

Section 4.06 TA-1 Transitional Agricultural District

4.06.01 **Intent:** The Transitional Agricultural District is intended to provide moderate density residential development. The area is intended as a transition from low density agriculture districts to higher density residential districts. The district is designed to encourage residential activities while also accommodating agricultural like activities.

4.06.02 **Permitted Principal Uses:**

The following principal uses and those found in **Section 4.16** are permitted in the TA-1 District.

1. Single family dwellings on farmsteads.
2. Residential acreages, provided the conditions in **Article 5** are met, as well as the following conditions:
 - a. Said acreage shall meet the density requirement of one (1) non-farm residence on not less than three (3) acres with an overall maximum density of twelve (12) non-farm residences per quarter-section.
 - b. Acreages shall also show that the cropland has a CSR rating of 61 or less in order to qualify.
 - c. All non-farm residences shall be located along a graveled or hard-surfaced County Road.
 - d. If additional non-farm residences are requested, then the Applicant shall be required to subdivide the property in accordance with Boone County's Subdivision Ordinance. The County Zoning Commission and County Board of Supervisors may require access to paved roads and/or platted streets to accommodate said development.
 - e. Access to said property shall meet all county and state requirements.
 - f. Dwelling units, accessory buildings or other structures shall not be constructed below detention/retention dams where a registered professional engineer.
 - g. All residences shall be separated from existing CAFO's as required under IAC 567-65.
3. General farms crops and pastureland.
4. Agricultural farm production crops such as field crops, cash grain crops, vegetables, fruits, tree, and nuts.
5. Agricultural farm production of livestock.
6. Horticultural farm specialties such as apiaries and mushroom barns.
7. Farm buildings and structures used for farm equipment, machinery, grain, animals and poultry.
8. Farm irrigation facilities as permitted under 567 IAC Chapter 50
9. Railroads and public thoroughfares.
10. Roadside stands offering for sale farm products produced on the farm.
11. Public and private overhead and underground utility distribution systems.
12. Public parks, forest preserves, and conservation areas.
13. Public facilities, fire protection, police protection, fairgrounds, libraries.
14. Historical sites or monuments.

15. Agricultural farm services such as soil preparation services and veterinary and animal services.
16. Forestry.
17. Churches, including associated halls and residences.
18. Public or Private Horse Stables.
19. Private and Public elementary, junior high school, middle school, senior high school and associated uses.
20. Child Care Center.
21. Child Care Home.
22. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and **Section 4.16** uses and in conformance with the intent of this district.

4.06.03

Conditional Uses:

The following uses and those found in **Section 4.16** are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the TA-1 District as required and approved by the Board of Adjustment.

1. Community auction and sale yards for sale of farm animals, products, implements, supplies, or equipment.
2. Child Care Center.
3. Child Care Home.
4. Privately owned air landing strip or airport.
5. Public sanitary sewage treatment facilities.
6. Communications and television towers, transmitters, or receivers pursuant to **Section 8.01** of this Ordinance.
7. Country clubs, golf courses, tennis, swimming, jogging, horseback riding, winter sports.
8. Cemeteries, including mausoleums, mortuaries, crematories, provided the mausoleums and crematories.
9. Commercial Wind Energy Conversion System as per **Section 8.04**.
10. Kennels- with 600 feet setback from occupied residential buildings excluding owner/operator occupied residences
11. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and **Section 4.16** uses and in conformance with the intent of this district.

4.06.04

Accessory Uses:

The following accessory buildings and uses and those found in **Section 4.16** are permitted in the "TA-1" Transitional Agricultural District:

1. Buildings and uses customarily incidental to the permitted principal uses.
2. Temporary buildings and uses incidental to construction work, or those necessary in the event of any emergency as determined by the Board of Adjustment, either of which shall be removed upon the completion or abandonment of the construction work or emergency condition.
3. Mobile homes and Granny Flats as a second residence but limited to one per residence to be occupied by an immediate family member.
4. Private recreational facilities used in conjunction with the permitted use.

5. Parking pursuant to **Article 6**.
6. Signs pursuant to **Article 7**.
7. Home Occupations pursuant to **Section 8.06**
8. Private stable, provided that any structure shall be located at least two hundred feet from all boundary lines of the property on which located.
9. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and **Section 4.16** uses and in conformance with the intent of this district.

4.06.05

Height and Lot Requirements:

The height and minimum lot requirements shall be as found in **Section 4.15**.

4.06.06

Other Applicable Provisions:

1. A lot or parcel of land of record on or before the effective date of this Ordinance may be built on and used for a permitted principal use.
2. Residential Subdivisions shall be on hard-surface Roads/Streets/Highways. Residential acreages and farm dwellings shall be allowed on minimum maintenance Roads/Streets/Highways.
3. All access to properties shall meet County Engineer's specifications.
4. Dwelling units, accessory buildings or other structures shall not be constructed below detention/retention dams where a registered professional engineer determines they will be damaged by failure of the dam.
5. The minimum densities for residential structure may be increased only when a new farm residence is constructed and the original farmhouse is sold off.
6. When two lots are established immediately adjacent to one another, the two lots may be served by a single driveway or one access point onto any County, State and/or Federal Road, as approved by the County Engineer. Said access road shall be through a common easement of at least 50 feet in width. Exception to this provision is when said lots are fronting upon a dedicated road/street as part of a subdivision.
7. Kennels shall not be constructed within 1,200 feet of any public use area.

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