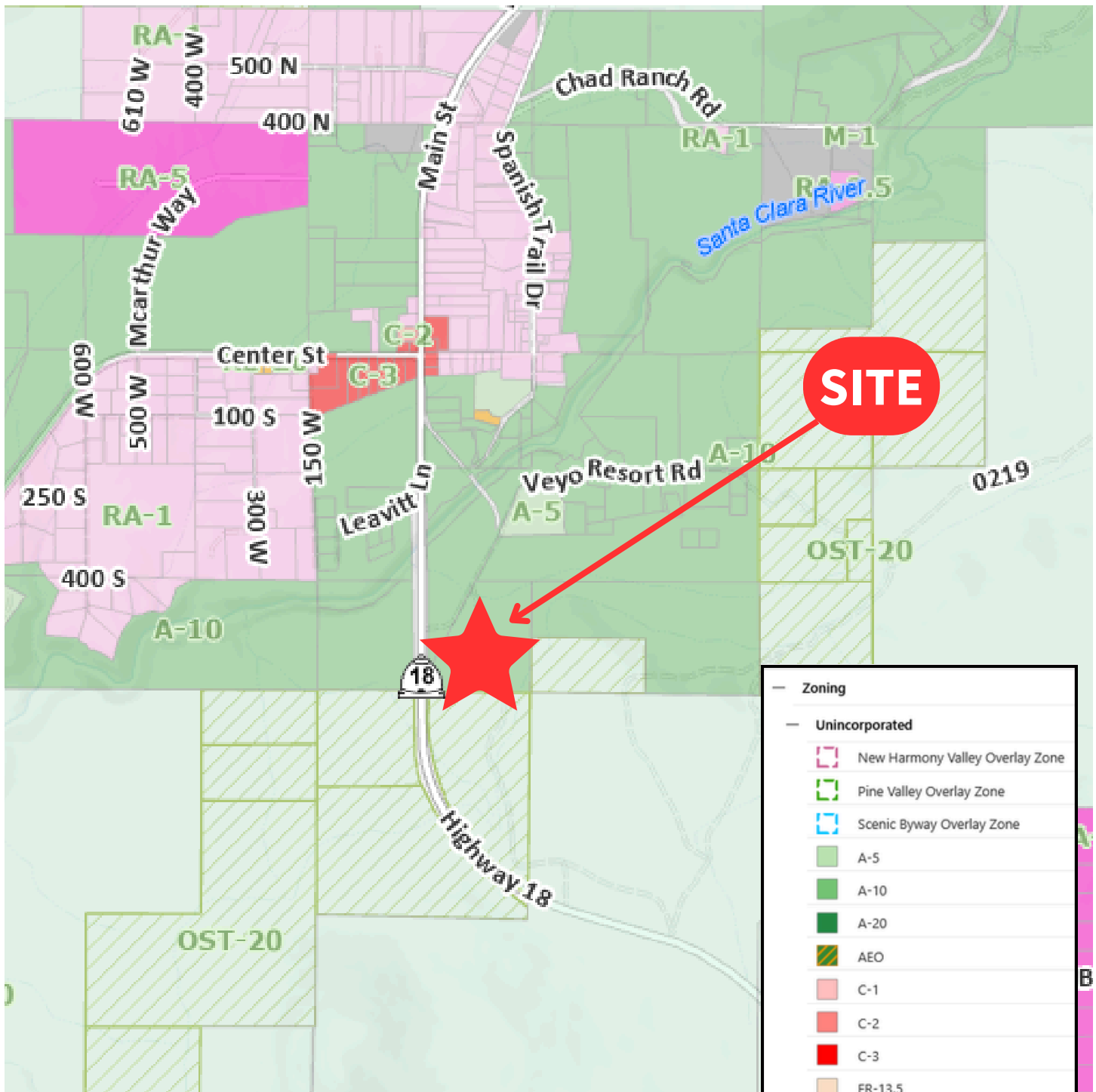


# Washington County Zoning



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## ARTICLE A. A-5, A-10, A-20 AND A-40 ZONES

### SECTION:

#### **10-7A-1: Purpose**

#### **10-7A-2: Permitted Uses**

#### **10-7A-3: Conditional Uses**

#### **10-7A-4: Height Regulations**

#### **10-7A-5: Area, Width And Yard Regulations**

#### **10-7A-6: Modifying Regulations**

#### **10-7A-1: PURPOSE:**

The purpose of these zones is to preserve appropriate areas for agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.

(Ord. 2018-1120-O, 8-21-2018; amd. Ord. 2022-1215-O, 8-2-2022)

#### **10-7A-2: PERMITTED USES:**

Uses permitted in this zone are as follows:

Accessory dwelling unit (ADU).

Campgrounds (Permitted with Standards per Title 10, Ch. 18B in A-20, A-40).

Crematorium, animal (on-site with County business license for a veterinary clinic, only in the A-5, A-10, A-20 or A-40 Districts; comply with permitted with standards provisions in Title 10, Chapter 18B. If the animal crematorium is in an A-5 District, the A-5 District shall not be adjacent to any residential zoning district (R, FR, RA, RE or SFR) where the minimum lot size is 2.5 acres or less).

Crop production, horticulture and gardening.

Dairy production.

Farm buildings and uses.

Home occupations (County business license required).

Household pets; provided that they are not kept, bred or maintained for any commercial purposes.

Livestock feeding in the A-10, A-20 and A-40 Districts.

Poultry raising in the A-10, A-20 and A-40 Districts.

Short term rental (STR) (when compliant with County Ord. 10-13-23).

Single-family dwellings. (Ord. 2018-1120-O, 8-21-2018; amd. Ord. 2021-1196-O, 10-5-2021; Ord. 2022-1215-O, 8-2-2022; Ord. 2022-1223-O, 12-20-2022; Ord. 2023-1231-O, 4-18-2023)

#### **10-7A-3: CONDITIONAL USES:**

Uses requiring a conditional use permit in this zone are as follows:

Agricultural businesses.

Agricultural tourism (agritourism).

Cemeteries.

Exotic animals in the A-20 and A-40 Districts.

Fish farms.

Fur farms.

Housing of weaner pigs.

Kennels.

Pavilion.

Public riding stables.

Public utilities.

Silo (vertical or horizontal).

Stands for sale of produce.

Veterinarian.

Other uses similar to the above and judged by the Planning Commission to be in harmony with the character and intent of this zone. (Ord. 2018-1120-O, 8-21-2018; Ord. 2019-1147-O, 9-17-2019; Ord. 2019-1149-O, 12-3-2019; Ord. 2020-1157-O, 6-16-2020; Ord. 2020-1160-O, 8-5-2020; Ord. 2021-1196-O, 10-5- 2021; Ord. 2022-1215-O, 8-2-2022; Ord. 2023-1231-O, 4-18-2023)

#### **10-7A-4: HEIGHT REGULATIONS:**

No building shall be erected to a height greater than two and one-half ( $2\frac{1}{2}$ ) stories or thirty five feet (35') without a conditional use permit. No accessory building shall be erected to a height greater than twenty five feet (25').

(Ord. 2006-915-O, 7-18-2006; amd. Ord. 2022-1215-O, 8-2-2022)

#### **10-7A-5: AREA, WIDTH AND YARD REGULATIONS:**

District	Area	Width	Yards		
			Front	Side	Rear
A-5	5 acres	300'	25'	25'	25'
A-10	10 acres	400'	25'	25'	25'
A-20	20 acres	400'	25'	25'	25'
A-40	40 acres	400'	25'	25'	25'

(Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001; amd. Ord. 2022-1215-O, 8-2-2022)

#### **10-7A-6: MODIFYING REGULATIONS:**

A. Conditional Uses On Land Of Less Size: Conditional uses may be located on land of less size than may be required by the zone if so approved by the planning commission.

B. A-5 And A-10 District Restrictions: Fur farms, public riding stables, silos, fish farms or the keeping of exotic animals may not be approved in the A-5 or A-10 districts.

C. Kennels: Kennels shall not be allowed in an A-5 district.

D. Location Of Corral Or Stable: No corral or stable shall be located closer than one hundred feet (100') from any dwelling unit.

E. Housing Of Weaner Pigs: The housing of weaner pigs may be approved by conditional use permit, subject to the following requirements:

1. "Weaner pigs" shall be defined as pigs that will be one year of age or less and do not weigh more than three hundred fifty (350) pounds at the end of the five (5) month period in which the weaner pig is kept.

2. All weaner pigs shall be kept only during the months of December through April, or for a different five (5) month period of time if approved by the planning commission.

3. Setbacks for pens for weaner pigs shall be the same as required for other animals.

4. No weaner pig shall be allowed to run loose (not in a restricted environment, such as a pen) unless attended by the owner or keeper of the pig.

5. All pens shall be cleaned regularly, a minimum of three (3) times weekly.

6. No mud bogs shall be allowed in the pens. All pens shall have drainage to keep water from pooling within the pen.

7. Other conditions as may be imposed by the planning commission relative to specific sites and/or conditional use applications.

(Ord. 2005-868-O, 3-15-2005; amd. Ord. 2022-1215-O, 8-2-2022)