

ARTICLE 5

AGRICULTURAL DISTRICTS (AG)

Section 501 Intent

The intent of Agricultural Districts (AG) is to protect agricultural lands and lands consisting of natural growth from incompatible land uses in order to preserve land best suited to agricultural uses and land in which the natural environment should be continued and to limit residential, commercial, and industrial development to those areas where they are best suited for reasons of practicality and service delivery.

Section 503 Permitted Principal Uses and Structures

The following principal uses and structures shall be permitted in Agricultural Districts (AG):

1. Agriculture;
2. Farms;
3. Ranches;
4. Orchards;
5. Parks;
6. Farm buildings;
7. Farm drainage and irrigation systems, flood control and watershed structures and erosion control devices meeting all county, state, and soil conservation district regulations;
8. Manufactured homes, pursuant to Section 1419;
9. Utility facilities;
10. Historic sites;
11. Veterinary clinics;
12. Veterinary services; (Removed 09/07/2004)
13. Kennels;
14. Cemeteries;
15. Schools, public;
16. Schools, denominational and private;
17. Dwellings, single-family;

18. Churches;
19. Shelterbelts;
20. Stock dams; and
21. Extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B.

Section 505 Permitted Accessory Uses and Structures

The following accessory uses and structures shall be permitted in the Agricultural Districts (AG):

1. Roadside stands for sales of farm products, fish bait, and other approved products;
2. Home and farm occupations;
3. Professional offices; and
4. Accessory uses, not specifically regulated by ordinance and structures customarily incidental to permitted uses and structures when established within the space limits of this district.

Section 507 Conditional Uses

After the provisions of this ordinance relating to conditional uses have been fulfilled, the Board of Adjustment may permit as conditional uses in Agricultural Districts (AG):

1. Airports;
2. Off-site and on-site signs;
3. Campgrounds, pursuant to Section 1429;
4. Dwellings, additional farm;
5. Open sales areas;
6. Riding stables;
7. Swimming pools;
8. Rodeo arenas;
9. Motor vehicle tracks or play areas;
10. Amusement areas and fairgrounds;
11. Golf courses;
12. Stadiums and athletic fields;

13. Automobile parking;
14. Agricultural product processing facilities;
15. Grain elevators;
16. Municipal sewage disposal and/or treatment sites;
17. Animal feeding operation lagoons and holding facilities;
18. Truck or equipment terminals;
19. Sales and auction yards and barns;
20. Private recreation areas;
21. Sanitary landfills or restricted use sites;
22. Wildlife and game production areas;
23. Fireworks stands;
24. Animal feeding operations;
25. Salvage yards;
26. Junk yards;
27. Bed and breakfast operations;
28. Game farms;
29. Aquaculture;
30. Private shooting preserves;
31. Game lodges;
32. Towers; and
33. Agricultural fertilizer and chemical sales and applications.

Section 509 Classification of Unlisted Uses

In order to insure that the zoning ordinance will permit all similar uses in each district, the Board of Adjustment, upon its own initiative or upon written application, shall determine whether a use not specifically listed as a permitted, accessory, or conditional use in a District shall be deemed a permitted, accessory, or conditional use in one or more districts on the basis of similarity to uses specifically listed.

Section 511 Prohibited Uses and Structures

All uses and structures which are not specifically permitted as principal, accessory, or conditional uses or approved as such within the provisions of Section 509 shall be prohibited.

Section 513 Minimum Lot Requirements

The minimum lot area per single-family dwelling unit shall be twenty (20) acres.

The minimum lot width shall be three hundred (300) feet.

The Board of Adjustment may allow a smaller minimum lot requirement where a permit for a single family home is requested on an existing farmstead site.

Additional dwelling units may be allowed if they are to be occupied by other members of the family farm unit, the Board of Adjustment may reduce the required area following the procedures of a conditional use.

Section 515 Minimum Yard Requirements

There shall be a front yard of not less than a depth of fifty (50) feet.

There shall be a rear yard of not less than a depth of fifty (50) feet.

There shall be two (2) side yards, each of which shall not be less than fifty (50) feet. This shall apply to all buildings and structures including decks, patios, and carports.

Section 517 Maximum Lot Coverage

The maximum lot coverage for all buildings shall not be more than ten (10) percent of the total lot area.

Section 519 Maximum Height

The height of single-family dwelling units shall not exceed thirty-five (35) feet.

Section 521 Prohibition of View Obstruction

There shall be no obstruction, such as buildings, grain bins, shelterbelts, tree(s), farm equipment and machinery, hay bales, hay stacks, silage piles or other objects that may cause view obstruction, snow build-up or safety hazards within fifty (50) feet of the road right-of-way line. The purpose of this Section is to keep the right-of-ways free and clear of snow build-up and, further, to promote traffic safety along road right-of-ways and at intersections.