

GENERAL AGRICULTURAL DISTRICT – “AG-2”

ARTICLE XI - “AG-2” GENERAL AGRICULTURAL DISTRICT

11.0 GENERAL DESCRIPTION

The AG-2 General Agricultural District is established to protect and maintain the agricultural economy and the open space and natural features of rural areas of the County in order to protect lands for continued farming, allow non-farm residential development on a limited basis, and minimize conflicts between agricultural and non-agricultural areas.

The AG-2 District is also established to protect those agricultural lands which, due to their location, soils, and use for agricultural activities, warrant protection from indiscriminate development. However, their proximity to existing development, combined with pressures for new development, makes these lands unsuitable for preservation according to the more restrictive regulations of the AG-1 Agricultural Preservation District. The AG-2 District is also intended to protect those agricultural lands that would otherwise be subject to residential subdivision activity which could render these important farmlands useless for farming.

11.1 PERMITTED PRINCIPLE USES

- A.** Agriculture
- B.** Cemeteries
- C.** Churches
- D.** Farm dwelling unit
- E.** Governmental uses
- F.** Greenhouses, commercial
- G.** Home occupation (non-impact, minor Impact)
- H.** Nurseries, commercial
- I.** Private stable
- J.** Public parks and forest preserves
- K.** Roadside stand offering for sale only products grown on the premises
- L.** Schools
- M.** Transmission and distribution lines, and pipelines of public utility companies within existing public rights-of-way
- N.** Uses customarily accessory to farm operations
- O.** Any other similar uses deemed to be consistent

11.2 PERMITTED ACCESSORY USES

- A.** Other uses incidental to a permitted use

11.3 WHEN AUTHORIZED BY SPECIAL USE

- A.** Airstrips/runways and heliports
- B.** Aircraft hangars/tiedowns
- C.** Agribusiness
- D.** Auction barns

- E. Bulk storage of fuel and fertilizers
- F. Child care facilities
- G. Commercial excavation of natural materials and improvements of a stream, lake or river channel and removal of dirt and or topsoil, quarry, borrow pits
- H. Density increase for residential dwellings
- I. Government buildings
- J. Grain elevator
- K. Home occupation (major impact)
- L. Kennels, animal hospitals, veterinary clinics
- M. Landscape contractors
- N. Mobile home dwelling for a period of one year with the right of renewal for additional periods of one year for those instances where a unique and substantial hardship is found to be in existence for the protection of property or for the shelter of an immediate blood relative with a sever physical condition, with appropriate documentation
- O. Recreational Use, Seasonal
- P. Public stable
- Q. Public or private recreational facilities, (i.e., golf course, marina, boat dock)
- R. Recreational camps
- S. Recreational vehicle parks
- T. Residential care homes
- U. Temporary uses
- V. Rural Residential Building Lot
- W. Any other similar used deemed to be consistent

11.4 HEIGHT REGULATIONS

- A. No structure shall exceed 2.5 stories or thirty-five feet (35') for the principle structure.

11.5 LOT AREA AND YARD REQUIREMENTS

The following minimum requirements shall be met for primary structures. Accessory structures shall meet the requirements of Section 8.4

Lot Area	Lot Width	Front Yard Depth	Least Side Yard Width	Side Yard Sum	Rear Yard
15 acres	165 ft.	40 ft.	15 ft.	30 ft.	40 ft.