

DIVISION 2. AGRICULTURAL DISTRICTS A

Section 3.20. Scope.

The following provisions in this division shall apply to all Agricultural Districts A.

Section 3.21. Purpose.

While land use in Agricultural Districts A is intended to be primarily agricultural in character the provisions recognize the desirability of including residential uses similar to those permitted in Residential Districts R-1 and, under Special Permit, the use of land for other purposes when generally compatible with the agricultural use of land.

Section 3.22. Uses.

No building or structure, or part thereof, shall hereafter be erected, used or occupied on land or premises used or occupied, in whole or in part, for other than one (1) or more of the following specified uses:

A. Primary uses.

- (1) Farms, general farming, fur farms, including truck gardens, tree, livestock, dairy and recreational farms.
- (2) Farm buildings, farm structures and roadside stands as defined in Section 1.03.
- (3) Home occupations as defined in Section 1.03.
- (4) Portable sawmills.
- (5) Farm and non-farm dwellings.
- (6) Single-family dwellings or two-family dwellings.

B. Uses by Special Permit, as provided by Section 4.08.

- (1) Motels and overnight cabins.
- (2) Private clubs and other fraternal organizations.
- (3) Funeral homes.
- (4) Institutions of a philanthropic and charitable nature.
- (5) All uses listed in Section 3.32, subsections B(1) through B(8).
- (6) Animal hospitals and boarding kennels.

C. Accessory uses. Accessory uses, buildings and structures customarily and clearly incidental to any primary uses, or use by Special Permit as the case may be, subject to the same conditions provided by Section 3.32C.

Section 3.23. Size of premises.

A. Dwellings. Every parcel of land on which a dwelling is hereafter erected shall be subject to the provisions of Section 3.33A.

B. Other buildings . The minimum size required for other permitted or approved uses, including those accessory thereto, shall be subject to the provisions of Section 3.33B except as provided by Section

4.07.

Section 3.24. Minimum floor area for dwellings.

Every dwelling hereafter erected shall be subject to the provisions of Section 3.34A and B.

Section 3.25. Setbacks and yards.

The setback and yard requirements of every building hereafter erected shall be subject to the provisions of Section 3.35 except in the Rifle River Area.