

Section 5.06 TA - Transitional Agriculture District

5.06.01. *Intent:* The (TA) Transitional Agriculture District is established for the purpose of preserving agricultural resources while encouraging uses that are compatible to urban type uses. It is not intended for commercial feedlot operations for livestock or poultry.

5.06.02 *Permitted Uses:*

1. Farming, pasturing, truck gardening, and orchards, including the sale of products raised on the premises, provided that no livestock feedlot or yard for more than nineteen (300) animal units shall be established.
2. Residential dwellings for use by the owners and their families, tenants, and employees.
3. Residential dwellings subject to any person or persons who:
 - iii. own a track of 80 acres or more may sell one small tract per 80 acres for such single family dwelling providing such sale has not previously been exercised on the large tract; and/or
 - iv. own an existing ranch or farm dwelling that is ten years old or more may sell a small tract containing such dwelling provided that the limitations as stated in section 5.06.05 are met.
4. Public parks and recreation areas, playgrounds and conservation areas including flood control facilities and natural wildlife habitats and preserves.
5. Railroads, not including switching, terminal facilities or freight yards.
6. Public overhead and underground local distribution utilities.
7. Churches.
8. Public services such as police, fire, and emergency facilities.
9. Publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries or museums.
10. Roadside stands offering the sale of agriculture products produced on the premises.

5.06.03 *Permitted Conditional Uses:*

1. Commercial auction yards and barns.
2. Commercial production and husbandry of livestock, poultry, fish and small animals.
3. Retail sale and distribution of agricultural products that have been produced on the premises.
4. Commercial feedlots.
5. Feed mills.
6. Mining and extraction of natural resources.
7. Commercial greenhouses.
8. Agricultural storage facilities for equipment and grain.
9. Educational institutions, including public and private primary schools, secondary schools including universities, colleges, vocational schools, and business schools.
10. Hospitals, nursing and convalescent homes.
11. Radio, television and wireless communication towers and transmitters, pursuant to Section 7.11.
12. Cemeteries, provided all structures are located at least one hundred feet (100') from all property lines.
13. Water supply and storage facilities, wastewater treatment, sewage disposal, and solid waste disposal facilities.
14. Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.
15. Home occupations, pursuant to Section 7.10.
16. Veterinarians' offices and hospitals, and boarding kennels, provided that no structure or building used to house horses or other animals is located closer than one-hundred feet (100') to any residential use.
17. Livestock feeding operations, and the raising and care of animals for 4-H, Future Farmer of America (FFA) or other rural/school organizations, provided no such facility shall have more than three-hundred (600) animal units.
18. Wind energy systems on tracts of more than ten (10) acres, pursuant to Section 7.17.
19. Public campgrounds.

- 20. Kennels and stables, and riding clubs, provided that no structure or building used to house horses or other animals, provided that no structure or building used to house horses or other animals is located closer than one-hundred feet (100') to any residential use.
 - 21. Auto wrecking yards, junk yards, salvage yards, and scrap processing yards.
 - 22. Storage and distribution of anhydrous ammonia, fuel, fertilizer, and other chemicals.
 - 23. Bed and Breakfast establishments.
- 5.06.04 *Permitted Accessory Uses:*
- 1. Buildings and uses customarily incidental to the permitted and conditional uses.
 - 2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
 - 3. Signs pursuant to Sections 7.06 through 7.08.
 - 4. Parking pursuant to Sections 7.02 through 7.05.
 - 5. Private swimming pool, tennis court and other similar facilities in conjunction with a residence.
 - 6. Storage or parking of vehicles, boats, campers and trailer, pursuant to Section 7.01.

5.05.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be as follows:

Use	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Coverage
Residential Dwelling (private well and/or private septic)	20,000 sq. ft.	100 feet	35 feet	20 feet	35 feet	35 feet	20%
Residential Dwelling (public water and public sewer)	10,000 sq.ft.	100 feet	35 feet	20 feet	35 feet	35 feet	20%
Other Permitted Uses	20 acres	660 feet	35 feet	20 feet	35 feet	-	20%
Permitted Conditional Uses	20 acres	660 feet	35 feet	20 feet	35 feet	-	20%
Accessory Buildings	-	-	-	-	-	-	-

5.05.06 *Other Applicable Provisions:*

- 1. The following uses shall be located a minimum of one-thousand three-hundred twenty feet (1,320') from any adjacent residential, commercial, industrial, or public use, as measured from the nearest point on the lot line.
 - k. Commercial auction yards or barns.
 - l. Commercial production and husbandry of poultry, fish, and small animals.
 - m. Commercial feedlots.
 - n. Mining and extraction of natural resources.
 - o. Feed mills.
 - p. Veterinarians' offices and hospitals, and boarding kennels, applicable only to any structure or building used to house horses or other animals.
 - q. Raising and care of animals for 4-H, Future Farmer of America (FFA) or other rural/school organizations.
 - r. Kennels, stables, and riding clubs, applicable only to any structure or building used to house horses or other animals.
 - s. Auto wrecking yards, junk yards, salvage yards, and scrap processing yards.
 - t. Storage and distribution of anhydrous ammonia, fuel, fertilizer, and other chemicals.
- 2. No new residential, commercial, industrial, or public use shall be located nearer than one-thousand three-hundred twenty feet (1,320') to any existing use listed in Section 5.06.06 (1)