

CHAPTER 12 – AGRICULTURAL DISTRICT (AD)

11-12-1: PURPOSE:

Consistent with *Envision Three Forks*, this zoning district provides for continuing agriculture within the City as a conforming use while discouraging development activity that could limit sensible options for future development. Development is permitted only via a zoning map amendment.

11-12-2: BOUNDARIES:

The boundaries of the AD are as shown on the Official Zoning Map of the City of Three Forks.

11-12-3: PERMITTED USES:

- A. Agriculture and its customary accessory uses, buildings, and structures, specifically include on-site wholesale sales of products raised on the site. HOME BUSINESSES are customary accessory uses in this zoning district.
- B. On-site retail sales of agricultural products may be permitted via a temporary use permit, as provided by Chapter 11-25.
- C. Dwellings and home businesses being customarily accessory to farming and ranching, a single dwelling may be placed on any parcel in this zoning district, provided that the entire parcel will remain in one ownership at that time and that the dwelling is placed in line to be included on a conforming lot that would be served by extension of the city's existing street grid if the parcel is subdivided in the future.
- D. Infrastructure serving the AD and the city.
- E. Other development, including any land division, will be permitted only via a zoning map amendment.

11-12-4: CONDITIONAL USES:

There are no conditional uses in the AD.

11-12-5: DIMENSIONAL STANDARDS

- A. Building Height: The maximum building height in the AD is 24 feet to the eaves and 32 feet overall.
- B. Setbacks:
 - a. Animal enclosures must be at least one hundred feet (150') from any dwelling or public way and at least fifty feet (50') from any property line.
 - b. Other accessory buildings and structures must be at least fifty feet (50') from any property line.
 - c. The application for a zoning permit for the single accessory dwelling permitted by Section 11-12-3.C shall show how it could be contained within a lot that conforms to the standards of the RD if the parcel is eventually subdivided.

11-12-6: PERFORMANCE STANDARDS:

There are no performance standards in the AD.