

86.05 A-2 AGRIBUSINESS DISTRICT.

1. Statement of Intent. The A-2 District is intended and designed to provide for those activities strongly interrelated with agricultural uses and must therefore be located in agricultural areas. It may be necessary to locate such uses on land scoring 267-300 points based on the Land Evaluation and Site Assessment (LESA) System, although this shall be avoided where possible. It is also intended that, to the degree possible, all A-2 Districts shall be entirely surrounded by the A-1 District.

(Ordinance No. 184)

2. Principal Permitted Uses. Only the use of structures and/or land listed in this section shall be permitted in the A-2 Agribusiness District.

(Ordinance No. 184) (Ordinance No. 192)

A. Agriculture – crop and/or livestock production.

(Ordinance No. 184)

B. Farmstead.

C. Cemeteries, including mausoleums.

D. Public or private stables and riding academies and clubs.

E. Parks and forest preserves.

F. Animal hospitals, and veterinary clinics, provided however, that such uses not be permitted on parcels where the LESA score is 267-300.

G. Anhydrous ammonia storage and/or pumping facilities.

H. Fertilizer and agricultural chemical and seed sales.

I. Grain elevators.

J. Livestock feed and grain sales providing dust is effectively controlled.

K. Seed research facility including lab facilities, storage and refrigeration.

L. Liquid propane storage tanks (2,000 gallons or greater) with intent to distribute.

M. Storage, retail or wholesale marketing, or processing of agricultural products into a value-added agricultural product.

(Ordinance No. 155) (Ordinance No. 192)

3. Conditional Uses. See [Chapter 90](#).

Table 90-1 – Table of Conditional Uses

Key: C – signifies that conditional use permit is necessary CS – supplemental standards apply	ZONING DISTRICTS									
	A-1	A-2	A-R	R-1	R-2	RMH	C-LI	HI	GBC	
Private, non-commercial aircraft landing fields				C					C	C
Golf courses (except miniature golf courses or practice driving ranges operated for commercial purposes) *				C		C	C	C		
Private gun clubs, skeet shooting ranges, and similar uses <i>(Ordinance No. 192) *</i>				C					C	
Indoor recreational facilities <i>(Ordinance No. 192)</i>				C	C	C	C	C		C
Campgrounds not operated for profit *				C						C
Lodges and fraternal organizations *				C						C
Public water supply and sewage treatment facilities				C	C	C	C	C	C	C
Communication towers and facilities				CS	CS				CS	CS
Any land or building used by a utility service for the purpose of generating or converting power, except C-WECS, which are held subject to supplemental standards <i>(Ordinance No. 192) (Ordinance No. 219)</i>				C	C				C	C
Any public building or structure or facility erected and used by any department of the township, County, or city government, including (but not limited to) public aircraft landing fields and facilities, and sanitary landfills				C	C	C	C	C	C	C

Nurseries and greenhouses, including retail sales	C								
Drag strips, go-cart tracks, courses, and/or activity areas for motorcycles, minibikes, snowmobiles and ATVs, provided that the minimum lot area is 20 acres *	C						C		
Commercial campgrounds and travel trailer parks *	CS					CS	CS		
Mineral extraction and primary mineral processing	CS	CS					CS	CS	CS
Ready mix concrete plants, asphalt paving mixture plants, and small ancillary products manufactured by the plant operators utilizing excess material, in conjunction with and adjacent to a mineral extraction and primary mineral processing operation	C	C							
Adaptive reuse of abandoned schools, churches or other institutional, commercial or industrial buildings where a proposed use or proposed combination of two or more principal uses, on one lot within one building, is not otherwise permitted	C	C	C	C	C	C	C	C	C
Rural salvage yard in conjunction with an owner-occupied single-family dwelling	CS	CS							
Child care centers serving more than six children and operating only between the hours of 6:00 a.m. and 10:00 p.m. *	C		C	C	C	C			
Agricultural lime storage site (fill and draw) operation for purposes of reducing the moisture content of lime slurry	C	C					C	C	
Bed and breakfast inn	CS	CS							
Astronomical observatories	C	C							C
Construction and demolition landfills *	C	C					C	C	
Farms, agritourism (Ordinance No. 253)	CS	CS							CS
Churches and/or similar uses *	C	C	C	C	C	C	C	C	
Commercial Wind Energy Conversion Systems (C-WECS)	CS	CS					CS	CS	
Adult bookstores and adult establishments or cabarets (<i>Ordinance No. 184</i>)							CS	CS	
Commercial Solar Energy Systems (C-SES) (Ordinance No. 251)	CS	CS	CS				CS	CS	
Yard waste composting facility	C	C						C	
Human services facilities and programs, except uses meeting the definition of family home under Chapter 85* (Ordinance No. 247)	C	C	C	C	C	C	C	C	
Kennels for the raising and boarding of dogs or other small animals, provided, all buildings including exercise runways be at least 50 feet from all property lines and at least 200 feet from any residential district (or residential property) line.* (Ord. 277 - Jan. 19 Supp.)	C	C							
Home Business - Significant Easing of Requirements for an established, compliant Home Business in conformance with Chapter 89.01(4) only. (Ord. 278 - Jan. 19 Supp.)	C	C	C	C	C	C			
*It is not intended to permit those uses marked with * in the A-1 District where the Land Evaluation and Site Assessment (LESA) score for the subject parcel is 267-300.									

Additional information may be referenced at:

[http://library.amlegal.com/nxt/gateway.dll/Iowa/storycounty_ia/codeofordinancesofstorycountyiowa/chapter86landdevelopmentregulationsdistr?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:storycounty_ia\\$anc=JD_Chapter86](http://library.amlegal.com/nxt/gateway.dll/Iowa/storycounty_ia/codeofordinancesofstorycountyiowa/chapter86landdevelopmentregulationsdistr?f=templates$fn=default.htm$3.0$vid=amlegal:storycounty_ia$anc=JD_Chapter86)