

ARTICLE 5 Special Districts

§5-01 AG AGRICULTURAL DISTRICT

The purpose of the AG District is to provide a zoning classification for land which is not expected to experience urbanization in the immediate future. The types of uses, area and intensity of use of land which is authorized in this district is designed to encourage and protect agricultural uses until urbanization is warranted.

§5.01.01 Permitted Uses

1. Detached single-family dwellings, including Barndominiums and Red Iron Buildings
2. Agricultural uses including the raising of crops, livestock and poultry
3. Low-intensity institutional uses
4. Home occupation, subject to [§6-11](#)
5. Cemeteries
6. Kennels
7. Parks, playgrounds
8. Plant nursery

§5.01.02 Conditional Uses

1. Campgrounds
2. Golf courses and country clubs
3. Medium and high-intensity institutional uses
4. Farm support business
5. Public facility
6. Nursing care facility
7. Public utility facility, Major
8. Event and Wedding Venues

§5.01.03 Special Exceptions

1. Public utility facility, Minor
2. Group Care Facility

§5.01.04 Development Standards

1. Refer to Table 5-1 for area and dimensional requirements. Agricultural structures not intended for human occupancy are exempt from the height requirement in Table 5-1.
2. Single and Double-wide manufactured homes are permitted as single-family dwellings provided the lot area is at least five acres. Manufactured homes must have been manufactured within ten years of proposed installation and must be inspected, as required in the R-6 District, before a Certificate of Occupancy may be issued.
3. The keeping of livestock is permitted only on lots of at least two acres and is limited to one animal equivalent unit per net acre, in accordance with Table 5-2. Net acreage for keeping and raising of livestock and poultry is limited as follows:
 - a. Structures or fenced areas for the housing or feeding of animals or for the storage of manure must be set back at least 25 ft from any residential district boundary or property line of a lot used exclusively for residential purposes. Fence enclosures adjoining an agricultural district are not required to be set back from the property line.

- b. No livestock or poultry may be kept forward of the front building line on properties with a front yard less than 75 ft deep and that adjoin a residential property nor on any properties of two acre or less in area.
- 4. Concentrated animal feeding operations, as defined by the EPA, and indoor grower confinement operations are prohibited.

TABLE 5-1: AREA AND DIMENSIONAL REQUIREMENTS, AGRICULTURAL DISTRICT						
Minimum Yards (ft)			Min. Lot Area	Min. Lot Width	Max. Height	Maximum Lot Coverage (structures)
Front	Rear	Side				
40	45	15	5 acres	150 ft	35 ft	25%

TABLE 5-2 ANIMAL EQUIVALENT UNITS			
Cattle over 2 yrs. old	1.0	Horses, mules and donkeys over 2 yrs. old	1.25
Cattle 6-12 mos. old	0.5	Horses, mules and donkeys up to 2 yrs. old	0.8
Cattle 12-24 mos. old	0.75	Sheep and goats over 2 yrs. old	0.2
Turkeys, ducks and chickens	0.02	Sheep and goats up to 2 yrs. old	0.15

§5-02 MC MEDICAL CENTER DISTRICT

The purpose of the MC District is to provide for the orderly and efficient development of this District for medical and related uses.

§5.02.01 Permitted Uses

- 1. Businesses concerned primarily with the sale or servicing of hospital and medical equipment and supplies including, but not limited to, artificial limbs, hospital beds, wheelchairs, and other similar and related businesses
- 2. Florists, gift and card shops
- 3. Hospitals
- 4. Nursing care facilities
- 5. Medical and dental clinics
- 6. Pharmacies
- 7. Professional buildings primarily used by physicians, surgeons, optometrists, dentists and other members of the medical profession
- 8. Medical research laboratories
- 9. X-ray laboratories

§5.02.02 Conditional Uses: Places of residence for nurses and interns

§5.02.03 Special Exceptions: Helipad

§5.02.04 Development Standards. Refer to Table 5-3 for area and dimensional requirements.

TABLE 5-3: AREA AND DIMENSIONAL REQUIREMENTS, MC DISTRICT						
Minimum Yards (ft)			Min. Lot Area	Min. Lot Width	Max. Height	Maximum Lot Coverage (structures)
Front	Rear	Side				
20	20	0	n/a	n/a	45 ft	60%