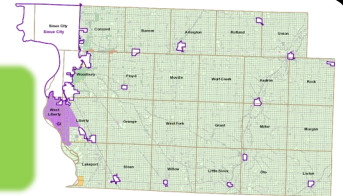




AGRICULTURAL PRESERVATION (AP)

Encourage the continued role of agriculture as the primary economic sector in the unincorporated areas of Woodbury County, thereby preserving its rural character. Land uses that are compatible with agriculture and farming are allowed. Soil and water conservation practices are encouraged.



ALLOWED USES

Agricultural & Agri-Business

- » Animal Feedlots
- » Animal Husbandry
- » Crop Farming
- » Dairies
- » Furbearing Animal Production
- » Horse Stables
- » Horticultural Production
- » Truck Farms

Residential Dwellings

- » Family Homes
- » Single-Family Dwelling
Not more than two per quarter-quarter section

Trade

- » Animal Grooming
- » Bed & Breakfast Lodging

Institutional

- » Churches, Synagogues, Temples and Religious Shrines
- » Community Centers
- » Day Camp, Recreation
- » Parks & Public Open Space

Telecommunication Towers & Facilities

- » Antennas on Existing Structures
- » Utility Substations

ACCESSORY USES

Residential Dwellings

- » Home Occupations

Signs

- » On-Premise

RESTRICTIONS

- » Not more than two residences on any-quarter quarter section
- » Rezone to an appropriate district and subdivision required for more than two houses
- » Floodplain Restrictions (if applicable)

ZONING DISTRICT DIMENSIONAL STANDARDS

Minimum Lot Area

- » 2 Acres (excludes ROW)

Minimum Lot Width

- » 200 FT

Front Yard Setback

- » 100 FT

Side Yard Setback

- » 20 FT (Principal Structure)
- » 10 FT (Accessory Structure)

Corner Side Yard Setback

- » 50 FT

Rear Yard Setback

- » 50 FT (Principal Structure)
- » 10 FT (Accessory Structure)

Maximum Height

- » 45 FT

CONDITIONAL USES

The following uses must first be reviewed by the Zoning Commission and APPROVED by the Board of Adjustment through the Conditional Use Permit Application Process.

Agricultural & Agri-Business

- » Kennels (for breeding dogs, cats, etc.)

Residential

- » Accessory Second Home for Relative or Worker on property
- » Detention Facilities
- » Home Occupation (Truck Terminals)
- » Mobile Home

Trade, Entertainment, Recreation Services

- » Archery Range (Outdoor)
- » Commercial Kennels
- » Feed & Seed Sales
- » Golf Course (Outdoor)
- » Minature Golf (Outdoor)
- » Pet Cemetery
- » Race Track
- » Trap & Skeet Shooting (Outdoor)
- » Veterinarian Offices
- » Campgrounds
- » Farm Equipment
- » Firing Range (Outdoor)
- » Golf Driving Range (Outdoor)
- » Paintball Range (Outdoor)
- » Pools & Water Rec. (Outdoor)
- » RV Park
- » Vehicle Repair

Industrial

- » Aggregate Crush & Screen (Temporary)
- » Aggregate Crushing & Screening
- » Animal Food Processing (Livestock Feeds)
- » Asphalt Mixing (Temporary)
- » Borrow Pits for Earth Materials
- » Concrete Mixing (Temporary)
- » Ethanol Fuel Distilling
- » Fertilizer Storage/Distribution/Application
- » Fuel & Lubricant Distributors
- » Grain Terminals & Elevators
- » Gravel and Stone Quarries
- » Machine & Welding Shops
- » Research & Development Laboratories
- » Sand & Gravel Storage

Industrial Continued

- » Sanitary Landfill
- » Saw Mills
- » Tree Services (including Fire Wood Storage)
- » Waste Composting

Institutional

- » Cemeteries, Mausoleums, & Columbaria
- » Colleges, Businesses & Trade Schools
- » Detention Facilities
- » Fields for Competitive Athletic
- » Halfway House for Non-Penal Residents
- » Hospice Facility
- » Libraries & Museums
- » Licensed Day Care (Adult or Child)
- » Nursery, Elementary & Secondary Schools
- » Substance Abuse Counseling
- » Substance Abuse Treatment (In-Patient)

Transportation, Communication & Public Services

- » Airport & Heliport
- » Ambulance Stations
- » Bus Garage
- » Electric Wind Generator (Private Use)
- » Electrical Energy Wind Generation (Commercial)
- » Fire Stations
- » Pipeline Terminals, Pumping Stations, etc.
- » Pipelines
- » Police Stations
- » Rail Lines
- » Rail Switch Yards, Equipment Repair & Maintenance
- » Sewage Lagoon
- » Sewage Treatment for Subdivision
- » Sewage Treatment Plants
- » Telecommunication Towers
- » Water Storage Tanks