

TABLE 15.1
USES PERMITTED IN AGRICULTURAL DISTRICTS*

P = Permitted
C = Conditional
X = Not Permitted

Uses	A1	AG-RES
Accessory apartments, attached	P	P
Accessory apartments, detached	C	C
Accessory uses and structures determined by the Director to be normally incidental to one or more permitted principal uses, including but not limited to barns, grain storage facilities, and sheds.	P (Note 10)	P
Agricultural uses including the production of field crops, fruits, nuts, and vegetables	P	P
Agricultural experiment stations	C	X
Agritourism	C (Note 9)	X
Apiaries	P	P
Auction facilities for agricultural products	C	X
Backyard Chickens	P (Note 12)	P (Note 12)
Bed and breakfast inns	C	X
Boarding homes for agricultural workers	C	X
Build-to-rent	X	X
Campgrounds	C	X
Cemeteries	P	P
Clubs, lodges, fraternal institutions and other places of assembly for non-profit membership groups 10,000 square feet or less in aggregate size	C (Note 3)	X
Clubs, lodges, fraternal institutions and other places of assembly for non-profit membership groups more than 10,000 square feet in aggregate size	X	X
Commercial athletic fields, outdoor	C	X
Communication towers and antennas	C	C
Cottage food operations	P (Note 11)	P (Note 11)
Dairies	C	C
Day Care Centers	C	X
Day Care Home, Family	C	X
Dwellings, single-family detached	P	P
Explosives storage	C	X
Farm supply stores and feed and grain stores	C	X
Farm Wineries	C	X
Golf Courses/Country Clubs	C	C
Heliports and Helipads	C	X
Hog farms	C	X

Uses	A1	AG-RES
Horse stables, commercial	C	X
Horse stables, non-commercial	P	P
Industrialized housing	P	X
Kennels, Animal Hospitals, Veterinary Clinics	C	X
Landfills, inert waste	X	X
Livestock raising, not including poultry and hogs	P	X
Manufactured or mobile homes	P	X
Major residential subdivisions involving a new public or private street and no more than seven (7) lots	P	X
Major subdivisions for single family detached dwellings or manufactured homes	P (Note 8)	P
Methane to energy conversion facility and associated utility substation located adjacent to or contiguous with a MSW waste reclamation facility	C (Note 7)	X
Minor residential subdivisions (Note 1)	P (Note 8)	P
Nurseries and greenhouses: wholesale and retail sale of trees, plants, and shrubs	P	P
Open storage yard	C	C
Place of worship 10,000 square feet or less in aggregate size (Note 6)	C (Note 3)	X
Place of worship more than 10,000 square feet in aggregate size (Note 6)	C (Note 3)	X
Poultry houses	P	X
Processing operations related to agriculture	X	X
Professional home offices	P	P
Public and semi-public buildings, structures and uses	P	P
Relocated residential structures	P	X
Roadside stands for the sale of produce and agricultural products produced on the premises	P	P
Schools, private, parochial, vocational-technical, business, etc. 10,000 square feet or less in aggregate size	C (Note 3)	X
Schools, private, parochial, vocational-technical, business, etc. more than 10,000 square feet in aggregate size	X	X
Short-term Rental	C	C
Special event	P (Note 4)	X
Special event facility	C (Note 4)	X
Uses not specified in this table	(Note 2)	(Note 2)

* For any establishment conducting around the clock business hours, a conditional use permit is required.

Notes

Table 15.1

(1) Reserved.

(2) In cases where a use is proposed but is not listed in this table, the director shall make an administrative determination as to whether or not the use is permitted in the zoning district or districts in question. The director

will compare the proposed use to substantially similar uses to determine if the proposed use will be considered a prohibited, permitted, or conditional use. In making such determinations, the director shall consult the purpose and intent statements of the zoning district or districts in question, in addition to comparing the use in question to uses specifically listed in this table.

- (3) All accessory uses shall be identified in the conditional use permit application and on the associated site plan. Accessory uses proposed to be added after the initial conditional use permit approval shall require a new conditional use permit.
- (4) Regulations for special events and special event facilities are found in Chapter 15, Article 3.
- (5) Regulations for home businesses are found in Chapter 16, Article 3.
- (6) Places of worship for which a CUP, rezoning or development permit application is being processed, that have been approved but not constructed, that are under construction, or that have received a Certificate of Occupancy prior to February 2, 2017, are exempt from the size cap. In addition, property immediately adjacent to the property on which a place of worship that is exempt pursuant to this note is located, that is purchased after February 2, 2017, is also exempt from the size cap. For properties exempted from the size cap pursuant to this note, the requirements for places of worship 10,000 square feet or less in aggregate size (either conditional use permit (C) or not permitted (X)) shall apply for each zoning district. For purposes of this chart, "aggregate size" shall mean total square footage of all structures on the property on which the place of worship is located.
- (7) Contiguity shall exist if parcels are divided by a public road.
- (8) Major subdivisions may only be permitted within the A1 zoning district when compliance with section 15-1.4(B) is met. Requirements and incentives for major and minor subdivisions with large lots on A1 property are found in section 15-1.4.
- (9) Regulations for agritourism are found in Chapter 15, Article 4.
- (10) Regulations for sheds are found in Chapter 16, Article 4.
- (11) Cottage food operations are prohibited within major subdivisions.
- (12) Regulations for the keeping of backyard chickens are found in Section 16-4.4.