

ARTICLE 9

AGRICULTURAL (A)

SECTION 900– Agricultural (A) District Intent

The purpose of the Agriculture district is to preserve and protect the supply of productive agricultural lands and other space, primarily for non-urban uses. This district includes the portions of the county most conducive to agricultural operations and is intended to protect and encourage agricultural uses of the land. Low density residential is appropriate within this district providing a rural environment that supports agricultural uses of the land.

SECTION 910– Principally Permitted Uses

The following uses are permitted by right on land zoned Agriculture within Dearborn County.

1. Single family dwelling units;
2. Farms of field crops, fruits, tree nuts, vegetables, or other agricultural growth products;
3. Farms with no predominant crops, including range and grassland pastures, horticultural specialties, bee hives and insect/worm farms and other agriculture and related activities;
4. Farms and ranches of dairy production, raising of livestock including cattle, hogs, sheep, goats, horses, poultry or other fowls and other animals raised for food or fur, skin or related uses;
5. Wildlife preserve sanctuaries, habitats, cultures and related activities; botanical gardens and arboretums, nature preserves, wildlife habitats and other natural exhibitions (Site Plan Review required);
6. Forestry activities including timber production, tree products production, commercial forestry production, forest nurseries and other forestry activities, Christmas tree farming and related services (Excludes sawmills, or processing of wood products other than activities necessary to ship timbers from the property);
7. Horticultural, floricultural, viticultural, and other agricultural related uses and services;
8. Animal husbandry, poultry hatching and other services, fish hatcheries, and other fish culture activities and related services;
9. Agriculture related activities including grist milling services, corn shelling, hay baling, threshing, contract sorting, grading and packaging services and other agricultural processing services;
10. Retail trade for the sale of hay, grain, feed and other farm and garden supplies and agriculture related equipment excluding vehicles (Site Plan Review required);
11. Seasonal roadside stands, farmers marts and similar sales uses of agricultural and related products including specialty crafts and foods (Site Plan Review required);

12. Garden plots and other similar forms of communal or organizational farming practices;
13. Bed and Breakfast Inns within existing structure with limited exterior structural alterations or additions (Site Plan Review required);
14. Veterinarian, animal hospital, grooming services or other animal related services. Boarding, riding stables, and commercial kennels on a minimum of five (5) acres. Any building involving kennels shall be located not less than two hundred and fifty (250) feet from any lot line;
15. Cemeteries, churches, chapels, temples, synagogues, convents, seminaries, monasteries and nunneries with accompanying uses including gymnasium, and fellowship halls (Site Plan Review Required) but excluding schools and/or child care;
16. Public parks, public playgrounds and public recreation areas;
17. Golf courses with club house and related facilities on a minimum 60 acres for each nine-hole course (Site Plan Review Required);
18. Barns, pole buildings, greenhouses or other structures commonly constructed for storage of equipment, materials, crops or animals for use in maintaining or operating an agricultural use or for maintaining personal property on which a residence has not been constructed. All proposed buildings of this type must be identified / shown as being located outside of soil test sites for primary and secondary septic systems, where applicable.
 - a. Any building in which household, domesticated pets are kept (see Definitions, Article 27) shall be located not less than ten (10) feet from any lot line. Any building in which 4 or more household, domesticated pets or any undomesticated, non-household animals are kept shall be located not less than fifty (50) feet from any lot line.
19. Family Child Care Home as defined in Article 27 and permitted by IC 36-7-4-1107 and 1108.

SECTION 920- Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit including:
 - a. private garages and parking;
 - b. structures such as fences, satellite dishes, and walls;
 - c. buildings such as storage sheds, private greenhouses and gazebos;
 - d. storage of a recreational vehicle or unit;
 - e. private swimming pool, sauna, bathhouse and like accessories;
 - f. private recreational court, complex or similar recreational activity;
 - g. private stables or other keeping and use of pets and animals;

2. Temporary buildings incidental to construction;
3. Offices for farm management and administration of agricultural services offered on the farm premises;
4. Accessory dwelling units to include one apartment within a single-family dwelling or accessory structures or separate dwelling unit as long as the unit is used for family or employee/s of a principally permitted use listed above and under common ownership. The accessory dwelling unit must conform to all locational requirements of single-family units;
5. Home Occupations subject to the standards in Section 2556;
6. Recreation both passive and active.

SECTION 930 – Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and conditions of the Board of Zoning Appeals provided: a) the activity is an integral part of the agricultural use of the land, and the activity is not of scale, nature or other character which will detract or conflict with the principal purposes of the district; or b) the activity is necessary to provide the specified public service for the character of the activity and does not overpower, transcend or conflict with the principal purpose of the district; and c) the arrangement of use, building or structure is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

1. Retail sales farm machinery or equipment, lawn and garden equipment, nursery and similar landscape sales or products delivered or produced on the premises and sold on a continuous basis (Site Plan Review required);
2. Commercial kennels on less than five (5) acres and 250 feet from property lines and boarding stables on less than five (5) acres;
3. Duplex dwelling units;
4. Commercial stockyards and feed lots (Site Plan Review required);
5. Production, processing and wholesale sales of fertilizer (Site Plan Review required).
6. Commercial swimming beaches and swimming pools (Site Plan Review required);
7. Dude ranches, health resorts, ski resorts, hunting grounds, fishing lakes and fishing lake access, indoor and outdoor target ranges and other resort outdoor sporting activities (Site Plan Review required);
8. Recreational vehicle and trailer camps provided such living arrangements are of transient or seasonal use (Site Plan Review required) and camping, picnicking, hiking areas, trails and other private recreational uses;
9. Group Child Care Centers Class I and II (Site Plan Review required) (See Article 27 for definitions);
10. Taxidermy;

11. Public or private airports or heliports;
12. Meeting halls for non-profit or philanthropic organizations (Site Plan Review Required);
13. Year round operation of roadside stands, farmers mart and similar sales uses of agricultural and related products including specialty crafts and foods (Site Plan Review required);
14. Schools, colleges, junior colleges, universities, including fraternity and sorority houses and dormitories, business colleges and trade schools, boarding nursery schools and preschools;
15. Golf courses with club house or related facilities on less than 60 acres per nine holes (Site Plan Review Required);
16. Mobile homes, manufactured home parks subject to performance standards in Section 2560 and 2562 (Site Plan Review Required);
17. Telecommunication towers, radio and television transmitting or relay stations; antennas or satellite dishes; See Article 15 (Site Plan Review Required)
18. Sawmills including only the cutting and storing of lumber or firewood or related activities but excludes any applications or wood processing (Site Plan Review Required);
19. Confined feeding operations;
20. Water towers, electrical substations, telephone switching stations, facilities dealing with boosting or receiving data or communications signals, wind energy conversion systems, and county garage facilities;
21. Commercial services or activities that provide a needed and useful service to rural life style described within the intent of this Article, provided the use does not disrupt or detract from the primary purpose of this Article.

SECTION 940– Density

The maximum density of use shall not be greater than one lot per one (1) acre of land.

SECTION 950- Minimum District Size

The minimum size and extent of an Agriculture (A) district shall not be less than thirty (30) acres.

SECTION 960- Minimum Standards

See Article 25, Table 25-1 for dimensional standards.