

Conservation Agricultural (A1) District

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

| District Intent | Permitted Uses | Special Exception Uses |
|--|--|---|
| <p>The A1 (Conservation Agricultural) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • agricultural operations <p>Application of Zoning District</p> <ul style="list-style-type: none"> • existing agricultural land <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for strict development standards to maximize protection of agricultural practices <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> • OP, A1, A2, A3, A4, RE, R1, R2, R3, M1, M2, IN, AP1, AP2, and AP3 <p>Plan Commission</p> <ul style="list-style-type: none"> • should use this zoning district for existing developments • strive to protect these areas from residential, commercial, and industrial encroachment <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • aggressively protect the integrity of these agricultural areas | <p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • home occupation <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • 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 numbers <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • child care, home • farmstead • dwelling, single-family • dwelling, manufactured home | <p>Agricultural Special Exception Uses</p> <ul style="list-style-type: none"> • stable, commercial <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • wind energy system <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> • gravel/sand processing <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • fair housing facility (small) |

Agricultural (A2) District

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

| District Intent | Permitted Uses | Special Exception Uses |
|--|---|--|
| <p>The A2 (Agricultural) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • agriculture operations, ag-businesses (year-round), and year-round sales of produce and products <p>Application of Zoning District</p> <ul style="list-style-type: none"> • existing agricultural land <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for reasonable development standards to maximize protection of agricultural practices <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> • OP, A1, A2, A3, A4, RE, R1, R2, R3, M1, M2, IN, C1, I1, I2, I3, AP1, AP2, and AP3 <p>Plan Commission</p> <ul style="list-style-type: none"> • should use this zoning district for existing agricultural areas and carefully for new residential development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception when it does not adversely affect adjacent properties | <p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • home occupation <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • 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 <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • child care, home • dwelling, manufactured home • dwelling, single-family • fair housing facility (small) • farmstead | <p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> • artificial lake (10 or more acres) • dependent parent housing • home enterprise • home workshop <p>Agricultural Special Exception Uses</p> <ul style="list-style-type: none"> • sale of agricultural product • stable, commercial <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • camp ground • day care, adult • day care, child • kennel (small) • wind energy system <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> • composting facility • gravel/sand processing <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> • airport, private • cemetery/mausoleum • peer counseling center (non-profit) <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • bed and breakfast |

High Intensity Agricultural (A3) District

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

| District Intent | Permitted Uses | Special Exception Uses |
|---|---|---|
| <p>The A3 (High Intensity Agricultural) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> intense agricultural operations such as confined feeding operations and commercial stables <p>Application of Zoning District</p> <ul style="list-style-type: none"> existing land spot zoning <p>Development Standards</p> <ul style="list-style-type: none"> recognize the need for quality time, place, and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> OP, A1, A2, A3, A4, I1, I2, I3, AP1, AP2, and AP3 <p>Plan Commission</p> <ul style="list-style-type: none"> should use this zoning district for existing intense agricultural operations and cautiously for new intense agricultural operations <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> 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 | <p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> home occupation <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> 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 | <p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> artificial lake (10 or more acres) <p>Agricultural Special Exception Uses</p> <ul style="list-style-type: none"> processing of agricultural product confined feeding operation - above two (2) times Indiana Department of Environmental Management CAFO numbers <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> wind energy system |