

SECTION 3. AGRICULTURAL PRESERVATION DISTRICT #1

Subsection 3.1 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 prime and good agricultural soil characteristics and may have urban or natural resource characteristics that exist within each 40-acre parcel of land.

Subsection 3.2 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. 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 3.3 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. Salvage Yards.
- J. Any conditional uses identified in Agricultural Preservation District #2, if the soil and natural resource characteristics are marginal and non-tillable.
- K. Open Space and Outdoor Recreation.

- L. Wind Turbines.
- M. Adult-Use Business.
- N. Manufactured Home Park.
- O. Non-Farm Dwelling.

Subsection 3.4: 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, the front-yard setback 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.