

## **SECTION 10 - AGD AGRICULTURAL DEVELOPMENT DISTRICT (10 acres)**

The intent of this district is to preserve areas presently suited for all agricultural uses by permitting only a limited infringement of other agriculturally-related land uses.

### **10.1 PRINCIPAL PERMITTED USES**

The following principal uses are permitted in the Agricultural Development District:

- 10.1.1 Agricultural farms, truck gardens, greenhouses, plant nurseries, orchards, apiaries, mushroom barns, grain storage facilities, and the usual agricultural farm buildings and structures.
- 10.1.2 Farm dwellings for the owners and their families, tenants, and employees.
- 10.1.3 Feeding and raising of livestock where a portion of the feed is raised and the feeding and raising is in the normal operation of an agricultural use, when located more than one half-mile from the limits of a city or village, including stables.
- 10.1.4 Public utility main transmission lines or pipelines including substations, distribution centers, regulator stations, pumping stations storage, equipment buildings towers, or similar public service uses.
- 10.1.5 Public overhead and underground local distribution utilities.
- 10.1.6 Roadside stands offering for sale agricultural products produced on the premises.
- 10.1.7 Single family dwellings.

### **10.2 PERMITTED SPECIAL USES**

The following special uses are permitted in the Agriculture Development District with the issuance of a special use permit:

- 10.2.1 Anhydrous ammonia storage.
- 10.2.2 Automobile wrecking or junk yards provided the yards are at least 500 feet from a State or U. S. designated highway and screened by a wall at least 6 feet in height, or in lieu thereof, a landscape buffer strip 50 feet in width with deciduous evergreen trees and large shrubs to provide a landscape screen at least 10 feet high.
- 10.2.3 Cemeteries, provided mausoleums, columbariums, cinerariums, crematories, and other similar structures shall be located at least 500 feet from all property lines.
- 10.2.4 Construction and demolition waste disposal sites.
- 10.2.5 Extraction and processing of rock, gravel or sand, clay, and dirt.
- 10.2.6 Farm implement and contractor equipment sales and service.
- 10.2.7 Grain elevators and other storage facilities for farm and agricultural products.
- 10.2.8 Private and commercial kennels and facilities for raising, breeding and boarding of dogs and other small domestic animals, provided all buildings and facilities are at least 100 feet from any property line and 300 feet from any residential zoning districts.
- 10.2.9 Radio, television, and communication towers and transmitters.
- 10.2.10 Retail alcohol sales for on-off site consumption as an ancillary use to another Principal Permitted Use or an approved Special Permitted Use on the same property.

- 10.2.11 Seed, feed, and fertilizer, except anhydrous ammonia, establishments.
- 10.2.12 Sanitary sewage treatment facilities.
- 10.2.13 Sludge disposal and storage sites.
- 10.2.14 Special Event Centers such as community centers and social halls not exceeding 5000 square feet or 250-person capacity.
- 10.2.13 Truck establishments and terminals.
- 10.2.14 Sales and rental of Vacation and Travel Trailers.
- 10.2.15 In-Home Child Care Facility
- 10.2.16 Wind Energy Generation Systems
- 10.2.17 Home Occupations I (Major).

**10.3 ACCESSORY USES**

The following accessory uses are permitted in the Agricultural Development District:

- 10.3.1 Buildings and uses customarily incidental to the permitted uses.
- 10.3.2 Home Occupations II (Minor).

**10.4 HEIGHT AND LOT REQUIREMENTS**

10.4.1 The height and minimum lot requirements shall be as follows, except as provided in Section 34:

	<b>Lot Area</b>	<b>Lot Width</b>	<b>Front</b>	<b>Side Yard</b>	<b>Rear</b>	<b>Maximum Height</b>
Dwelling	10 acres	300'	70'	50'	50'	35'
Accessory Buildings	-----	200'	70'	15'	15'	25'