

ARTICLE X. "A", AGRICULTURAL DISTRICT

Section 1. PERMITTED USES. In the "A", Agricultural District, the following provisions of this article shall apply and the following uses are permitted:

1. Uses described as a "farm" under Article V, Section 1, Number 29. Farmsteads can have an additional single family dwelling unit on the same lot for an employee of said farm provided that the single family dwelling complies with the setback requirements and the definition of a single family dwelling.
2. Cemeteries, including mausoleums and crematories; provided that any mausoleum or crematory shall be located a minimum of 200 feet from all property lines and provided that any new cemetery shall contain a minimum of 20 acres.
3. Public and private forests and wildlife reservations or similar conservation projects.
4. Public parks, recreation areas, playgrounds.
5. Home occupations.
6. Roadside stands offering for seasonal sale only agricultural products produced upon the premises.

Section 2. PROVISIONAL USES. The uses listed below are permitted provided they meet at least one of the following performance standards:

<b>OPTION 1.</b> • The lot shall be a minimum of forty (40) acres.
<b>OPTION 2.</b> • The lot shall be a minimum of two (2) acres. • The average Corn Suitability Rating shall be less than 70 for the lot.
<b>OPTION 3.</b> • A Conditional Use Permit is approved by the Hardin County Board of Adjustment per the procedures specified in Article XX.

1. The items below shall also be examined prior to approval for any provisional use:

i. The proximity of land used for agriculture and the chemicals which are applied;
ii. Notification of adjacent agricultural land owners;
iii. Conformance with local area plans;
iv. Impact of additional traffic on county roads;
v. Impact of development on prime farmland.

- a. Single family and manufactured houses.
- b. The keeping of roomers or boarders by a resident family.
- c. Veterinary establishments, stables, private riding stables, academies and clubs, but not including the feeding or disposal of community or collected garbage; provided that all buildings, including animal runways and exercise yards, be at least 200 feet from all adjacent dwellings.
- d. Publicly owned and operated buildings, except those whose chief function is an activity conducted for commercial purposes.
- e. Public and parochial schools of general instruction.

- f. Churches and similar places of worship and instruction including parish houses.
- g. Community centers.
- h. Semi-public recreation areas and centers, including country clubs, swimming pools and golf courses, but not including such uses as miniature golf courses or practice driving tees which are operated for commercial purposes.
- i. Child Day Care. Child day care facilities serving 6 or fewer children and operating only between the hours of 6:00 a.m. and 7:00 p.m.

Section 3. CONDITIONAL USES. The following uses may be permitted by special exception per the procedures as specified in accordance with Article XX of this Ordinance:

1. Correctional and penal institutions provided that such buildings may occupy not more than fifty (50) percent of the total area of the lot or tract and will not be rendered objectionable or detrimental to the character of the area due to exterior appearance or by the emission of noise, dust, odor smoke, or in any other way, and provided further that the buildings shall be set back from side and rear yard lines heretofore established an additional distance of not less than one (1) foot for each two (2) feet of additional building height.
2. Commercial amusement or recreational developments for temporary, seasonal or permanent use, such as carnivals, circuses, expositions and fairgrounds; including skeet and trap shooting, provided that none of its function is nearer than seven hundred fifty (750) feet to any dwelling or residence.
3. Temporary sawmills, batch plants, etc. for processing timber, gravel, sand, rock, cement, concrete, asphaltic concrete and other like materials for commercial purposes.
4. Airports and private landing fields and hangars.
5. Go-Kart tracks provided that all portions of the "track" itself shall be set back from all property lines a minimum of two hundred fifty (250) feet and further provided that all property lines of said use shall be a minimum of six hundred (600) feet from any adjacent residential district or any existing adjacent residential structure or use other than dwellings owned by the applicant for the track.
6. Campgrounds for recreational vehicles (hereby referred to as "trailers") provided that the following requirements are met.
  - a. SITE. The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
  - b. WATER SUPPLY. An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of the park. Cold water supply sources numbering not less than twenty-five (25) percent of the number of trailer spaces shall be deemed adequate, provided a water faucet is not further than one hundred (100) feet from any trailer space. The water supply shall be obtained from faucets only. No common drinking cups shall be permitted. An adequate supply of hot water shall be provided at all times in the service building for bathing, washing and laundry facilities.
  - c. SEWAGE DISPOSAL. Waste from showers, toilets, slop sinks and laundries shall be discharged into a public sewer system or into a private sewer and disposal plant or septic tank system in compliance with applicable statutes.
  - d. SANITARY EQUIPMENT AND FACILITIES. Each park shall be provided with toilets, showers, slop sinks and other sanitation facilities which shall conform to the following requirements:
  - e. Toilet facilities for men and women shall be either in separate buildings at least twenty (20) feet apart or shall be separated, if in the same building, by a soundproof wall.

- f. Toilet facilities for women shall consist of not less than one (1) flush toilet for each ten (10) trailer spaces or fraction thereof, one (1) lavatory or its equivalent and one (1) shower for each twenty (20) trailer spaces or fraction thereof, and one (1) slop sink. Each toilet and shower shall be in a private compartment.
  - g. Toilet facilities for men shall consist of not less than one (1) flush toilet for each fifteen (15) trailer spaces or fraction thereof, one (1) shower for each twenty (20) trailer spaces or fraction thereof, one lavatory or its equivalent for each ten (10) trailer spaces or fraction thereof, and one (1) slop sink. Each toilet and shower shall be in a private compartment.
  - h. Service buildings housing the toilet facilities shall be permanent structures and shall be located not nearer than ten (10) feet nor farther than two hundred fifty (250) feet from any trailer space. Service buildings shall be well lighted, shall be well ventilated with screened openings, shall be constructed of such moisture-proof material, including painted woodwork, and shall permit repeated cleaning and washing. They shall be maintained at a temperature of not less than seventy (70) degrees Fahrenheit. The floors of said buildings shall be of a water-impervious material and shall slope to a floor drain connected with the sewage system in the park.
  - i. Each service building and the park grounds shall be maintained in a clean, sightly condition and kept free from any condition that will menace the health of any occupant or the public or constitute a nuisance.
  - j. GARBAGE. Metal garbage receptacles or a serviceable equivalent shall be provided on the basis of at least one (1) receptacle for every four (4) trailer spaces and shall be located not farther than fifty (50) feet from any trailer space. The cans shall be tightly covered and shall be kept in a sanitary condition. Sufficient receptacles shall be provided to prevent lettering the ground with rubbish and debris.
  - k. FIRE PROTECTION. Each service building shall be equipped with not less than the minimum required fire extinguishers and smoke detectors, as required by state law.
7. Hospitals, clinics, sanitariums, and charitable institutions for the treatment of diseases, nursing and convalescent homes; except correctional or penal institutions; provided no such use shall be established or permitted on a parcel of land of less than one acre in area, nor shall its buildings occupy
  8. Sanitary landfills for the proper dumping of trash or garbage, provided that such use shall not be located nearer than 2500 feet to any zoned residential district or dwelling other than lessee or owner of the site, including municipality operated or leased sanitary landfills.
  9. Grain storage bins.
  10. Commercial airports and landing fields.
  11. Mining and extraction of minerals or raw materials.
  12. The following uses may be permitted by a Conditional Use Permit, provided the following minimum standards are met:
    - a. The owner has a single family dwelling on the same lot of record as of the time of the proposed use;
    - b. There shall be no outside storage of vehicles, equipment, or junk. Trash receptacles shall be screened from public view. The screening shall be a minimum of 6 feet in height. The screening shall be in the form of live trees, evergreens, wooden fencing, or deciduous materials. The screening shall not pose a visual barrier to traffic at intersections. The screening plan shall be submitted with the special use application and be incorporated into the permit;
    - c. That there shall be no more than one non-lighted sign on the zoning lot with a total square footage not exceeding 32 square feet and the height shall be no more than 8 feet;
    - d. There shall be no discharge of liquid or solid waste into ditches, streams, and rivers, and there shall be no discharge of toxic or non-biodegradable materials;

- e. That the building or premises shall not be rendered objectionable or detrimental to adjoining land owners due to the exterior appearance or the emission of dust, gas, noise, odor, smoke, traffic, or in any other way;
- f. Any buildings for the special use shall be located in the required rear or side yard.
- g. Any buildings for the special use shall not exceed 20 feet in height
- h. Only people that reside on the same zoning lot may be employed at the proposed use.
- i. There shall be no non-farm processing of goods and services. Assembling of products and services is permitted when a portion of those goods are sold on the site at retail. The assembling shall not include any chemical processing, any non-incidenta painting that requires a spray booth, any non-incidenta welding which requires a booth, require assisted lifting devices in the assembling process, or require any special exhausting in the assembling process. The assembling shall be clearly incidenta and a minor portion of the use.
- j. There shall be no outside storage or display of goods and services, except equipment associated with a child care facility, schools, telecommunications equipment, or unless otherwise noted in this ordinance.
- k. Traffic generation shall not increase more than a customary home occupation.

Section 4. PROVISIONAL USES.

- 1. A Bed and Breakfast home is permitted when it meets the following standards:
  - a. Accommodations must be in the family home, which the host/hostess is in residence.
  - b. Accommodations are limited to a maximum of 2 families at any one time.
  - c. Food shall be served only to overnight guests and not to the general public.
  - d. A sign not to exceed 2 square feet in area carrying the name of the bed and breakfast home and host/hostess is permitted on the premises.
  - e. In addition to the required parking spaces for the residence 1 additional space shall be provided for each family accommodated.
  - f. Upon arrival, guests shall register with the host/hostess their names, address and license plate number of the vehicle being used by guests. Records shall be kept for a period of 3 years and shall be made available for examination by the Hardin County Administrative Officer upon request.

Section 5. PARKING REGULATIONS. Whenever structures are erected or structurally altered there shall be provided parking spaces on the same lot as the main building in accordance with Article VII.

Section 6. HEIGHT REGULATIONS. No building hereafter erected or structurally altered shall exceed 3 stories or 42 feet.

Section 7. AREA REGULATIONS.

- 1. LOT AREA AND WIDTH. Each and every individual permitted use shall have an average lot width of not less than 150 feet for a single-family dwelling and 330 feet for a farmstead. A zoning lot after a building permit is issued shall not be allowed to be reduced in size to create a non-conforming zoning lot.
- 2. FRONT YARD. A minimum front yard depth of 50 feet shall be required.
- 3. SIDE YARDS. There shall be a side yard on each side of the building, having a combined width of not less than 30 feet, provided that in no case shall either side be less than 15 feet in width.
- 4. REAR YARD. There shall be a rear having a depth of not less than 50 feet.
- 5. MINIMUM LOT AREA. 2 acres.