

CHAPTER 10 ZONING

Agricultural Districts

10.1.4 A-4 Agricultural Related Manufacturing, Warehousing, and Marketing District

A. Purpose:

The primary purpose of the A-4 District is to provide for the proper location and regulation of manufacturing, warehousing, storage and related industrial and marketing activities that are dependent upon or are closely allied with the agricultural industry.

B. Principal Uses:

None; all uses in this District are conditional uses and must be approved in accordance with the procedure established in Section 9.24 Conditional Uses p. 70.

C. Conditional Uses include, but are not necessarily limited to:

1. blending and preparing of flour
2. canning of fruits, vegetables, preserves, jams and jellies
3. canning of specialty foods
4. coffee roasting and production of coffee products
5. contract sorting, grading and packaging services for fruits and vegetables
6. corn shelling, hay baling and threshing services
7. cotton ginning and depressing
8. cottonseed oil milling
9. direct farm markets
10. drying and dehydrating fruit and vegetables
11. fertilizer production, sales, storage, mixing and blending
12. fluid milk processing
13. fruit and vegetable picking, vegetable sauces & seasoning, & salad dressing preparation
14. grain elevators & bulk storage of feed grain
15. grist mill services
16. horticultural services
17. livestock sales facilities
18. malt production
19. meat packing
20. milling of rice
21. milling of soybean oil
22. milling of vegetable oil
23. poultry & small game dressing & packaging, providing that all operations be conducted within an enclosed building
24. poultry hatchery services
25. preparation of cereal
26. preparation of fee for animals & fowl
27. production of animal & marine fat & oil
28. production of chocolate & cocoa products
29. production of condensed & evaporated milk
30. production of creamery butter
31. production of flour & other grain mill products
32. production of frozen fruit, fruit juices, vegetables & other specialties
33. production of natural & processed cheese
34. production of sausages & other meat products, providing that all operations be conducted within an enclosed building
35. production of shortening, table oils, & margarine & other edible fats & oils
36. production of wine, brandy & brandy spirits
37. sales of farm & landscape implements & related equipment
38. sugar processing & production
39. transportation related activities primarily preserving the basic agricultural history
40. wet milling of corn
41. see conditional uses on page 70.

D. Area, Height and Yard Requirements:

Farm	Size	Minimum sufficient area for the principal structure, accessory buildings, and septic system, all required yards, and off street parking as required by Section 23 of this Ordinance
Building	Height	Maximum 35 feet
Yard	Rear	Minimum 75 feet
	Side	Minimum 75 feet
	Street	Minimum 75 feet from center line of Town and County Roads and 75 feet from right-of-way of State Roads