



Chapter 2
Jackson County Zoning Districts

Section 2-1 Jackson County Zoning Districts

LEGEND	ZONING DISTRICT	REFERENCE
AG	Agricultural	Chapter 3
FR	Forest & Recreational	Chapter 4
R-1	Residential 1	Chapter 5
R-2	Residential 2	Chapter 5
LR	Lake Residential	Chapter 5
GB	General Business	Chapter 6
I	Industrial	Chapter 7

Section 2-2 Official Zoning map

An updated official Zoning Map is adopted as a part of this Ordinance. The Zoning map shows the designated zoning district in reference to each parcel of land within the jurisdiction of unincorporated Jackson County.

Section 2-3 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of various parcels and the zoning thereof, the following rules apply:

- A) Boundaries shall be interpreted as following the centerline of all streets, highways, & alleys.
- B) Boundaries shall be interpreted as approximately following platted lot lines.
- C) Boundaries following the FEMA Flood Plain shall be interpreted to follow the flood plain line.
- D) Boundaries shall be interpreted as following the midway between all railroad tracks and railroad right-of-way.
- E) Boundaries following shorelines shall be construed to follow the shoreline of said body of water.
- F) When the right-of-way is vacated of any alley, street, or other public way the districts adjoining each side are respectively extended to the center of said vacated area.



Chapter 3
Agricultural Zoning District

Section 3-1 Intent

Agricultural District: The Agricultural District (AG) is established to include areas that are substantially tillable or used for a variety of agricultural operations. This district is located where little or no concentrated urbanization has occurred or is likely to occur in the near future, in accordance with the Jackson County Comprehensive Plan.

Section 3-2 Uses

Use and development of land and structures shall only be for the following specified uses unless Special Exception approval is granted. Uses are grouped into major categories and only those uses listed under each category are permitted. Land and/or structures in the district referenced at the top of the table may be used for the purposes denoted by the following abbreviations:

P: Permitted- Land and/or structures in this district may be used for the purposes listed on the given chart.

S: Special Exception- Land and/or structures in this district may be used for the purposes listed on the given chart with Special Exception approval. All applicable standards cited in Chapter 14 “Special Exception Review Requirements and Procedures” and Specific Requirements in Chapter 8 must be met unless a Variance is granted.

Agricultural Use Chart		
<i>Use</i>	<i>P/S</i>	<i>Requirements</i>
Residential		
Single-family Dwellings	P	
Two-family Dwellings (Duplex)	P	
Mobile Homes & Manufactured Dwellings on Individual Lots	P	8-1 (1)
Multi-Unit Dwellings	S	
Accessory Building	P	8-1 (3)
Low impact Home Occupations	P	8-1 (4)
Agricultural & Forestry		
Bait Sales	P	
Commercial Greenhouse, Nursery, & Floriculture Production	P	8-2 (1)
Farm Sales & Services	P	
Farms (General)	P	
Farms Confined Feeding	S	8-2 (2)
Keeping of Livestock & Other Animals (Non CAFO)	P	
Kennels	S	
Liquid Fertilizer Storage	P	8-2 (3)
Riding Stables	P	8-2 (4)
Roadside Produce Sales	P	
Sales Barn for Livestock Resale	P	8-2 (5)
Commercial Saw Mill & Lumber Yards	S	8-2 (6)
Seasonal Farm Employee Housing	S	
Seasonal Hunting & Fishing Housing	P	
Slaughter House, Locker, Cold Storage (Commercial)	P	8-2 (7)
Grain Storage (Commercial)	S	
Wholesale Produce Terminal	S	
Similar Agricultural & Forestry Uses Not Listed	S	
Business (Sales & Services)		
Bakery	S	
Banking & Financial Institutions	S	
Barber/Beauty Saloon	S	
Business or Professional Office	S	
Clothing Services	S	
Electric Appliance Service & Sales	S	
Food Sales & Services (Restaurants, Bakeries, Markets, etc.)	S	8-3 (1)
Wineries, Breweries, Taverns	S	8-3 (1)
Pet Shops (Retail, Grooming, Supplies)	S	
Photographic Studio	P	
Retail Sales	S	
Wholesale Business	S	
Sexually Oriented Businesses	S	8-3 (2)
Convenience Stores with Gasoline Service	S	
Similar Sales & Service Uses Not Listed	S	
Auto Dealers, Service, Parts		
Commercial Storage of Recreational Vehicles	S	8-4
Motorized Vehicle Sales/Service/Parts	S	
Similar Auto Dealers, Services, Parts Uses Not Listed	S	
Lodging Accomodation		
Boarding	S	8-5
Bed & Breakfast Including Air BnB, VRBO, etc.	P	
Elderly Living/Nursing Home	S	
Hotels/Motels	S	
Mobile Home Park	S	
Planned Residential Development	S	
Recreational Camps & Public Camp Grounds	S	
Similar Lodging Uses Not Listed	S	
Technical Services		
Aerostat Aircraft	S	8-7
Commercial Solar Farms	S	8-11
Radio Towers	S	
Wireless Communication Facilities, Tower, and Services	S	8-6
Similar Technical Uses Not Listed	S	
Health Care & Social Assistnace		
Child Care Facilities	S	
Dental Offices	S	

Medical Facilities	S	
Veterinary Clinics	S	
Group Living, Therapy, & Rehabilitation Facilities	S	
Similar Health Care & Social Assistance Uses Not Listed	S	
Recreational Entertainment		
Artificial Lake (Under 3 Acres)	P	
Commercial Shooting Ranges (Indoor)	S	
Commercial Shooting Ranges (Outdoor)	S	
Country Clubs	S	
Golf Courses	S	
Public Parks & Playgrounds	P	
Race Tracks	S	
Stadiums/Coliseums/Athletic Fields	S	
Swimming Pools (Commercial)	S	10-3
Swimming Pools (Residential)	P	10-3
Theater (Indoor/Outdoor)	S	
Wedding & Reception Venues	S	
Similar Recreational Entertainment Uses Not Listed	S	
Religious, Civic, Social Organizations		
Assembly Halls	S	
Cemetery & Crematory	S	
Charitable Institutions	S	
Churches, and similar places of worship	S	
Convention centers & halls	S	
Lodges & Private Clubs	S	8-8
Similar Religious, Civic, & Social Uses Not Listed	S	
Educational Services		8-9
Libraries & Museums	S	
School Buildings (public, private, & parochial)	S	
University & College Buildings	S	
Vocational & Trade Schools	S	
Similar Educational Uses Not Listed	S	
Public Administration		
Executive, Legislative, & Other General Government Buildings	S	
Penal Institution (Correctional & Juvenile Facilities)	S	
Postal Services	S	
Public Safety Buildings	S	
Similar Public Administration Uses Not Listed	S	
Transportation		
Airports/Heliports	S	8-10
Truck Stops	S	
Similar Transportation Uses Not Listed	S	
Utilities & Waste Disposal		
Commercial & Waste Disposal	S	
Commercial Composting Facilities	S	
Resource Extraction	S	
Sanitary Landfills	S	
Sewage Disposal & Treatment Facilities	S	
Water Treatment Facilities	S	
Similar Utility Uses Not Listed	S	
Construction		
Asphalt, Concrete, and Gravel Plants & Storage	S	
Construction Offices, Showrooms, & Storage Yards	S	
Industrial		
Industry (General)	S	
Industrial Park	S	
Junk Yard	S	
Manufacturing, Fabrication, or Assembling of Products	S	
Truck Freight Terminal	S	
Warehousing	S	
Wholesale Trade & Goods	S	
Similar Industrial Uses Not Listed	S	
Signs		12
Advertising Sign or Billboard over 36.00' sq. ft.	S	12-1
Signs under 36.00' sq. ft.	P	12-2



Section 3-3 Lot Requirements

All lots shall meet the following minimum area and width requirements. No new lots shall be created or altered in a means that does not comply with the following requirements as referenced below.

Lot Area & Width Requirements		
District	Minimum Lot Area	Minimum Lot Width
Agricultural	1 Acre (43,560 Square Feet)	150.00' Feet

* **Note:** All lots shall also require approval of two (2) approved septic sites or one (1) repairable system by the Jackson County Health Department.

- A) Non-Conforming Lots of Record:** New residential or commercial structures to be erected prior to the passage of the original Jackson County Zoning Ordinance, on lots of record which are smaller in area than the prescribed minimums of the table above, may be issued a building permit, contingent on proof of the dated record deed and the approval of two (2) approved septic sites or one (1) repairable system by the Jackson County Health Department.
- B) Subdivision of Land:** All divisions to land shall be subject to the requirements set forth in the Jackson County Subdivision Control Ordinance.
- C) Access:** 50.00' deeded access is required on all residential building lots.

Section 3-4 Height Requirements

Any structure over the maximum height requirements referenced below must receive Variance approval.

Maximum Height Requirements	
Agricultural & Forest & Recreational Districts	35.00'
Residential Districts	35.00'
Business Districts	45.00'
Industrial Districts	75.00'

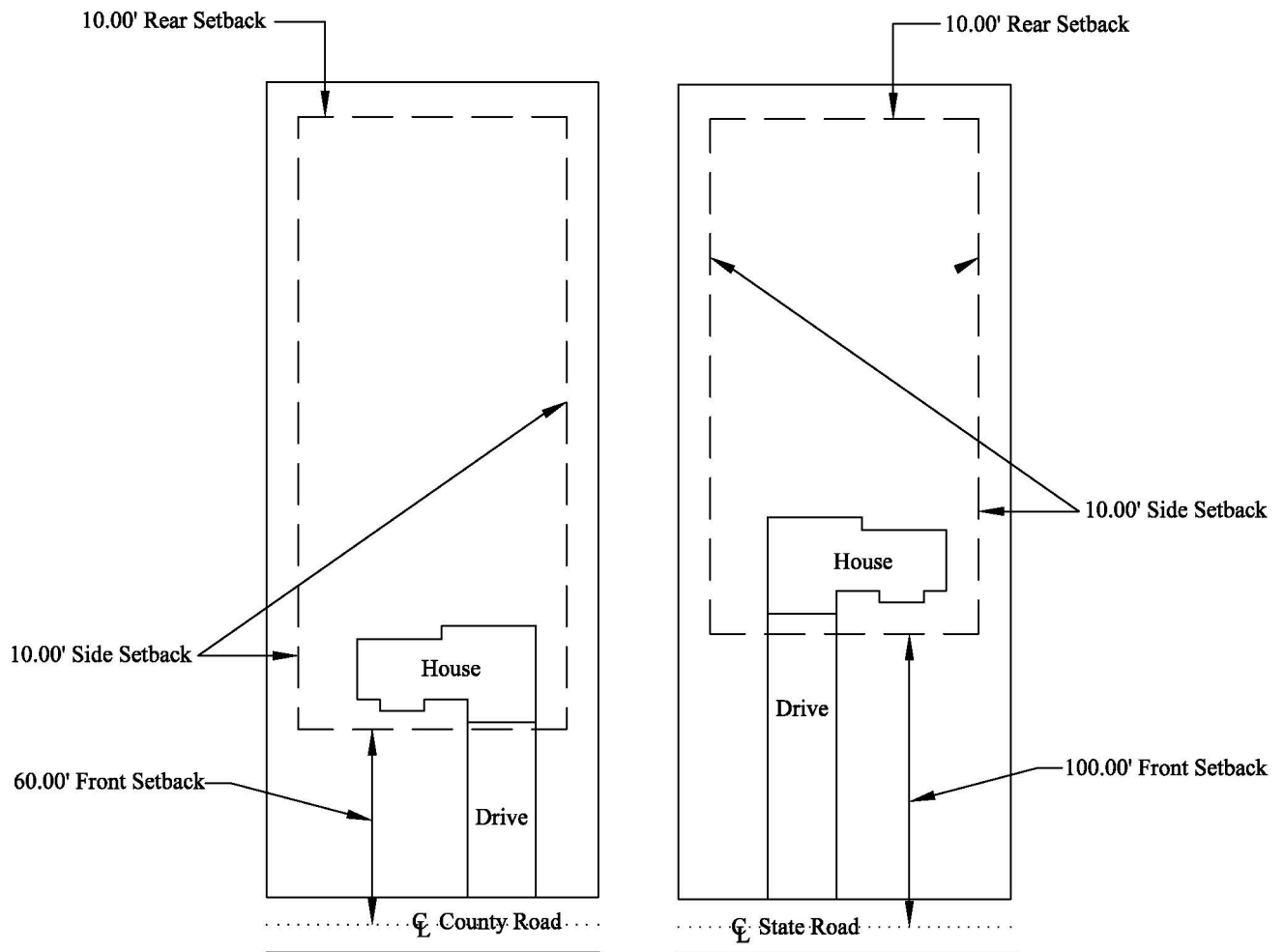
***Note:** An agricultural structure may be erected or changed to any height necessary for its operation, no greater than seventy-five (75') feet.



Section 3-5 Building Setback Requirements

All structures shall be subject to the dimensional regulations set forth by this ordinance and referenced in the following table & charts.

District	Front Setback County Road (CL)	Front Setback State Road (CL)	Adjoining Property Line Setback	One Story Dwelling Minimum Size	Two Story Dwelling Minimum Size
Agricultural	60.00'	100.00'	10.00'	720.00'	1400.00'





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- A) **Accessory Structure:** See Chapter 10 for setbacks and restrictions applicable to Accessory Structures.
 - B) **Projections into Yards:** Accessory Structures & Architectural features may project into the required setbacks as provided in Section 9-4.
 - C) **County Regulated Drains:** A minimum Setback of 75.00' (top of bank) shall be maintained from the top of adjacent bank of a county regulated drain.
 - D) **Corner Lots:** Corner lots shall meet the minimum setback requirements from both road frontages.
 - E) **Road Setbacks:** The road or front yard setback shall be measured from the Centerline of County & State Roads.
 - F) **Alley Setbacks:** A minimum of ten (10') feet shall be maintained from all alley(s) right of way.
 - G) **Grandfathered Exemptions:** A grandfather clause is applicable to homes built prior to the adoption of the original Jackson County Zoning Ordinance (1968) but are subject to the requirements referenced in Section 9-5.

Notice: Agricultural Clause

All applicants, developers, or landowners who develop any use in this district shall be required as part of the building permit process to sign the following agricultural clause and record it as a deed restriction to bind successive owners:

“Grantee and their successors in title are on notice and understand that this residence is being built in a predominately agricultural area and that farming operations will be practiced in the area of this residence. With this understanding, the grantee and successors in title forego their right to bring claim against any farmer or agricultural operations in the area whom has not been negligent.