

Ch. 17.33 A-1 Agriculture District

Primary district for agricultural production.

Permitted uses: 17.33 (1)

- General farming
- Grazing and pasturage
- Hatcheries and poultry
- Forestry
- Horticulture and floriculture
- Dairy operations
- Nurseries and greenhouses
- Livestock and stable
- Farm dwellings for resident owners or laborer actually engaged in principal uses

Conditional uses: (requires a conditional use permit) 17.36, 17.38 and 17.40

- Airports, airstrips and landing fields
- Governmental and cultural uses
- Public, parochial and private schools
- Churches
- Colleges and universities
- Animal hospital
- Dumps, disposal areas, incinerators and sewage disposal plants
- Dog kennels
- Penal and correctional institutions
- Cemeteries and crematories
- Hospitals and sanitariums
- Manufactured homes (2)
- Manufactured home parks
- Trailer camps
- Commercial butchering and rendering
- Pea vineries and dairy plants
- Communication/cellular towers

Requirements for location and size of structures: 17.33 (1)(c, d & e) and 17.45

Front: Feet from roadway centerline/right-of-way line

State and Federal Highway: 135/75 feet minimum

County Highway: 100/67 feet minimum

Town Road: 88/55 feet minimum

Road Frontage: 160 feet minimum

Side Yard:

40 feet minimum

Rear Yard:

40 feet minimum

Height:

60 feet maximum, but agriculture structures shall not exceed in height twice the distance to the nearest property line

Lot Width and Area: 17.33 (1)(c) and 17.40 (5)

Average Width: 160 feet minimum

Area: 3 acres minimum, 5 acre minimum for dog kennels and manufactured home parks/trailer camps

Accessory Uses: 17.19, 17.38 (12)(a & b), 17.61 (5), 17.72

Accessory structures associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential structure/use exists or is under construction prior to the erection or placement of a residential accessory structure, or
 2. A detailed plan is submitted in accordance with section 17.17 and the landowner executes and records an affidavit and restrictive covenant running with the land regarding the use of the accessory building.
- Accessory structures shall not be utilized for lounging, eating, sleeping, or any form of human habitation, occupancy or living purposes including for temporary or incidental use.
 - Accessory structures shall not exceed 20 feet in height.
 - Accessory structures shall not occupy more than 20% of the yard area.
 - They shall not be closer than 10 feet to the principal structure.
 - The setback for an accessory structure from any lot line or alley shall be:
 1. 10 feet minimum for parcels 1.5 to 5 acres in size
 2. 25 feet minimum for parcels 5 to 20 acres in size
 3. 50 feet minimum for parcels 20 acres or greater in size
 - Animal hospitals principal structures and uses are not less than 100 feet from any residential district.
 - Communication/cellular towers greater than 100 feet in height shall be a minimum of 50 feet

plus the height of the tower from all property lines, residential structures and right-of-ways. Guy wires, supports, anchors or structures associated with a communication tower shall be located a minimum of 50 feet from any property boundary.

- Type 1 signs for advertising a business or activity in a directory format shall not exceed 32 sq. feet in gross area, not more than 10 miles from the location, and not more than 2 signs relating to one such use in the approaching direction along the roadway.
- Type 2 signs for advertising a customary home occupation or professional office shall not exceed 6 sq. feet in gross area and shall be attached to the building and if illuminated, indirectly lighted is allowed.
- Travel trailers/camping units are permitted for a period not to exceed 25 total days within a one year period. Units are allowed for periods greater than 25 total days, if each unit has obtained a annual registration permit.

This document is intended for reference only. Please refer to Chapter 17 of the Jackson County Code of Ordinances.