

ARTICLE 27-900: Agricultural District

SECTION 27-901 AGRICULTURAL DISTRICT DESCRIPTION

The Agricultural (A) district is intended to protect and preserve agricultural lands for the performance of a wide range of agricultural functions. The intent is to limit the scattered intrusion of uses not compatible with an agricultural environment, encourage agricultural pursuits, and protect environmental concerns.

SECTION 27-902 BUILDING AND USE REGULATIONS

All buildings and uses must comply with the general regulations and the specific regulations for each district, unless otherwise expressly stated in this Zoning Code.

A. ALLOWED USES

Allowed uses are provided in Section 27-1000.

B. ACCESSORY STRUCTURE AND USE REGULATIONS

Accessory structures are subject to Section 27-1000.

C. BUILDING GROUPS

More than one principal structure housing a permitted use may be located on a single lot or combination of lots provided that:

1. Area requirements are met for each structure as though it were on an individual lot;
2. A minimum of 10 feet is maintained between principal structures;
3. Side yard setbacks are provided between adjacent properties as required in the district;
4. Principal structures are setback from alleys a minimum of 20 feet; and

SECTION 27-903 AGRICULTURAL SITE AND STRUCTURE REGULATIONS

A. DIMENSIONS

Development in the Agricultural district shall comply with the following:

TABLE 27-900.1 SITE AND STRUCTURE REGULATIONS

Minimum Lot Area (acres)	10
Required Setbacks (feet, minimum)	
Front [1]	35
Side	15
Side Adjacent to Street	35
Rear	35
Height (feet, max) [2] [3]	34
Lot Coverage (% , max)	15

Notes:

[1] Garages and carports that have their approach from a street shall be setback a minimum of 20 feet.

[2] Applies to structures designed for human occupancy only.

[3] Where there is a change in the adjacent grade of 3 feet or more, the maximum height will be increased 1 foot for each 2 feet of grade change

B. ACCESS FOR BUILDINGS

1. All buildings and structures shall have vehicular access to a minimum width public street or an approved private street.
 1. A street shall provide the primary means of pedestrian access for any dwelling unit.
 2. Alleys, where they exist, shall provide only a secondary means of access.

C. DIVISION OF LOTS

No recorded lot or combination of lots shall be divided into smaller lots unless such division results in the creation of lots that conform to all of the applicable regulations of the Agricultural district.

D. LOT SIZES

Yards or lots created after the effective date of this Zoning Code shall conform to all of the applicable requirements of the Agricultural district. Where no public water and/or sewer services are available, lot sizes shall also meet the minimum requirements of the Montana Department of Environmental Quality.

E. REQUIRED YARDS

No part of a yard, other open space, off-street parking, or loading space required for one building for the purpose of complying with this Zoning Code shall be included as part of a yard, open space, off-street parking, or loading space for any other building.