

**GILMANTON/FOLEY ORDERLY ANNEXATION AREA  
JOINT PLANNING BOARD  
"A-1" AGRICULTURAL DISTRICT**

**Subdivision 1: INTENT**

The intent of the A-1 Zoning District is to establish and preserve areas for low-density residential and outdoor recreation without permitting intensified development which would require the provision of municipal facilities and services, and further allow agricultural uses in this district.

**Subdivision 2: PERMITTED USES**

1. Agricultural crop production and gardening (not including the keeping of livestock), farm dwellings and agricultural related buildings and structures.
2. Single-family dwellings.
3. Public parks, undeveloped recreational areas, wildlife areas and game refuges.
4. Wholesale nurseries and tree farms.
5. Essential Services.

**Subdivision 3: PERMITTED ACCESSORY USES**

1. Hoop/Tubular Frame Buildings as an accessory to Horticultural uses; retail sales are prohibited.
2. Operation and storage of vehicles, machinery and equipment which is incidental to permitted or conditional uses allowed in this district.
3. Boarding or renting of rooms to not more than two (2) persons.
4. Living quarters for persons employed on the premises for agricultural purposes.

5. Home Occupations.
6. Private garages.
7. Fences as regulated by Section 6.
8. Parking spaces as regulated by Section 7.
9. Signs as regulated by Section 8.
10. Towers and Antennas as regulated by Section 9.

#### **Subdivision 4: CONDITIONAL USES**

The following uses require a Conditional Use Permit based on the procedures set forth and regulated in Section 22 of this Ordinance:

1. Governmental and public utility buildings and structures necessary for the health, safety and general welfare of the community.
2. Commercial outdoor recreational areas including but not limited to golf courses, clubhouses, country clubs, swimming pools, parks, camping areas, snowmobile trails, riding trails and similar facilities.
3. Processing and packaging or sales of agricultural products or supplies, including livestock; cold storage plants; fertilizer plants; livestock farming; livestock feed lots; agricultural equipment sales yards, and seed sales, subject to all applicable Pollution Control Standards.
4. Commercial Kennels and animal hospitals, stables and riding academies.
5. Churches, schools, hospitals and cemeteries.
6. Essential Services structures and associated buildings.

7. Towers as regulated by Section 9.
8. Bed and Breakfast Operation.
9. Uses the City Council determines to be substantially similar to those listed in this zoning district and not detrimental to the City's general health and welfare.

### **Subdivision 5: INTERIM USES**

The following uses require a Interim Use Permit based on the procedures set forth and regulated in the Interim Use Section of Ordinance:

1. Solar Energy Systems, as regulated by the Solar Energy Systems Ordinance of the Gilmanton/Foley Orderly Annexation Area – Joint Planning Board.

### **Subdivision 6: LOT, YARD, AREA AND HEIGHT REQUIREMENTS**

1. Lot Area. Lot area must be at least ten (10) acres.
2. Lot Width. Lot width must be at least two hundred fifty (250) feet.
3. Setbacks.
  - A. Front Yard Setback. The front yard setback must be at least one hundred (100) feet.
  - B. Side Yard Setback. The side yard setback must be at least sixty (60) feet.
  - C. Rear Yard Setback. The rear yard setback must be at least one hundred (100) feet.
4. Building Height.

- A. Residential Structures. Residential structures must not exceed thirty five (35) feet in height.
- B. Non-agricultural non-residential structures. Non-residential structures must not exceed thirty-five (35) feet in height.
- C. Agricultural buildings. Agricultural buildings have no height restrictions.

**Subdivision 7: PROTECTION OF RESIDENTIAL DISTRICTS.**

In issuing any conditional use permit that permits or in any way pertains to the construction or operation of any nonresidential facility under this Section, the City Council may, in addition to any other restrictions, stipulate that the construction and operation be situated so that distance from residential property and general topography will prevent the operation from being or becoming a nuisance which will, in any way, be detrimental to residentially zoned property.

Section 12 "A-1" Agricultural District, Subdivision 3, was amended by Ordinance Number, 443, to add Hoop/Tubular Frame Building, passed May 7, 2019, and published May 14, 2019.