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A: AGRICULTURAL DISTRICT

The purpose of this district is to preserve lands best suited for agricultural use from encroachment by incompatible uses, and to preserve in agricultural use land suited for eventual development to other uses, pending proper timing for practical and economical provision of utilities, streets and other municipal facilities.

3.01 Permitted Uses

Permitted Use	Applicable Standards
Agriculture	10.02
Farm dwellings, single-family	10.02, 10.04, 10.06, 10.11, 10.12 Not within identified floodplain area.
School	10.02, 10.04, 10.06, 10.12 All parking lots shall be eight feet from all residential properties. One freestanding sign as allowed within 10.06.
Golf course	10.02, 10.04, 10.06 One freestanding sign as allowed within 10.06.
Public park	10.02, 10.06 One freestanding sign as allowed within 10.06.
Electrical substation	10.02, 10.04, 10.12 An opaque screen, six feet in height, shall be located at all setback lines.
Public utility facility	10.02, 10.04, 10.06, 10.12 One freestanding sign allowed as allowed within 10.06.
Neighborhood utility facility	10.02

Permitted Use	Applicable Standards
Cemetery	10.02, 10.06 At least two acres in size and adequate road system within cemetery. Not within an identified floodplain area. One freestanding sign as allowed within 10.06.
Fence	10.09
Bed and breakfast establishment	10.06, 10.15 One freestanding sign as allowed within 10.06.
Minor home occupation	10.13(A)
Accessory use and structure (i.e. garage, shed)	10.02, 10.03 (see definition)

3.02 Conditional Uses

Conditional Uses	Applicable Standards
One additional single-family dwelling or manufactured home	17.01 Said dwelling shall be located within the farmstead perimeter. Not within an identified floodplain area.
Wireless communication facility on existing support structure	10.10, 17.01 Not within an identified floodplain area.
Municipally owned waste water treatment facility	10.02, 10.04, 10.05, 10.06, 10.12, 17.01
Major home occupation	10.13(B), 17.01

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 10.04).

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
All Uses	1 acre	150 feet	50 feet	30 feet	30 feet	35 feet

Exceptions

- #1 See also Adjustment to Yard Regulations (Chapter 11) and Non-Conforming and Non-Standard Uses (Chapter 12) for other specific exceptions.