

Agricultural Uses and Definitions – Code Amendment DRAFT 2-2019

CHAPTER 3—ZONE DISTRICT REGULATIONS

3-07-01 USE CHART

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
AGRICULTURAL USES						
Agricultural Businesses <u>and Farming Operations</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	-
<u>Animal farms</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Dairies</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	-
<u>Poultry farms</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	-
<u>Fur farms</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	-
<u>Exotic animal farms</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	-
<u>Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO)</u> Animal confinement operations	C	C	C	-	-	-
<u>Aquaculture facility</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Crop farming, excluding Hemp</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Crop farming, including Hemp</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Equestrian Arena, Commercial</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Equestrian Arena, Personal</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>
Agricultural Support Businesses and Services	C	C	C	-	-	-
<u>Equestrian Arena, Commercial</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	-
<u>Equestrian Arena, Personal</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-
Farm machinery sales and services	C	C	C	-	-	-
Farm supply sales	C	C	C	-	-	-
<u>Fertilizer manufacturing and processing</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	-
<u>Fish hatcheries</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	-
Flour Grain mill	C	C	C	-	-	-
Grain elevators	C	C	C	-	-	-
<u>Railroad yards</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	-
Riding stables or academy	C	C	C	-	-	-
<u>Truck stops</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	-
<u>Underground fuel storage for use on the property</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	-
Farming	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Animal farming in unconfined operations</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-
<u>Hemp farming</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-
<u>Sod farming</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-
<u>Traditional farming</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Tree farming</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-
Nurseries	P	P	P	-	-	-
Ranching	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-

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USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
<u>Forestry and Silviculture</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-
<u>Timbering and logging</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-
INDUSTRIAL USES						
<u>Fertilizer manufacturing and processing</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-
<u>Railroad yards</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-
<u>Truck stops</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
AGRICULTURAL USES							
<u>Agricultural Businesses and Farming Operations</u>	-	-	-	-	-	-	-
<u>Animal farms</u>	-	-	-	-	-	-	-
<u>Dairies</u>	-	-	-	-	-	-	-
<u>Poultry farms</u>	-	-	-	-	-	-	-
<u>Fur farms</u>	-	-	-	-	-	-	-
<u>Exotic animal farms</u>	-	-	-	-	-	-	-
<u>Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO) Animal confinement operations</u>	-	-	-	-	-	-	-
<u>Aquaculture facility</u>	-	-	-	-	-	-	-
<u>Crop farming, excluding Hemp</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Crop farming, including Hemp</u>	-	-	-	-	-	-	-
<u>Equestrian Arena, Commercial</u>	-	-	-	-	-	-	-
<u>Equestrian Arena, Personal</u>	-	-	-	-	-	-	-
Agricultural Support Businesses and Services	-	-	-	-	-	-	-
<u>Equestrian Arena, Commercial</u>	-	-	-	-	-	-	-
<u>Equestrian Arena, Personal</u>	-	-	-	-	-	-	-
<u>Farm machinery sales and services</u>	-	-	-	-	-	-	-
<u>Farm supply sales</u>	-	-	-	-	-	-	-
<u>Fertilizer manufacturing and processing</u>	-	-	-	-	-	-	-
<u>Fish hatcheries</u>	-	-	-	-	-	-	-
<u>Flour-Grain mill</u>	-	-	-	-	-	-	-
<u>Grain elevators</u>	-	-	-	-	-	-	-
<u>Railroad yards</u>	-	-	-	-	-	-	-
<u>Riding stables or academy</u>	-	-	-	-	-	-	-
<u>Truck stops</u>	-	-	-	-	-	-	-
<u>Underground fuel storage for use on the property</u>	-	-	-	-	-	-	-
Farming	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Animal farming in unconfined operations</u>	-	-	-	-	-	-	-
<u>Hemp farming</u>	-	-	-	-	-	-	-

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USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Sod farming	-	-	-	-	-	-	-
Traditional farming	P	P	P	P	P	P	P
Tree farming	-	-	-	-	-	-	-
Nurseries	-	-	-	P	P	P	P
Ranching	-	-	-	-	-	-	-
Forestry and Silviculture	-	-	-	-	-	-	-
Timbering and logging	-	-	-	-	-	-	-
INDUSTRIAL USES							
Fertilizer manufacturing and processing	-	-	-	-	-	-	-
Railroad yards	-	-	-	-	-	-	-
Truck stops	-	-	-	-	-	-	-

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
AGRICULTURAL USES							
Agricultural Businesses and Farming Operations	C	P	P	P	P	-	-
Animal farms	-	-	-	-	-	-	-
Dairies	C	P	P	P	P	-	-
Poultry farms	C	P	P	P	P	-	-
Fur farms	C	P	P	P	P	-	-
Exotic animal farms	C	P	P	P	P	-	-
Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO) Animal confinement operations	C	P	P	P	P	-	-
Aquaculture facility	C	P	P	P	P	-	-
Crop farming, excluding Hemp	P	P	P	P	P	P/C	P
Crop farming, including Hemp	-	-	P	P	P	P/C	P
Equestrian Arena, Commercial	-	-	-	-	-	-	-
Equestrian Arena, Personal	-	-	-	-	-	-	-
Agricultural Support Businesses and Services	C	P	P	P	P	-	-
Equestrian Arena, Commercial	-	-	-	-	-	-	-
Equestrian Arena, Personal	-	-	-	-	-	-	-
Farm machinery sales and services	C	P	P	P	P	-	-
Farm supply sales	C	P	P	P	P	-	-
Fertilizer manufacturing and processing	C	P	P	P	P	-	-
Fish hatcheries	C	P	P	P	P	-	-
Flour Grain mill	C	P	P	P	P	-	-
Grain elevators	C	P	P	P	P	-	-
Railroad yards	C	P	P	P	P	-	-
Riding stables or academy	C	P	P	P	P	-	-

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Truck stops	C	P	P	P	P	-	-
Underground fuel storage for use on the property	C	P	P	P	P	-	-
Farming	P	P	P	P	P	P/C	P
Animal farming in unconfined operations	-	-	P	P	P	P/C	P
Hemp farming	-	-	P	P	P	P/C	P
Sod farming	-	-	P	P	P	P/C	P
Traditional farming	P	P	P	P	P	P/C	P
Tree farming	-	-	P	P	P	P/C	P
Nurseries	P	P	P	P	P	P/C	P
Ranching	-	-	P	P	P	P/C	P
Forestry and Silviculture	-	-	-	-	-	-	-
Timbering and logging	-	-	-	-	-	-	-
INDUSTRIAL USES							
Light Industry	-	C	P	P	P	-	-
Truck stops	C	P	P	P	P	-	-
Moderate Manufacturing or Processing	-	-	P	P	P	-	-
Fertilizer manufacturing and processing	C	P	P	P	P	-	-
Heavy Industry							
Railroad yards	C	P	P	P	P	-	-

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CHAPTER 11—DEFINITIONS

11-02-XX DAIRY FARM

An agricultural operation where milk and milk products are produced, processed, packaged, and/or stored.

11-02-XX EXOTIC ANIMAL FARM

An agricultural operation where animals native to a foreign country or of foreign origin or character, not native to the United States, or introduced from abroad are kept, raised, bred, or slaughtered for the purposes of commercial sale.

11-02-XX FUR FARM

An agricultural operation where fur-bearing animals are kept, raised, bred, or slaughtered for the purposes of commercial sale. ~~A commercial establishment where animals are raised for their pelts, which are sold for use in clothing.~~

11-02-XX POULTRY FARM

An agricultural operation where chickens, turkeys, ducks, geese, or other domestic fowl are kept, raised, bred, or slaughtered for eggs or meat for the purposes of commercial sale.

11-02-~~XX444~~ RANCHING

Land used for grazing livestock for the primary purpose of obtaining a monetary profit. ~~This use category includes ranching and other supporting agricultural uses.~~

11-02-XX ANIMAL FEEDING OPERATION (AFO) AND CONCENTRATED ANIMAL FEEDING OPERATION (CAFO) ~~11-02-306 LIVESTOCK AND POULTRY CONFINEMENT OPERATION~~

An operation for the growing, feeding and fattening of livestock and/or poultry for commercial purposes, where:

1. The animals are confined within a closed structure and/or the animals are kept within permanent corrals, pens, or yards;
2. Food is supplied by means other than grazing, foraging, or other natural means; and
3. These animals have been, are, or will be stabled or confined and fed or maintained for a total of forty-five (45) consecutive days or more in any twelve (12) month period.

A CAFO is a large or medium AFO, as defined by the United States Environmental Protection Agency, National Pollutant Discharge Elimination System Regulations (NPDES). ~~(NPDES regulations). An operation for the growing, feeding and fattening of livestock and/or poultry for commercial purposes, where the animals are confined within a closed structure; and/or the animals are kept within permanent corrals, pens, or yards; and these animals have been, are, or will be stabled or confined and fed or maintained for a total of forty five (45) consecutive days or more in any twelve (12) month period.~~

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11-02-~~XX209~~ ~~FISH HATCHERY~~ AQUACULTURE FACILITY

Any structure, lake, pond, tank, tanker truck, or the like used or intended to be used for the controlled propagation, growth, and harvest of cultured aquatic stock including, but not limited to, fish and other aquatic vertebrates, mollusks, crustaceans, and algae and other aquatic plants. This definition includes fish hatcheries. ~~A commercial establishment where fish eggs are hatched and fish are raised and sold for use in stocking streams and lakes, or for food.~~

11-02-~~XX546~~ ~~TRADITIONAL FARMING~~ CROP FARM

Land used for the growing, processing, storage, and/or packing of agricultural products such as, but not limited to, vegetables, fruits, grains, seeds, flowers, ornamental crops, trees, sod, or the like. This includes associated crop preparation, harvesting, and processing activities, such as mechanical soil preparation, irrigation system construction, spraying, and crop processing. Types of crop farms include, but are not limited to, hemp farms, nurseries, sod farms, and tree farms. ~~See “Tillage”~~

~~11-02-542~~ ~~TILLAGE~~

~~The practice of plowing or disking or any other mechanical or chemical preparation of the land for the purpose of producing a crop for harvest by any means other than grazing of animals.~~

11-02-XX HEMP FARM

Land used for the growing, processing, storage, and packing of industrial hemp.

11-02-~~XX377~~ NURSERIES

Land and/or greenhouses used to raise flowers, shrubs, trees, grass, and/or other plants for the primary purpose of commercial sale. ~~This use category includes plant nurseries with or without retail sales or greenhouses.~~

11-02-XX SOD FARM

Land used for the growing of turfgrass sod for the primary purpose of commercial sale.

11-02-XX TREE FARM

Land used to raise or harvest trees for wood products, such as lumber, posts and poles, fuel wood, and Christmas trees where forest products are sold on-site or transported to market. Tree farms typically operate on a production cycle of ten years or less.

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11-02-~~XX249~~ GRAIN ELEVATOR

A structure in which grain is stored and handled by means of mechanical elevator and conveyor devices, for the eventual transfer to trucks, train cars, or other forms of transportation. ~~A structure in which grain is stored and handled by means of mechanical elevator and conveyor devices.~~

11-02-~~XX229~~ FLOUR-GRAIN MILL

A facility where grain, such as corn, wheat, rye, oats, or barley, is ground into flour. ~~A mill for grinding grain into flour.~~

11-02-~~XX460~~ RIDING STABLE OR ACADEMY

Any establishment where horses are boarded and cared for; where instruction in riding, jumping, and showing is offered; and/or where horses may be hired for riding. A riding stable or academy may also be an accessory use in the operation of a club, association, ranch, or similar establishment. ~~Any establishment where horses are kept for riding, driving, or stabling for compensation, or as an accessory use in the operation of a club, association, ranch, or similar establishment.~~

11-02-~~XX23~~ AGRICULTURAL SUPPORT BUSINESS AND SERVICE USES

This use category includes business or commercial uses operated primarily for the support of agricultural needs, which may consist of products, materials, and equipment servicing and sales; storage or processing of agricultural products or animals; veterinary services; or technical support services. Examples include, but are not limited to, farm machinery sales and service, farm supply sales, and underground fuel storage for use on the property. ~~This use category includes: farm machinery sales and services; farm supply sales; fish hatcheries; grain elevators; flour mill; fertilizer manufacturing and processing; riding stables or academy; railroad yards; truck stops; underground fuel storage for use on the property.~~

11-02-~~XX196~~ FARM MACHINERY SALES

A business or commercial use where agricultural equipment such as, but not limited to, tractors, cultivators, plows, sprayers, spreaders, mowers, balers, front end loaders, and skid loaders, is repaired, maintained, or offered for sale. ~~A commercial establishment or area for the purpose of farm machinery sales, service, or repair.~~

11-02-~~XX443~~ RAILROAD YARD

An area of land, a portion of which is covered by a system of train tracks, used for the classifying, switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of

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train cars, trains, engines, locomotives, and rolling stock.~~An area used for storage by an establishment engaged in rail services.~~

11-02-XX FARM SUPPLY SALES

A business or commercial use operated primarily for the support of agricultural needs through the sale of farm tools and implements, animal feed, grain, tack, plants and seeds, horticultural supplies, and similar products. This definition excludes the sale of large implements, such as tractors and combines.

11-02-XX UNDERGROUND FUEL STORAGE FOR USE ON THE PROPERTY

A container located below ground level and designed to hold fuel for vehicles or equipment used on the property where the container is located.

11-02-XX FORESTRY AND SILVICULTURE

This use category includes uses related to the management, cultivation, harvest, and/or reforestation of forests.

11-02-XX TIMBERING AND LOGGING

The growth and harvest of forest tree species on a production cycle of ten years or more.

11-02-XX FERTILIZER MANUFACTURING AND PROCESSING

Any place where a commercial fertilizer, soil conditioner, plant amendment, or compost is manufactured, produced, compounded, mixed, blended, or in any way altered chemically or physically.

11-02-~~XX~~⁵⁵⁶ TRUCK STOP

A structure or land intended to be used primarily for the sale of fuel for trucks and usually incidental service or repair of trucks. This includes a group of facilities consisting of those uses and attendant eating, sleeping, or truck parking facilities. As used in this definition, the term "truck" includes any vehicle whose maximum gross weight is more than 10,000 pounds.~~An establishment or area in which or upon which a business, service or industry involving the maintenance, servicing, storage, or repair of commercial vehicles is conducted or rendered including the dispensing of motor vehicle fuel or other petroleum products directly into motor vehicles, the sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop may also include overnight accommodations and restaurant facilities.~~