

CHAPTER 17. ZONING

ARTICLE 3. CONVENTIONAL DISTRICTS.

SECTION 17-303. GENERAL AGRICULTURAL DISTRICT (A-2).

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- Sec. 17-303.02. Requirements.**
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17-303.01. Definition.

The A-2 district is designed to implement the Comprehensive Plan goals related to the preservation of the County's agricultural industry, economy, and rural character. This is achieved by giving preference to uses that conserve agricultural and forestal land, protect water and air quality, and conserve water and other natural and ecological resources.

17-303.02. Requirements.

- A. The predominant land uses in the A-2 district shall be agricultural production and forestry. Agritourism and agribusiness-related support uses shall be permitted in order to supplement farm income.
- B. The A-2 district shall allow more community-scale retail, service, and recreational uses than the A-1 district, primarily through special use permits.
- C. Agricultural and forestal activities shall be regulated only to the extent necessary to protect public health and safety. People who choose to live in this district should expect agricultural and forestal activities to produce noise, odors, and other effects as part of day-to-day operations.

17-303.03. Minimum Area.

- A. The minimum acreage required for the A-2 district shall be six (6) contiguous acres.
- B. No minimum acreage shall be required for additions that form a logical extension of or adjoin an existing A-1 district or A-2 district.

17-303.04. Water and Sewer.

- A. All uses requiring water service shall be served by public water where available.
- B. All uses requiring sewage treatment shall be served by public sewer where available.

17-303.05. Land Uses.

See Article 6, Land Uses.

P: Permitted; SU: Special Use; A: Permitted Accessory; Asterisk *: Supplemental Standards Apply	A-2
Agricultural Uses	
Agriculture	P
Agriculture facility, intensive	P*
Community garden	P
Farm buildings	P
Farm market	SU*
Farm winery	P*
Feed mill	SU*
Horse stable, commercial	P
Kennel operation, private	SU*
On-farm activities	P*
Poultry litter service or brokerage operation	P
Produce stand	A
Recreational Uses	
Campground	SU*
Equestrian facility	SU*
Golf course	SU
Shooting range, indoor	SU*
Shooting range, outdoor	SU*
Assembly Uses	
Church or other place of worship	SU
Community center	SU*
Cultural center	SU*
Event center	SU*
Fairgrounds	SU
Restaurant	SU*
School	SU
Retail Uses	
Antique or craft shop	SU
Auction facility	SU*
Convenience store	SU
Flea market	SU*
Seed and feed store	SU

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Service Business Uses	
Animal hospital	SU*
Animal shelter	SU*
Funeral home, crematory	SU*
Kennel operation, commercial	SU*
Landscaping service	P*
Livestock sales facility	SU*
Machinery and equipment center	SU*
Medical office or clinic	SU*
Research facility	P*
Taxidermy	P*
Institutional Uses	
Daycare, adult	SU
Daycare, child	P*
Emergency and protective facility	SU
Group home	SU
Halfway house	SU
Public safety facility	P
Substance abuse treatment facility	SU
Residential Uses	
Bed and breakfast inn	SU*
Dwelling, accessory	A*
Dwelling, farm-worker	SU*
Dwelling, manufactured home	P*
Dwelling, single-family detached	P
Dwelling, Temporary family healthcare structure	A*
Home business	A*
Home occupation	A*
Recreational lodge	SU
Seasonal worker housing	SU
Storage Uses	
Parking facilities	SU*
Portable storage unit	A*
Rail siding	SU
Utility building	P
Warehouse	P*

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Industrial Uses	
Airport, heliport, or flight strip	SU*
Biomass conversion facility	P*
Buggy and harness shop, repair and sales	P
Cabinet, furniture, woodworking, upholstery shop	SU
Contractor's operation	SU*
Electrical substation	SU
Meat processing facility	SU*
Metal-working facility	SU*
Motor vehicle repair shop	SU*
Quarry operation	SU*
Refuse collection and recycling center	SU
Sawmill or lumber mill	SU*
Water storage tank	P*
Water/wastewater treatment facility	SU
Wind energy system, large-scale	SU*
Wind energy system, small-scale	P*
Wireless telecommunications facility	SU*
Other Uses	
Accessory Structure	A
Cemetery	SU
Memorial garden	SU
Park	SU
Pit privies	SU*
Temporary structure	A*
Yard sales	A*

17-303.06. Development Standards.

See Article 7, Development Standards.

17-303.07. Area, Setback, and Height Standards.

See Article 8, Area, Setback, and Height Standards.

Structures or Uses by Zoning Districts	Minimum Lot Size	Minimum Lot Width	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Building Height
A-2, General Agricultural						
Primary structures	1 acre	100 feet	See footnote. [◇]	15 feet	35 feet	45 feet
Accessory dwellings	--	--	No closer than primary structures	5 feet	5 feet	Height shall not exceed height of primary structure
Accessory structures, which are 580 sq ft or less of floor area	--	--	See footnote. [◇]	5 feet	5 feet	45 feet
Accessory structures, which are more than 580 sq ft of floor area	--	--	See footnote. [◇]	15 feet	35 feet	45 feet

[◇] Minimum Front Setback Requirements consist of two (2) distances:
 Thirty-five (35) feet is the required distance from the road right-of-way if the right-of-way is fifty (50) feet or greater, or
 Sixty (60) feet is the required distance from the centerline of the road if the right-of-way is less than fifty (50) feet.