

2. AG – AGRICULTURE DISTRICT.

- a. **AG Purpose.** This district is intended for agricultural uses and to protect and preserve the decreasing supply of farmland by discouraging urban development in primarily agricultural areas. Non-farm residential uses should be limited, when possible, to provide for large areas of contiguous farm land.
 - i. All subdivisions require subdivision approval unless exempt (See *Section 5.B.5: Exempt Subdivisions*).
 - ii. All new primary structures for commercial, industrial, and institutional uses require Development Plan approval. Only one primary use or primary structure (dwelling unit) per lot permitted.
 - iii. All development may be subject to Drainage Board approval.
- b. **AG Permitted Uses, Special Exception Uses, and Development Standards.**

Permitted Uses – Agriculture District (AG)		
Primary Uses		Accessory Uses
AGRICULTURE USES <ul style="list-style-type: none"> • Equestrian facility • Livestock, personal • Livestock, production (not requiring IDEM permit) • Livestock, wholesale trade • Row, field, tree, and nursery crop cultivation • Wildlife / nature preserve COMMERCIAL USES <ul style="list-style-type: none"> • Agricultural support services 	INSTITUTIONAL USES <ul style="list-style-type: none"> • Cemetery • Church or place of worship • Emergency response • Governmental offices • Park • Utility facility, public and private RESIDENTIAL USES <ul style="list-style-type: none"> • Dwelling, single-family • Short-term rental 	<ul style="list-style-type: none"> • *Dwelling, accessory • Dwelling, single-family • Farm equipment repair • Hobby farm • *Home occupation • Produce stand • *Solar energy system, personal • *Wind energy system (WECS), personal

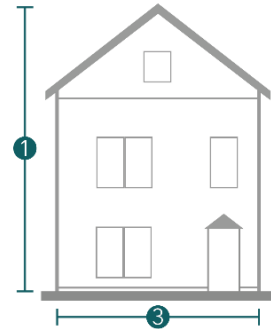
Special Exception Uses – Agriculture District (AG)		
Primary Uses		Accessory Uses
COMMERCIAL USES <ul style="list-style-type: none"> • Bed and breakfast • *Campground and recreational vehicle park, private and public • Club, private and public • Fairground • Golf course / driving range • Gun club, private and public • Kennel, public and private • Mineral extraction and processing • Race track • Recreational facility • *Rural event venue, permanent and temporary • Solar energy facility, commercial • Skeet / target shooting range • Stadium / arena • *Wind energy system (WECS), commercial wind farm • Winery / brewery / distillery 	AGRICULTURE USES <ul style="list-style-type: none"> • Meat processing • Timber processing INDUSTRIAL USES <ul style="list-style-type: none"> • Farm chemical supply sales & processing INSTITUTIONAL USES <ul style="list-style-type: none"> • Airport / heliport, public and private • Library • School • *Wireless communication facility RESIDENTIAL USES <ul style="list-style-type: none"> • Dwelling, single-family temporary • Group home 	<ul style="list-style-type: none"> • *Agritourism • Child care home (in-home childcare) • Farmer’s market • *Home-based business

* Specific Use Development Standards apply. See *Chapter 3.C: Use Development Standards*.

AG Structure Standards

		Residential	Non-Residential
1	Maximum Height of Structure	40 feet	50 feet ¹
		30 feet	50 feet ¹
2	Minimum Living Area	950 sq ft	N/A
3	Minimum Width of Primary Structure	18 feet	N/A

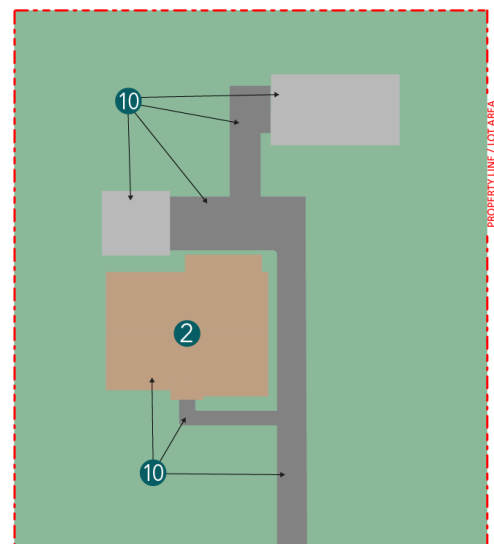
1 – Agriculture land uses are exempt from this standard



AG Lot Standards

		Residential	Non-Residential
4	Minimum Lot Width	90 feet	90 feet
		Max 1:8	Max 1:8
5	Minimum Street Frontage	N/A	N/A
		30,000 sq ft	1 acre
6	Minimum Lot Area	2 acres	5 acres
		N/A	20,000 sq ft
		Use doesn't require sanitary ³	
7	Minimum Front Yard Setback	35 feet	50 feet
8	Minimum Side Yard Setback	25 feet	25 feet
		15 feet	20 feet
9	Minimum Rear Yard Setback	30 feet	30 feet
		15 feet	20 feet
10	Maximum Impervious Surface Coverage	50%	50%

2 – Subject to approval by the Morgan County Health Department.
3 – As determined by the Morgan County Health Department.



- c. **AG Utility Standards.** Municipal water and sewer are not required for this district, but all non-municipal water and/or sewer shall be approved by the Morgan County Health Department and/or IDOH.

AG Utility Standards	
Municipal Water Required	No
Municipal Sewer Required	No

- d. **AG Site Development Standards.** See *Chapter 4: Site Development Standards* for the following additional standards that may apply to this district or use.

AG Site Development Standards ¹
1. Accessory Structure Standards
2. Driveway & Access Management Standards
3. Landscaping Standards
4. Lighting Standards
5. Parking & Loading Standards
6. Sign Standards
7. Storage Standards
8. Structure Standards
9. Trash & Receptacle Standards

¹ – See *Chapter 4: Site Development Standards* for site standards that may apply to the district or use.