

SECTION 2.06 C-A1 AGRICULTURAL / OPEN AND RESOURCE

A. Intent

This classification encourages the continuing use of land for recreation and natural resource production; protects open lands not capable of supporting urbanized development due to biologic, physiographic, or hydrologic constraints; protects open lands from untimely urbanized development which tends to hamper sound resource production and to increase expenditures of public funds for supplying public services. Planned unit developments and planned variations are encouraged to preserve agricultural land and enhance environmental amenities found in rural areas.

B. Space and Bulk Requirements

Maximum residential density	One (1) dwelling unit per forty (40) acres
Minimum lot width	One-third (1/3) of its average depth
Minimum required setback	front Fifty (50) feet
	side Fifty (50) feet
	rear Fifty (50) feet

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height None

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Day care home
3. Guest ranch
4. Agriculture, including any and all structures or buildings needed to pursue such activities
5. Intensive agricultural operation, including commercial feed lots and poultry farms on lots of forty (40) acres or more
6. Open space land
7. Public utility
8. Accessory buildings and uses

E. Conditional Uses

1. Home occupation
2. Day care center
3. Community residential facility serving eight (8) or fewer persons

F. Special Exceptions

1. Facility for the processing and storage of agricultural products, such as packing plants, canneries, milk plants, and warehouses accessory to agricultural uses
2. Commercial lumber and wood products manufacturing, including sawmills, pole plants, and chippers

3. Commercial recreation, amusement, and cultural facility, including golf courses, country clubs, ski areas, campgrounds, and riding stables
4. Mining, sand and gravel extraction and accessory service structures
5. Dog kennels
6. Community residential facility serving nine (9) or more persons
7. Long-term care facility
8. Public and quasi-public buildings and uses
9. Temporary uses