

# Agricultural Description

## SECTION 4-3. "A" AGRICULTURAL

### 4.3.1 DISTRICTS AND INTENT

The "A" Agricultural category includes one zoning district: A. Lands in this district are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas designated agriculture within the Town's Comprehensive Plan.

### 4.3-2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Agricultural activities involving the production of dairy and poultry products, the raising of livestock and poultry (excluding livestock or poultry slaughterhouses), the cultivation of field crops and fruits and berries, forestry, apiculture, and similar uses provided that no structure used for housing of animals or any commercial feed lot operation shall be located within two hundred (200) feet of any lot line, and no structure used for housing domestic animals shall be located within one hundred (100) feet of any lot line.
2. The processing, storage, and sale of agricultural products and commodities raised on the premises (excluding livestock or poultry slaughterhouses) provided that no building used for these activities shall be located within one hundred (100) feet of any side or rear lot line.
3. Single family dwellings.
- 4 . Mobile homes.
5. Plant nurseries and greenhouses.
6. Homes of six (6) or fewer residents which otherwise meet the definition of a community residential home. (See Section 4.13)

### 4.3.3 PERMITTED ACCESSORY USES AND STRUCTURES 1. Uses

and structures which:

- a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
- b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.

- c. Do not involve operations or structures not in keeping with the character of a rural area.
2. Examples of permitted accessory uses and structures include:
    - a. Barns and stables.
    - b. Private garages.
    - c. Private swimming pools and cabanas.
    - d. On-site signs (see Section 4.13)
    - e. Residential facilities for caretakers whose work requires residence on the premises or for employees who will be quartered on the premises.

#### 4.3.4 PROHIBITED USES AND STRUCTURES

1. Commercial uses are prohibited in locations adjacent to the Town's surface water bodies;
2. Intensive agricultural uses such as milking barns and chickenhouses are prohibited in locations adjacent to the Town's surface water bodies;
2. Junk yard or automobile wrecking yard; and
3. Any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

#### 4.3.5 SPECIAL EXCEPTIONS

(see Articles 12 and 13)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises provided that no building used for these activities shall be located within one hundred (100) feet of any side or rear lot line.
2. Livestock auction arenas.
3. Livestock or poultry slaughterhouses provided that no building used for these activities shall be located within (100) feet of any lot line.
4. Agricultural equipment and related machinery sales.
5. Agricultural feed and grain packaging, blending, storage, and sales.
6. Agricultural fertilizer storage and sales.
7. Agricultural fairs and fairground activities.

8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; travel trailer parks and campgrounds, including day camps; and similar uses
9. Riding or boarding stables; provided that no building used for housing of animals shall be located within three hundred (300) feet of any lot line.
10. Hospitals, sanitariums, nursing homes, and residential homes for the aged.
11. Commercial kennels, veterinary clinics, and animal shelters provided that no open runs or buildings used for housing of animals shall be located within three hundred (300) feet of any lot line.
12. Churches and other houses of worship.
13. Cemeteries and mausoleums
14. Airplane landing fields.
15. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
  - b. Provision is made for areas for offstreet pick-up and drop-off of children.
16. Home occupations (see Section 4.13).
17. Public (See Section 4.13) or private schools offering curricula comparable to that of public schools.
18. Public buildings and facilities, unless otherwise specified (see Section 4.13)
- 19- Private clubs and lodges.
20. Off-site signs (see Section 4.13).
21. Solid waste facilities.
22. Flea markets.

Note: All uses permitted as special exception, herein, are subject to an intensity of less than or equal to 1.0 floor area ratio.

#### 4.3.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings, mobile homes:

- A Minimum lot area; 5 acres  
Minimum lot width; 300 ft.

4.3-10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

( see Section 4-. 1 3 )

1. All permitted or permissible uses and structures (unless otherwise specified):

None, except as necessary to meet other requirements as set out herein.

4.3.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

(see Section 4.13)

1. Each residential dwelling unit: two (2) spaces.
2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.
3. Senior high school: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.
4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
6. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.
7. Child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.
8. Hospitals: one (1) space for each bed.
9. Sanitariums and nursing homes: one (1) space for each 2 beds.
10. Residential home for the aged: one (1) space for each dwelling unit.
11. Commercial and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
12. Livestock or poultry slaughterhouse; crematories;

agricultural feed and grain packaging, blending, storage and sales; agricultural fertilizer storage and sales: one (1) space for each five hundred (500) sq. ft. of floor area.

13. Livestock auction arenas; agricultural equipment and related machinery sales; agricultural fairs and fairground activities; drive-in theaters; racetracks and speedways; golf and archery ranges; rifle, shotgun, and pistol ranges; commercial kennels; veterinary clinics; and animal shelters: one (1) space for each three hundred fifty (350) sq. ft. of floor area, plus, where applicable, one (1) space for each one thousand (1,000) sq. ft. of lot or ground area outside buildings used for any type of sales, display, or activity.
14. For other special exceptions as specified herein: to be determined by findings in the particular case.