Conservation Agricultural (A1) District



2.03 A1 District Intent, Permitted Uses, and Special Exception Uses

District Intent

The A1 (Conservation Agricultural) District is intended to be used as follows:

Use Type and Intensity agricultural operations

Application of Zoning District existing agricultural land

Development Standards

recognize the need for strict development standards to maximize protection of agricultural practices

Appropriate Adjacent Zoning Districts OP, A1, A2, A3, A4, RE, R1, R2, R3, M1, M2, IN, AP1, AP2, and AP3

Plan Commission

should use this zoning district for existing developments

strive to protect these areas from residential, commercial, and industrial encroachment

Board of Zoning Appeals

aggressively protect the integrity of these agricultural areas

Permitted Uses

Accessory Permitted Uses home occupation

Agricultural Permitted Uses

agricultural crop production

orchard

raising of farm animals

· sale of agricultural product

storage of agricultural product

· tree farm

·confined feeding operation - up to two (2) times Indiana Department of Environmental Management CAFO

Residential Permitted Uses

child care, home

farmstead

dwelling, single-family

dwelling, manufactured home

Special Exception Uses

Agricultural Special Exception Uses stable, commercial

Commercial Special Exception Uses

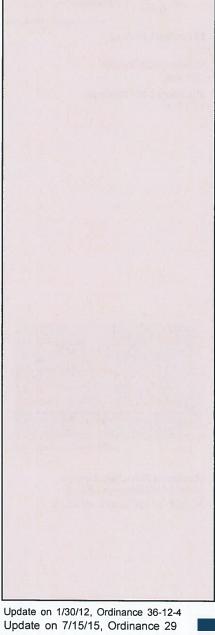
wind energy system

Industrial Special Exception Uses

gravel/sand processing

Residential Special Exception Uses

fair housing facility (small)



Agricultural (A2) District



2.05 A2 District Intent, Permitted Uses, and Special Exception Uses

District Intent

The A2 (Agricultural) District is intended to be used as follows:

Use Type and Intensity

agriculture operations, ag-businesses (year-round), and year-round sales of produce and products

Application of Zoning District

existing agricultural land

Development Standards

recognize the need for reasonable development standards to maximize protection of agricultural practices

Appropriate Adjacent Zoning Districts OP, A1, A2, A3, A4, RE, R1, R2, R3, M1, M2, IN, C1, I1, I2, I3, AP1, AP2, and AP3

Plan Commission

should use this zoning district for existing agricultural areas and carefully for new residential development

Board of Zoning Appeals

allow a special exception when it does not adversely affect adjacent properties

Permitted Uses

Accessory Permitted Uses home occupation

Agricultural Permitted Uses

agricultural crop production

orchard

raising of farm animals

storage of agricultural product

tree farm

confined feeding operation - up to two (2) times Indiana Department of Environmental Management

CAFO numbers

Institutional Permitted Uses

police, fire or rescue station

Residential Permitted Uses

child care, home

· dwelling, manufactured home

dwelling, single-family

· fair housing facility (small)

· farmstead

Special Exception Uses

Accessory Special Exception Uses

artificial lake (10 or more acres)

dependent parent housing

home enterprise

home workshop

Agricultural Special Exception Uses

sale of agricultural product

stable, commercial

Commercial Special Exception Uses

camp ground

day care, adult

day care, child

kennel (small)

wind energy system

Industrial Special Exception Uses

composting facility

gravel/sand processing

Institutional Special Exception Uses

airport, private

cemetery/mausoleum

peer counciling center (non-profit)

Residential Special Exception Uses

bed and breakfast

High Intensity Agricultural (A3) District



2.07 A3 District Intent, Permitted Uses, and Special Exception Uses

District Intent

The A3 (High Intensity Agricultural) District is intended to be used as follows:

Use Type and Intensity

 intense agricultural operations such as confined feeding operations and commercial stables

Application of Zoning District

- existing land
- spot zoning

Development Standards

 recognize the need for quality time, place, and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality

Appropriate Adjacent Zoning Districts

 OP, A1, A2, A3, A4, I1, I2, I3, AP1, AP2, and AP3

Plan Commission

 should use this zoning district for existing intense agricultural operations and cautiously for new intense agricultural operations

Board of Zoning Appeals

- require significant buffering and separation from adjacent uses and environmental features
- be very sensitive to the potential for water pollution and impacts to nearby residential and commercial uses

Permitted Uses

Accessory Permitted Uses

·home occupation

Agricultural Permitted Uses

- agricultural crop production
- confined feeding operation up to two (2) times Indiana Department of Environmental Management CAFO numbers
- · orchard
- · raising of farm animals
- storage of agricultural product
- tree farm

Special Exception Uses

Accessory Special Exception Uses
• artificial lake (10 or more acres)

Agricultural Special Exception Uses processing of agricultural product

•confined feeding operation - above two (2) times Indiana Department of Environmental Management CAFO numbers

Commercial Special Exception Uses

wind energy system