

CHAPTER 17.76

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CHAPTER 17.76
AGRICULTURAL DISTRICT

17.76.010 INTENT AND PURPOSE

The agricultural district is established to provide for areas within the City and future to areas annexed into the City that meet the definition of agricultural use and will continue in agricultural use.

Enc Ord 433 December 5, 2012

17.76.020 TEMPORARY USES

Temporary uses or structures used for storage of construction material, grading operations, or use for meetings, Christmas trees, baked goods, or sale of agricultural products is permitted as a temporary use to not exceed sixty (60) days.

Enc Ord 433 December 5, 2012

17.76.030 MINIMUM LOT SIZE

The minimum lot size in this district is one (1) acre.

Enc Ord 433 December 5, 2012

17.76.040 YARD SIZE

For the purpose of measuring the depth of required yards, the measurement will start at the maximum protruding point of any structure upon the area. Buffers and screening shall be provided in compliance with this title. No accessory structure shall be erected in a required yard or within five (5) feet of any other structure.

1. Front Yard: Forty (40) feet
2. Side Yard: Twenty (20) feet
3. Rear Yard: Forty (40) feet

Enc Ord 433 December 5, 2012

17.76.050 FENCING

Fencing shall comply with requirements of Chapter 17.12, General Land Use Standards and Requirements of this title.

Enc Ord 433 December 5, 2012

17.76.060 LANDSCAPING

Landscaping shall not be required for agricultural uses except structures used for residential uses shall comply with Chapter 17.40, Landscaping and City Beautification.

Enc Ord 433 December 5, 2012

17.76.070 LIGHTING

Lighting shall comply with requirements of Chapter 17.44, of this title.

Enc Ord 433 December 5, 2012

17.76.080 **PARKING**

All vehicle or equipment parking shall comply with the requirements of Chapter 17.48, Parking.
Enc Ord 433 December 5, 2012

17.76.090 **SIGNS**

All signs shall comply with the requirements of Chapter 17.52, Signs.
Enc Ord 433 December 5, 2012

17.76.100 **WIRELESS COMMUNICATION STRUCTURES**

All wireless communication shall comply with Chapter 17.56, Wireless Communications Structures.

Enc Ord 433 December 5, 2012

17.76.110 **AGRICULTURAL ACTIVITIES**

- A. The legislature finds that agricultural lands and the ability and rights of farmers and ranchers to produce a safe, abundant and secure food and fiber supply have been the basis of economic growth and development of all sectors of Montana’s economy. In order to sustain Montana’s valuable farm economy and land bases associated with it, farmers and ranchers must be encouraged and have the right to stay in farming
- B. It is therefore the intent of legislature to protect agricultural activities from governmental zoning and nuisance ordinances.
- C. Agricultural activities means a condition that provides an annual gross income of not less than \$1,500.00 or that occurs on land classified as agricultural for tax purposes.

Enc Ord 433 December 5, 2012

17.76.120 **AUTHORIZED USES**

Uses in the agricultural districts are depicted in Table 76-1 below, Principal Uses are indicated with a “P,” Conditional Uses are indicated by a “C,” Accessory Uses are indicated with an “A,” and uses not permitted within the district are indicated by an “-.” A particular proposed development or use may fall under more than one listed category with different review processes. In such cases, the more stringent review process shall apply and required by Chapter 17.16, Standards for Specific Uses.

Table 76-1

DESCRIPTION	AG			
Accessory Business Operations Related to Agricultural Operation	P			
Agricultural Commodity and Storage	P			
Agricultural Home Stand	P			
Agricultural Supplies	P			
Agricultural Water Use	P			

DESCRIPTION	AG			
All Agricultural Land in Use or Vacant and Unimproved	P			
Animal Kennels	P			
Animal Services	P			
Composting	P			
Essential Services Types I and II	P			
Farm and Ranch Operation	P			
Farmers Market	P			
Farm Stand	P			
Fences	A			
Greenhouse, Nursery – Commercial	P			
Home Based Business/Occupation	P			
Home Office	P			
Homes, Single Family	P			
Horticulture	P			
Household Day Care	P			
Other Building and Structures Accessory to Principal Use	A			
Outdoor Storage	P			
Recycling Collection Point	P			
Residences Required for Agricultural Operations	P			
Stables, Commercial	P			
Stables, Private	P			

Enc Ord 433 December 5, 2012, Revised Ord 453 June 7, 2017

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