

(A-2) Developing Agricultural District

Section 302

302.1 - Intent and Purpose

The Developing Agriculture District is composed primarily of general farming areas where some development of single-family residential is occurring. The regulations for this district are designed to encourage a compatible relationship between agricultural and residential subdivision in the district. The regulations are intended to allow low-medium rural residential densities, compatible agricultural activities and recreational developments without encouraging commercial development or multi-family development. The permitted uses are intended to provide a range of use possibilities in keeping with the district definition and the existing and potential land uses of the area.

302.2 – Permitted Uses

- (a) Agricultural uses
- (b) Single family residences including singlewide mobile homes
- (c) Accessory uses
- (d) Public uses & unmanned utility substations, and utility facilities necessary for the provision of public service
- (e) Places of worship
- (f) Home occupations
- (g) Privately operated airport facilities on a minimum lot of 20 acres
- (h) Communication towers (Site plan and approval required by Board of Zoning Appeals).
- (i) Fisheries and related activities and services
- (j) Forestry activities and related services
- (k) Outdoor advertising (no portion of the sign shall be more than fifty (50) feet in height, the face of the sign shall not be larger than 672 square feet as measured on one side. The sign shall not have any more than two sides. No digital, movement, flashing, rotating or rolling or video messages/advertisements are permitted. No variance shall be permitted).

Section 2: Said billboards shall be located within two hundred (200) linear feet of either side of an interstate highway right of way.

302.3 - Area Regulations

- (a) Minimum Lot Area: **One-half (1/2) acre**
- (b) Minimum Frontage: **50 feet** (measured at the front property line)
- (c) Minimum Lot Width: **100 feet**

Setbacks for Primary Structures:

Corner lots or lots fronting a curve - Any lot which fronts on two or more public or private roads or any lot that fronts on a curved road is considered a corner lot. Corner lots shall have the setback requirement of thirty (30) feet from all property lines that front on any public or private road, excluding platted easements. A corner lot is any lot that fronts a public or private road on two or more sides or a lot that abuts a street which is on a curve.

Front 30 ft. (from road right-of way line, front property line.)

Side 10 ft. Rear 10 ft.

Setbacks for Accessory Structures not located on a corner lot:

Front 30 ft. (from road right-of way line, front property line.)

Side 5 ft. Rear 5 ft.

Maximum building height for residential: **35 ft (Unless sprinkled)**

Other structures: 48 ft. excluding silos, barns, windmills, communication towers, utility facilities and church steeples.

Density maximum of two residential units per acre.