

Section 4.05 A-2 Agriculture Business District

4.05.01 **Intent:** The A-2 District is intended and designed to provide for those business activities which are strongly interrelated with agricultural uses and must therefore be located in agricultural areas. It may be necessary to locate such uses on land designated as protected agricultural land although this will be avoided where possible.

4.05.02 **Permitted Uses:**

The following principal uses and those in **Section 4.16** are permitted in the MUC District.

1. Any use permitted in and as regulated by A-1 District regulations.
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 four (4) 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/Highway, State Highway or U.S. Highway.
 - d. Access to said property shall meet all county and state requirements.
 - e. 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.
 - f. All residences shall be separated from existing CAFO's as required under IAC 567-65.
3. Animal hospitals, and veterinary clinics, provided, however, that such uses not be permitted on parcels designated as protected agricultural land.
4. Anhydrous ammonia, propane, fuel bulk storage and/or pumping facilities.
5. Fertilizer and agricultural chemical and seed sales.
6. Grain elevators.
7. Livestock, seed and grain sales providing dust is effectively controlled.
8. Seed research facility including lab facilities, storage and refrigeration.
9. Those service and sales businesses that are by their nature agriculturally oriented including, but not limited to, farm machinery repair facilities, agriculture implement sales and service and grain bin sales and construction.
10. Any use which is interpreted by the Zoning Administrator to be a use similar to one of the above named and **Section 4.16** uses and in conformance with the intent of this district.

4.05.03 **Conditional Uses:**

Those uses in **Section 4.16** and those designated by the Zoning Administrator.

- 4.05.04 ***Permitted Accessory Uses:***
Accessory uses permitted in and as regulated by the A-1 District regulations are also permitted in the A-2 district.
- 4.05.05 ***Height and Lot Requirements:***
The height and minimum lot requirements shall be found in **Section 4.15.**
- 4.05.07 ***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. When the side or rear yard abuts a residential use or district, it shall be screened with approved landscape plant materials, walls, or fencing.
 3. 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.
 4. 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.
 5. Kennels shall not be constructed within 1,200 feet of any public use area.

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