

Sec. 708.17. - A-1, Agriculture District.

A. Purpose and Intent. The A-1 zoning district is primarily intended to be used for agriculture practices, low-density single-family detached housing, and the preservation of open space and natural resources. Common farm practices are acceptable in the A-1 zoning district and any use that will detract from the agriculture function or operation of the district shall be discouraged.

Development Standards

A-1 Zoning District
Minimum Lot Size= 3 Acres
Minimum Lot Width= 150 ft.
Maximum Building Height= 50 ft.
Minimum Heated Floor Area= 1,200 sq. ft.
Front Setback = 40 ft.
Rear Setback= 40 ft.
Side Setback= 20 ft.
* Accessory structures can be 25 ft. from the rear property line and 20 ft. from the side property line.

B. Permitted Uses. 1. Accessory buildings (See section D of this section) 2. Agricultural and horticulture uses, excluding farm wineries and hemp farms (See section E of this section) 3. Guest house (See section F of this section) 4. Home occupation (Type B does require a special-use permit) 5. In-home daycare (See section G of this section) 6. Meat processing or temporary holding lot 7. Single-family dwellings (conventional or manufactured) containing a minimum of 1,200 square feet of floor area 8. Temporary sawmill (not to extend past 6 months & mill can only process timber removed from the property on which it is located) 9. Yard sales (No more

than 2 per year on the property)

C. Uses allowed with a Special-use permit.

1. Arts/crafts fairs & musical festivals (See section Hof this section)
2. Bed and breakfast
3. Cemeteries
4. Country clubs, golf clubs, fishing clubs, marinas, and gun clubs
5. Farm wineries (See section I of this section)
6. Golf courses (See section J of this section)
7. Hemp farms (See section K of this section)
8. Kennels (See section L of this section)
9. Motorcycle and all-terrain vehicle riding parks
10. Polk County Sanitary Landfill
11. Public buildings, utility structures, and telecommunication towers
12. Recreational vehicle park and campgrounds (See section M of this section)
13. Religious institutions (See section N of this section)
14. Riding or boarding stables (See section O of this section)
15. Solar farms (See section P of this section)

D. Accessory Buildings.

1. Accessory buildings may be located in front yard, if 150 feet from right-of-way.

E. Agricultural and horticulture uses.

1. Any chicken house, meat processing facility, swine enclosure, dairy barn, or stable shall not be located less than 100 feet from the adjoining property line and not less than 300 feet from any dwelling located on adjoining properties.

F. Guest House.

1. No more than one (1) guest house per lot
2. Floor area shall not exceed 50% of the heated floor space of principal structure
3. A guest house shall comply with general setbacks of the district
4. A guest house shall not be allowed in the front yard
5. Requires owner-occupancy of the principal structure on the property
6. Minimum of five (5) acre lot required

G. In-home daycare.

1. No more than ten (10) children at a time may be on the premises

2. Indoor area shall have fifty (50) square feet of space provided for each child
3. Outdoor play area must be a minimum of 100 square feet
4. Outdoor play area must be surrounded with a minimum 4 ft. fence

H. Arts/crafts fairs & musical festivals.

1. No more than a fourteen (14) day fair/festival is allowed
2. Off-street parking must be available

I. Farm Wineries.

1. Minimum of ten (10) acre lot required
2. Maximum of one (1) tasting room on premises for on-site consumption
3. Alcoholic beverage sales requires alcoholic beverage license

J. Golf courses.

1. Any building must be set back no less than 100 feet from any property line
2. All lighting must be directed away from any residential zoned property

K. Hemp farms.

1. Minimum of twenty-five (25) acre lot required
2. No hemp plant shall be planted less than 100 feet from the adjoining property line
3. Hemp farms must comply with all federal and state rules and regulations

L. Kennels.

1. Only six (6) animals allowed per acre
2. Six foot fencing is required for area where animals are allowed to roam
3. The fenced area shall not be less than 200 feet from any dwelling
4. Any shelter space for any animal shall not be less than 40 square feet per animal
5. Kennels must comply with all state and local rules and regulations

M. Recreational vehicle park and campgrounds.

1. Minimum of twenty (20) acre lot required
2. The nearest campsite must be located no less than 100 feet from any property line

N. Religious institutions.

1. Minimum of five (5) acre lot required
2. Minimum of thirty (30) feet landscape buffer when abutting residential property

O. Riding or boarding stables.

1. Minimum of ten (10) acre lot required
2. Stable must not be located less than 200 feet from any adjoining property line

P. Solar farms.

1. Minimum of ten (10) acre lot required
2. Must be 100 feet setback from the right-of-way
3. Must include thirty (30) feet landscape buffer along all property lines
4. Must be 200 feet from the closest dwelling on an adjacent property

Q. Use limitations.

1. No outdoor storage in the front yard of a property is permitted
2. Lighting shall not adversely affect neighboring properties

(Ord. of 8-6-2008; Ord. of 1-10-2012(3); Ord. of 8-8-2006; Ord. of 9-9-2014; Res. No. 2019-16, § 1, 8-6-2019; Ord. No. 2020-18, § 1, 7-7-2020; Res. No. 2020-20, § 1, 9-1-2020; Res. No. 2022-59, § 1, 5-24-2022; Ord. No. 2022-65, § 1, 7-12-2022)