

# **SECTION 7 "A" AGRICULTURAL DISTRICT**

## **SUBDIVISION 1. PURPOSE**

The "A" AGRICULTURAL DISTRICT is intended to provide a district which will allow extensive areas of the County to be retained in agricultural use; prevent scattered non-farm development; secure economy in governmental expenditures for public services utilities and schools; and preserve woodlands and wetlands which because of their physical features, are desirable as water retention areas, habitat for plant and animal life, or other environmental use beneficial to the county.

## **SUBDIVISION 2. PERMITTED USES**

The following uses shall be permitted within the "A" AGRICULTURAL DISTRICT:

1. Any agricultural use, including farm dwellings and agricultural buildings.
2. Any cemetery or memorial garden.
3. Any church.
4. Any flood control or watershed structure.
5. Any governmental building.
6. Any permitted home occupation as regulated in Section 14, Subdivision 6 of this Ordinance.
7. Any individual mobile home used as a farm dwelling or as a dwelling for individuals employed in the farming operation subject to the conditions of Section 14, Subdivision 8 of this Ordinance.
8. Any nursery or greenhouse.
9. Any feedlot as regulated in Section 14, Subdivision 12 of this Ordinance.
10. Any park, recreational area, hiking or riding trail, wildlife area, game refuge or forest preserve owned by a governmental agency.
11. Any school.
12. Any non-farm, single-family dwelling (including single mobile homes) as regulated in Subdivision 6 of this Section.
13. Any MET Towers.
14. Temporary, Non-Residential Construction Site.
15. Any Small Farm Winery as regulated in Section 14, Subdivision 11, of this Ordinance.

16. Any Renewable Energy System as regulated in the Murray County Renewable Energy Ordinance.
17. Any private grain storage as a primary use of the property.
18. Any permitted signs as regulated in Section 18 of this Ordinance.

### **SUBDIVISION 3. CONDITIONAL USES**

The following uses may be allowed in the "A" AGRICULTURAL DISTRICT subject to obtaining a Conditional Use Permit in accordance with the provision of Section 22 of this Ordinance.

1. Any conditionally permitted feedlot as regulated in Section 14, Subdivision 12 of this Ordinance.
2. Any airport.
3. Any Agricultural Service Business and/or Tourism Retail and Service Business.
4. Any commercial outdoor recreational area; including any golf course or clubhouse, riding academy or stable, organized group camp, or any public swimming pool.
5. Any conditionally permitted home occupation as regulated in Section 14, Subdivision 6 of this Ordinance.
6. Any junkyard as regulated in Section 14, Subdivision 9 of this Ordinance.
7. Any mineral excavation as regulated in Section 20 of this Ordinance.
8. Any demolition landfill.
9. Any veterinary office or clinic.
10. Any recycling facility.
11. Any other use the Planning Commission deems compatible with the other uses of the district.
12. Any Motor Cross Dirt Bike Trail.
13. Any Telecommunications Tower as regulated in Section 13 of this Ordinance.
14. Any Dog Kennels.
15. Any conditionally permitted Farm Winery as regulated in Section 14, Subdivision 11, of this Ordinance.
16. Any conditionally permitted Renewable Energy System as regulated in the Murray County Renewable Energy Ordinance.
17. Any self-storage facility.
18. Any conditionally permitted campground.

#### **SUBDIVISION 4. ACCESSORY USES**

The following uses shall be permitted accessory uses within the "A" AGRICULTURAL DISTRICT:

1. Any accessory building or use in association with any permitted or conditional use, provided such accessory building or use shall be located on the same property.

#### **SUBDIVISION 5. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS**

Every lot in an "A" AGRICULTURAL DISTRICT on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

1. Lot size, width and depth.
  - A. Every lot on which a non-farm, single-family dwelling is erected shall contain an area of not less than two (2) acres of buildable area, except that the minimum lot area shall not apply to the sale of lots of record at the time of enactment of this Ordinance.
  - B. For uses other than non-farm, single-family dwellings the lot size shall be adequate to meet the setback, yard, and other applicable requirements of this Ordinance.
  - C. Every lot on which a single family dwelling is erected shall have a minimum width of not less than two hundred (200) feet at the building setback line and a minimum depth of not less than two hundred (200) feet.
2. Yard Requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
  - A. Front yard.
    - 1.) There shall be a front yard setback of not less than fifty (50) feet from the right-of-way line of any public right-of-way.
    - 2.) Where a lot is located at the intersection of two (2) or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory buildings shall project beyond the front yard of either road.
  - B. Side yard. Every building shall have two (2) side yards. Each side yard shall have width of not less than thirty (30) feet.
  - C. Rear yard. Every building shall have a rear yard having a depth of not less than thirty (30) feet.
3. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements:
  - A. All buildings shall not exceed thirty-five (35) feet in height.
  - B. Agricultural buildings shall be exempt from the height requirements.

4. Exceptions. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in Section 14, Subdivision 13 of the General Regulations.
5. Setbacks for Feedlots.
  - A. New Feedlots. Required setbacks for new feedlots Section 14, Subdivision 12, Subpart 5G.
  - B. Existing Feedlots. Required setbacks for existing feedlots Section 14, Subdivision 12, Subpart 6B.
  - C. Separation Distance from Feedlots.
    - 1.) Dwelling units, commercial uses and/or industrial uses shall be located no closer to an existing feedlot than a new feedlot can be placed to an existing dwelling unit, commercial use, and/or industrial use. (Refer to Section 14, Subdivision 12.5 for distance separation)
    - 2.) All plats approved and recorded prior to the adoption of the revised Murray County Feedlot Regulation dated March 21, 1994 shall be exempt the requirements in Subdivision 12.5C1 of this Section.

**SUBDIVISION 6. DENSITY REGULATIONS FOR NON-FARM DWELLINGS**

The following provisions shall regulate the placement of any single-family, non-farm dwelling in an "A" AGRICULTURAL DISTRICT:

1. Permitted Lots. Not more than one (1) non-farm dwelling per quarter of a quarter section containing approximately forty (40) acres shall be permitted.
2. Lots of Record. Any lot of record as defined by this Ordinance shall be considered buildable provided all remaining ordinance provisions are met.
3. Site Plan Required. Presentation of a plan illustrating the location of the dwelling on the site, location of the septic tank and drainfield, location of the well and access from a public road. Reasonable revisions to the site plan may be required as a condition of approval.

**SUBDIVISION 7. ESSENTIAL SERVICE REGULATIONS**

Essential service facilities may be allowed in any "A" AGRICULTURAL DISTRICT in accordance with the provisions of Section 17 of this Ordinance.

**SUBDIVISION 8. GENERAL REGULATIONS**

Additional requirements for parking and other regulations in the "A" AGRICULTURAL DISTRICT are set forth in Section 14 of this Ordinance.