**Proposed Amendment #2: Zone A – Aquifer Protection Uses**

**Proposed by:** *Struck and Meyer*

**Section 3.07.04.01. Permitted Uses in Zone A:**

The following uses are permitted provided they meet appropriate performance standards outlined for aquifer protection overlay zones:

1. Agricultural activities ~~and farm related buildings~~, excluding **agricultural structures and** Concentrated Animal Feeding Operations;

~~Single family residences including manufactured, mobile and modular homes;~~

1. Signs;
2. ~~Accessory uses~~

**Section 3.07.04.02. Conditional Uses in Zone A:**

The following uses are permitted only under the terms of a Conditional Use and must conform to provisions of the underlying zoning district and meet the Performance Standards outlined for the Aquifer Protection Overlay Zones.

1. Public utility and public service structure including, substations, gas regulator stations, pumping stations, and ~~reservoirs~~.

3. Orchards, tree farms, ~~truck gardening, nurseries and greenhouses~~;

4. ~~Expansion of agricultural/seed research facility in existence on January 1, 2020~~;

~~5. Commercial shooting ranges~~;

~~6. Wireless telecommunication towers~~.

**Effect:**

* Structures will be limited to utility structures.
* The county/city prohibits the use of private property for any use other than crop production/pasture in Zone A.
* Any new structures would be prohibited.
  + No new houses, sheds, garages, grain bins, storage sheds, cell towers, etc.
* Any existing structure or use would be nonconforming.
  + If a barn, grain bin, house, shed, garage, cell tower collapses or is destroyed; it cannot be rebuilt
  + No additions may be made (including co-location of antennae on towers) to any existing structures.