- A. Private garages,
- B. Private greenhouses and storage sheds,
- C. Electric generating windmills,
- D. Temporary seasonal roadside stands,

- E. Private recreational structures, as allowed in Section 33.080 (Modifications, Exceptions and Special Requirements; Private Recreational Facilities).

15.080 Conditional Uses. In the A-1 District, the following uses are conditional and are subject to the provisions of Section 26 (Conditional Use Permits):

- A. Temporary housing of seasonal farm employees,
- B. Irrigation,
- C. Commercial outdoor recreation areas including, but not limited to:
 - 1. Golf courses,
 - 2. Stable ring,
 - 3. Fairgrounds,
 - 4. Rifle ranges and gun clubs,
 - 5. Drive-in movie theaters,
 - 6. Campgrounds.
- D. Country club and/or banquet facilities,
- E. Sawmill operations,
- F. Public wayside or roadside park,
- G. Bulk storage, processing, and distribution of local agricultural products,
- H. Game farms, feed lots, fisheries, hatcheries, and the commercial raising of fur-bearing animals, provided the following criteria are met:
 - 1. Not closer than one thousand (1,000) feet from a residential district,
 - 2. Animal waste handling plan,
 - 3. Fencing or screening,
 - 4. No structure shall be placed within one hundred (100) feet of any lot line.
 - 5. Deer (white-tailed or other species), elk, moose, or other animals that can carry Chronic Wasting Disease (CWD) shall not be allowed within any game farm operation.
- I. Religious and government uses,
- J. Agricultural related business which are secondary to the use of the premises, provided that the following criteria are met:
 - 1. The use shall be conducted entirely within the residence or an accessory structure customarily located on a farm or rural homestead,
 - 2. Crafts and other related products are allowed so that they are incidental and negligible to the agricultural related business,
 - 3. There shall be no outside storage or display of materials, equipment, or products except for those products that are grown on the property and are sold on a seasonal basis,
 - 4. There shall be no excessive noise, odor, dust, glare, vibration, or electrical disturbances beyond the lot line,
 - 5. One on-premise sign shall be allowed stating the name of the business, the owner /operator, and the product being sold or service offered. The sign shall not exceed twenty four (24) square feet in area , shall be non-illuminated, and shall not be placed within a vision triangle.

15.090 Structures Allowed Under Conditional Use Permits. The following structures may be allowed in the A-1 District under the provisions of Section 26 (Conditional Use Permits):

- A. Temporary structures for the purpose of seasonal housing,

- B. Irrigation structures and facilities such as, but not limited to, canals, dams, and reservoirs,
- C. Accessory structures utilized in connection with commercial outdoor recreational uses as cited in 15.080 (C),
- D. Country clubs and banquet halls,
- E. Sawmills,
- F. Structures in association with a public roadside park or wayside,
- G. Structures for the bulk storage, processing, and distribution of local agricultural products,
- H. Governmental structures such as police and fire stations, libraries, and town hall,
- I. Structures utilized for religious purposes, including convents, parish houses and other buildings integral to the functioning of religious organizations,
- J. Public and quasi-public utility structures not covered by Section 33 (Modifications, Exceptions, and Special Requirements),
- K. Structures associated with game farms, feed lots, fisheries, and the commercial raising of fur-bearing animals in accordance with 15.080 (H),
- L. Structures associated with agriculturally related businesses, secondary to the use of the premises as a farm or a residence and meeting the requirements of 15.080 (J).

15.100 Standards for Approval of Conditional Uses. When reviewing conditional use permit requests for the A-1 District, the Zoning Committee shall consider the following factors:

- A. The statements of purpose for the Zoning Ordinance and this section,
- B. The comparability with adjacent land uses and potential for conflict with agricultural use,
- C. The need for the proposed use in the A-1 District, and the availability of alternate locations,
- D. The productivity of the land involved and efforts to minimize the amount of productive land converted to non-agricultural uses,
- E. The need for public services created by the proposed use,
- F. The effect of the proposed use on water and air pollution, soil erosion, sediment and other possible environmental damage.

15.110 Dimensional Requirements. The following lot, height, and yard requirements are established for the A-1 District:

- A. Yard Requirements:
 - 1. Lot Area: Lot area shall be a minimum of five (5) acres,
 - 2. The minimum lot width shall be two hundred fifty (250) feet.
- B. Maximum Height:
 - 1. The maximum height for the principal structure shall be thirty five (35) feet,
 - 2. The maximum height for all other structures shall be one-half (½) the distance to the nearest lot line.
- C. Maximum Density: The maximum allowable lot coverage by all structures shall be thirty five percent (35%).

D. Setbacks:

1. The minimum highway setback shall be regulated under Section 20 (Highway Access and Setbacks),
2. The minimum side yard setback for all residential structures and private garages shall be twenty (20) feet, and for all other structures fifty (50) feet,
3. The minimum rear yard setback for all residential structures and private garages shall be twenty (20) feet, and for all other structures fifty (50) feet,
4. Except for a temporary roadside stand, no accessory structure may be located in a required front yard.

E. Lot, Height, and Yard Requirements for Conditional Uses: Lot, height, and yard requirements for structures and uses under conditional use permits shall be incorporated into said permits.

15.120 Additional Requirements. The following regulations shall apply within the A-1 District:

- A. Section 29 as pertaining to parking,
- B. Section 30 as pertaining to the placement and use of signs.

15.130 Standards for Re-zoning the A-1 District. Re-zoning from the A-1 shall be based on findings which consider the following factors:

- A. The land is suitable for the proposed use by review of soil types, location and adjacent land uses,
- B. The potential for conflict with remaining agricultural uses,
- C. The availability of alternative locations,
- D. The productivity of land involved,
- E. Adequate public facilities to serve the development are present or will be provided without placing unreasonable burden on the county government or other local governments,
- F. The proposed development will not cause unreasonable air and water pollution, and erosion or other adverse effects on rare or irreplaceable natural resources.