





AG Agricultural District

3.1 "AG" District Intent, Permitted Uses, and Special Exception Uses

| District Intent | Permitted Uses | Special Exception Uses *** |
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| <p>The "AG" (Agriculture) District is intended for agricultural use while permitting residential development, which meets the requirements of Section 3.2 of the Whitley County Zoning Ordinance.</p> <p>The district should allow farm and residential uses to coincide in appropriate rural areas.</p> | <p>Residential</p> <ul style="list-style-type: none"> child care home (owner occupied home) dwelling, single family dwelling, manufactured home residential facility for developmentally disabled (small)* residential facility for mentally ill* <p>Agricultural Uses</p> <ul style="list-style-type: none"> agricultural crop production agricultural feed and seed sales animal husbandry of livestock not in a confined feeding operation confined feeding operation (Class 1)**** cider mill commercial raising of non-farm animals (subject to maximum animal unit limits) farm market (produced on-site) grazing and pasture land greenhouse (under 50,001 sq. ft.) orchards plant nursery processing agricultural crop products produced on site riding stables/trails storage of farm vehicles, equipment, and materials (used in the farming operation-not for sale) storage of agricultural products tree farms vineyard <p>Miscellaneous</p> <ul style="list-style-type: none"> home occupation (non-traffic generating) | <p>Residential</p> <ul style="list-style-type: none"> bed and breakfast facility dwelling, mobile home residential facility for developmentally disabled (large) secondary dwelling unit <p>Agricultural Uses</p> <ul style="list-style-type: none"> confined feeding operation (Class 2)**** farm equipment Sales/Service processing of agricultural products not produced on site, not to include slaughterhouses storage of agricultural products not produced on site <p>Business: General Business</p> <ul style="list-style-type: none"> kennel landing strip lumber products mini-warehouse sawmill <p>Business: Auto Sales/Service</p> <ul style="list-style-type: none"> automobile body shop (enclosed) automobile repair (enclosed) <p>Business: Food Sales/Service</p> <ul style="list-style-type: none"> farmer's market <p>Business: Retail</p> <ul style="list-style-type: none"> specialty retail, such as antique, fabric, furniture, gift, flower, jewelry, clothing shops bait/tackle shop electrical supply shop hardware store heating/cooling/sales service lumber yard plumbing supply store variety store winery <p>Industrial Uses</p> <ul style="list-style-type: none"> gravel/sand/mixing** liquid/dry fertilizer storage and distribution machine shop <p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> church school, public or private cemetery corporate retreat center recycling collection point (no outdoor storage) |

“AG” District Intent, Permitted Uses, and Special Exception Uses (Cont.)

| | | Special Exception Uses |
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| | | Communication/Utility <ul style="list-style-type: none"> ◦ cellular/communication/radio/television tower ◦ pipeline pumping station ◦ utility substation ◦ public well ◦ telephone exchange Miscellaneous <ul style="list-style-type: none"> ◦ home occupation (traffic generating) |

* As provided by Indiana Code (IC 12-2-28-4-8 and IC 12-28-4-7).

** State law permits mining in rural areas (areas within 7 or less homes within a square mile) regardless of local decision making. In these cases, a Public Hearing is primarily to discuss and mitigate traffic impacts, noise, etc.

*** Only sites in the Agriculture District (AG) that have a Primary Structure in conjunction with a Permitted Use are allowed Special Exception Uses on the same lot with BZA approval.

**** Confined feeding operations are defined in Section 5.21 of this Ordinance.

RR District

3.5 "RR" District Intent, Permitted Uses, and Special Exception Uses

| District Intent | Permitted Uses | Special Exception Uses |
|--|--|---|
| <p>The "RR" (Rural Residential) District is intended to provide a land use category for single family detached homes in and around the village centers. The provisions that regulate this land use district should protect, promote and maintain "rural character" in Whitley County.</p> <p>This district should allow large-lot residential development in rural areas not suitable for productive agriculture, as well as suburban-style residential subdivisions in areas where demand for residential growth is high and basic services are available.</p> <p>Whitley County's Plan Commission and Board of Zoning Appeals should strive to protect this district from conflicting land uses, and non-family oriented businesses.</p> | <p>Residential</p> <ul style="list-style-type: none"> child care home (owner occupied home) dwelling, manufactured home dwelling, single family major residential subdivision (subject to requirements of Chapter 5.22) residential facility for developmentally disabled (small)* residential facility for mentally ill* <p>Agricultural Uses</p> <ul style="list-style-type: none"> agricultural crop production farm markets (produced on-site) hobby farming <p>Miscellaneous</p> <ul style="list-style-type: none"> home occupation (non-traffic generating) | <p>Residential</p> <ul style="list-style-type: none"> bed and breakfast facility dwelling, two-family dwelling, multi-family group home residential facility for developmentally disabled (large) * <p>Institutional Uses</p> <ul style="list-style-type: none"> adult day care cemetery child care (5 to 15 children; State License required) churches clinics community services (ambulance depot, emergency and protective shelters, fire stations, water towers, water treatment plants, etc.) funeral homes mental health facilities nursing home schools, public or private, primary or secondary <p>Miscellaneous</p> <ul style="list-style-type: none"> home occupation (traffic generating) |

* As provided by Indiana Code (IC 12-28-4-8 and IC 12-28-4-7).

