

ARTICLE 2: "A" AGRICULTURAL DISTRICT REGULATIONS

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2-101 Purpose

The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations in the "A" Agricultural District. The purpose of this District is to provide for a full range of agricultural activities on land used for agricultural purposes, including processing and sale of agricultural products raised on the premises, and at the same time offer protection to land used for agricultural purposes from the depreciating effect of objectionable, hazardous, incompatible and unsightly uses.

The District is also intended for purposes of protecting watersheds and water supplies; to protect forest and scenic areas; to conserve fish and wildlife habitat; to promote forestry; and to prevent and/or discourage untimely scattering of suburban residential, rural residential, and/or more dense urban development. In this regard, all lands used for agricultural purposes, as defined in these regulations, are and shall be exempt from any and all restrictions or limitations. No administrative interpretation shall be made that results in any restriction or stipulation on land used for agricultural purposes as herein defined; provided, however, that consistent with state law, new agricultural buildings shall be subject to setback requirements on that part of agricultural lands fronting on designated major roads and highways. Any proposal for change of land used for agricultural purposes to nonagricultural uses shall be subject to the requirements of these regulations.

Land within the "A" Agricultural District is eligible for the Agricultural Lot Split process found in the Marion County Subdivision Regulations as a means to provide for a the gradual conversion of such lands to non-agricultural residential uses. It is also deemed to be the most prime for development from the perspective of location; however proposals for development must prove compliance with all other rules, regulations, codes and resolutions of Marion County for further development to occur. This includes the provision of adequate utility infrastructure to support the proposed development.

2-102 Use Regulations

In District "A," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Agricultural purposes.
2. Grain storage structures.

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3. Wellhead stations, well separators, tank batteries or other similar above ground facilities used merely for distribution, transmission or temporary storage of oil or natural gas.
4. Oil and/or gas well drilling operations, and temporary on-site storage of oil and gas field-related equipment and supplies, but not a junk yard.
5. Single family dwellings.
6. Railroad rights of way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, powerhouses, interlocking towers, and fueling, sanding and watering stations.
7. The creation of three (3) additional lots on lands used for agricultural purposes shall be permitted without requiring a rezoning, including those divisions of agricultural lands because of mortgage or lending requirements; provided said additional lot is created in conformance with the requirements of the Marion County Subdivision Regulations; and further provided that the lot so created shall not be permitted to have anything but a single family dwelling as defined in these Regulations.

2-103 Performance Standards

The Performance Standards for permitted uses are contained in Article 15 of these Regulations.

2-104 Parking Regulations:

The Parking Regulations for permitted uses are contained in Article 16 of these Regulations.

2-105 Off Street Loading Regulations

The Off Street Loading Regulations for permitted uses are contained in Article 17 of these Regulations.

2-106 Sign Regulations

The Sign Regulations are contained in Article 18 of these Regulations.

2-107 Height, Area and Bulk Regulations

In the "A" Agricultural District, the minimum dimensions of yards required along designated major roads and highways in Marion County shall be as follows:

1. Lot Area: Every lot shall be a minimum of 40 acres. A lot described as a quarter/quarter (i.e. 1/4 of 1/4 of a section) shall be deemed to meet the lot size requirements even though said lot may net less than a full 40 acres.

The lot size shall not apply to those lots created through an approved Agricultural Lot Split in accordance with the Marion County Subdivision Regulations and which are subject to the Agricultural Lot Split Agreement filed with the Marion County Register of Deeds.

2. Lot Dimensions: The minimum width of a lot shall be 660 feet. The minimum depth of a lot shall be 660 feet.
3. Front Yard: The depth of the front yard shall be at least 30 feet or a minimum of 75 feet from the centerline of the existing right-of-way, whichever is greater.

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4. Side Yard: There shall be a side yard on each side of a dwelling. The depth of the side yard shall be at least 50 feet.
5. Rear Yard: The depth of the rear yard shall be at least 50 feet.

The Area and Bulk Regulations are also set forth in the chart of Article 17. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

2-108 Supplementary Height, Area and Bulk Regulations

The Supplementary Height, Area and Bulk Regulations are contained in Article 18 of these Regulations.

2-109 Supplementary Use Regulations

The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 19 of these Regulations.