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DIVISION 2. AGRICULTURAL, LIMITED DISTRICT A-1

Sec. 58-256. Statement of intent.

The agricultural, limited district A-1 is established for the specific purpose of facilitating existing and future farming operations, conservation of water and other natural resources, conservation of open space, reducing soil erosion, protecting watersheds, and reducing hazards from flood and fire. Other more intensive land uses, i.e., industrial, commercial and higher density residential uses, shall be regulated and examined on an individual basis in respect to their physical, social, and environmental effects on agricultural or forest areas. Uses not consistent with the existing character of this district are not permitted. (Ord. No. 095-08, art. 4, § 1, 8-15-1995).

Sec. 58-257. Uses permitted by right.

In the agricultural district A-1, structures to be erected or land to be used by right shall be for one or more of the following uses:

- (1) Single-family dwellings on individual lots;
- (2) Manufactured houses that are on a permanent foundation, except single wide, and on individual lots;
- (3) General farming, agriculture, dairying and forestry;
- (4) Churches;
- (5) Hunting clubs, provided club owns at least 100 acres; with no more than one dwelling

- (6) Preservation and conservation areas;
 - (7) Cemeteries;
 - (8) Home occupations as defined in section 58-3;
 - (9) Accessory uses as defined in section 58-3;
 - (10) Church bulletin boards, provided it is only one and no larger than 20 square feet in size;
 - (11) Church identification sign, provided it is not greater than 16 square feet in size;
 - (12) Signs to advertise the sale or rent of the premises, not larger than ten square feet in size;
 - (13) Schools; and
 - (14) School identification sign, provided it is not greater than 32 square feet in size.
- (Ord. No. 095-08, art. 4, § 2(2-1), 8-15-1995; Ord. No. 04-09, 12-6-2004)

Sec. 58-258. Uses permitted by conditional use permit.

In the agricultural district A-1, structures to be erected or land to be used by conditional use permit shall be for one or more of the following:

- (1) Parks and playgrounds;
- (2) Lodges;
- (3) Boating clubs;
- (4) General stores;
- (5) Public utility generating, booster, or relay stations, transformer substations, transmission lines and towers, pipes, meters and other facilities for the provision and maintenance of public utilities, including railroads and facilities, water and sewerage installations, extra high electric transmission lines and ultra high electric transmission lines;
- (6) Business signs, not larger than 16 square feet;
- (7) General office/professional;
- (8) Commercial uses, provided that there is no outside storage;
- (9) Saw mills and planing mills; temporary; and
- (10) Hunting clubs with multiple dwelling units and/or facilities with camping sites.
- (11) Kennel

(Ord. No. 095-08, art. 4, § 2(2-2), 8-15-1995; Ord. No. 04-09, 12-6-2004)

Sec. 58-259. Area regulations.

The minimum lot area for permitted uses shall be five acres or more.

(Ord. No. 095-08, art. 4, § 3, 8-15-1995; Ord. No. 04-09, 12-6-2004)

Sec. 58-260. Setback regulations.

- (a) Front. Structure shall be located 50 feet or more from the front property line or easement line. This shall be known as the "setback line."
- (b) Side. The minimum side yard for each main structure shall be 25 feet.
- (c) Rear. Each main structure shall have a rear yard of 50 feet or more.

(Ord. No. 095-08, art. 4, § 4, 8-15-1995)

Sec. 58-261. Frontage regulations.

The minimum road frontage for permitted uses shall be 200 feet

