

# *What FARMERS Need to Know About the Draft Zoning Ordinance*

**Project Goal:** To adopt a new Zoning Ordinance with simple language, graphic representations of rules, updated terms and concepts, a user-friendly format for easier reading, and more predictable, streamlined development review for property owners and staff. Changes in content are minimal; instead the draft Ordinance gives citizens more options for developing their property while protecting the property rights of neighbors.

- ☞ 20,000 square feet continues to be the minimum lot size for the A-1 zoning district on septic systems
  
- ☞ Three acres continues to be the minimum lot size to allow agricultural animals without a Special Use Permit.
  
- ☞ Agricultural structures such as barns continue to be exempt from accessory square footage calculations, and are now proposed to be exempt from building coverage calculations. In other words, there is a maximum percentage of any property that can be covered with buildings; barns are not counted in the percentage.
  
- ☞ Home workshop / businesses with 3 acres or more of property are now proposed to be allowed accessory square footage that is 200% of the square footage of the residence, rather than being required to be equal to or less than the house's square footage.
  
- ☞ In order to have more than two employees, a home workshop / business owner must obtain a Special Use Permit, rather than the currently required (and more difficult to obtain) Use Variance.
  
- ☞ Accessory Dwelling Units (dowdy houses, granny flats, mother-in-law units) are proposed to be allowed "by right" with no Use Variance or Special Use Permit required in the A-1 zoning district if:
  - Your property is 3 acres or more
  - The proposed dowdy house is between 600 and 1,000 square feet in floor area and is a single story in height
  - The owner of the property resides in either the primary dwelling or the dowdy house
  - The dowdy house is served by the same driveway as the main house
  - All required setbacks are met
  
- ☞ The A-5 zoning district has been merged with the A-4 zoning district. No property in the County was zoned A-5 so it made sense to merge the two.
  
- ☞ The number of animal units (1,500) that constitute a confined feeding operation have not changed and neither have the number of units that constitute a specific animal (Calves = .5, Feeder Cattle = .75, Beef Cows = 1)
  
- ☞ Construction of new homes in soils that are likely to flood may require special permission or proof that flooding will not occur prior to construction. Staff and Policy Committee are currently working on this concept.