

SECTION 4. AGRICULTURAL PRESERVATION DISTRICT # 2

Subsection 4.1: District Description

This area consists of 40-acre parcels of land located in unincorporated areas of Swift County, which predominantly (over 50% of the parcel) consist of marginal and non-tillable agricultural soil characteristics and may have urban or natural resource characteristics that exist within each 40-acre parcel of land.

Subsection 4.2: Permitted Uses

- A. Farm Dwelling and Accessory Buildings.
- B. Agricultural Buildings and Accessory Buildings.
- C. Soil and Water Conservation Practices (permit not required).
- D. Home Occupations (permit not required).
- E. Agricultural Uses (permit not required).
- F. Open Space and Outdoor Recreation Areas.
- G. Used Car Dealerships (permit not required).
 - 1. With no more than five (5) salvaged vehicles on the premises at any given time. Salvaged vehicles are used for parts and not intended for sale.

Subsection 4.3: Conditional Uses

- A. Gravel Pit Mining.
- B. Sanitary Landfill Sites.
- C. Commercial Feedlots.
- D. Poultry Operations.
- E. Municipal Sewage Treatment Systems.
- F. Cemeteries.
- G. Road Development.
- H. Road Easements.
- I. Junk Yards.
- J. Non-farm Residential Dwellings (on marginal and non-tillable soils).

K. Wind Turbines.

L. Adult-Use Business.

M. Manufactured Home Park.

Subsection 4.4: Physical Development Standards

A. Front-yard Setback.

1. No structures, tree plantings, or temporary storage of farm or non-farm products or equipment shall be located within 100 feet from the center of the road(s) they abut. On lands that affect the visibility of vehicular traffic at intersections, front-yard setbacks shall be located no less than 200 feet from the center of the intersection.

B. Side-yard Setback.

1. No structure shall be located less than 20 feet from any side property line they adjoin.

C. Rear-yard Setback.

1. No structure shall be located less than 20 feet from any rear property line they adjoin.

D. Building Height.

1. A maximum structure height shall not exceed 35 feet, excluding telecommunication towers, storage silos, barns and other agricultural structures.

E. Minimum Lot Area.

1. For each single non-farm dwelling, a minimum lot area of two and a half (2.5) acres is required prior to issuing a conditional use permit; unless the Township where the dwelling is proposed has adopted by resolution a minimum lot area greater than the standard set by this Ordinance.
2. Prior to adopting a resolution, the Township must conduct a public hearing on the preferred minimum lot area standard being proposed. A copy of the resolution must be filed with the County Register of Deeds and the County Zoning Administrator.