

(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 and 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 (Maximum height of thirty-five (35) feet for any section of the sign, internally lit, a maximum of one hundred-fifty (150) square feet for the face of the sign, and no variances shall be permitted). *15 ft. setbacks*

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:

- Front** 30 ft. (from road right-of way line, front property line.)
- Side** 10 ft.
- Rear** 10 ft.

Setbacks for Accessory Structures:

- Front** 30 ft.
- 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.