

# 3

## **A: AGRICULTURAL DISTRICT**

The purpose of this district is to preserve lands best suited for natural drainage areas, public open space, and agricultural uses from encroachment by incompatible uses. The area will also provide protection from floods and erosion, to protect views, to preserve natural settings for wildlife habitats, to add to the aesthetic quality of the community, and to lessen the urban density.

### **3.01 Permitted Uses**

<b>Permitted Use</b>	<b>Applicable Standards</b>
<b>Agriculture</b>	12.02
<b>Farm dwellings, single-family</b>	12.02, 12.04, 12.10, 12.11 Not within identified floodplain area.
<b>Golf course</b>	12.02, 12.04, 12.06 One freestanding sign as allowed within 12.06.
<b>Public park</b>	12.02, 12.06
<b>Electrical substation</b>	12.02, 12.11 An opaque screen, six feet in height, shall be located at all setback lines.
<b>Public utility facility</b>	12.02, 12.04, 12.06, 12.11 One freestanding sign as allowed within 12.06.
<b>Cemetery</b>	12.02 At least two acres in size and adequate road system within cemetery. One freestanding sign as allowed within 12.06.
<b>Fence</b>	12.08
<b>Bed and breakfast establishment</b>	12.14 One freestanding sign as allowed within 12.06.

Permitted Use	Applicable Standards
Accessory use and buildings (i.e. garage, shed)	12.03 (see definition)

### 3.02 Conditional Uses

Conditional Use	Applicable Standards
One additional single-family dwelling or manufactured home	19.01 Said dwelling shall be located within the farmstead perimeter. Not within an identified floodplain area.
Wireless communication facility on existing support structure	12.09, 19.01 Not within an identified floodplain area.
Municipally owned waste water treatment facility	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Home occupation	12.12, 19.01

### 3.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 12.04).

	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Maximum Height (ft)
All Uses	43,560	150	50	30	30	35

#### Exceptions

- #1 See also Adjustment to Yard Regulations (Chapter 13) and Non-Conforming and Non-Standard Uses (Chapter 14) for other specific exceptions.