

## SECTION 6 AGRICULTURE EXCLUSIVE DISTRICT (AE)

6.1 Intent: It is the intent of this District ~~Regulation~~ to protect and preserve the existing rural character of Bridger Canyon and to preserve existing developed and undeveloped farm lands from unplanned residential, commercial and industrial development. It is further the intent of this Regulation to encourage agriculture as one of the primary occupational pursuits and an economic endeavor in Bridger Canyon. It is further the intent of this District to protect and preserve the existing rural character of Bridger Canyon and to preserve existing developed and undeveloped farm lands from unplanned residential, commercial and industrial development. The purpose of the Agricultural Exclusive District is, when applied to particular land, to encourage the following land use:

- a. Residential uses that do not impair the rural character of Bridger Canyon;
- b. The cultivation of ground, including the preparation of soil, planting or seeding and raising and harvesting of crops;
- c. The raising, ~~feeding~~ and managing of livestock, ~~poultry and other animals;~~
- d. Incidental uses which are customarily and necessarily related to and included within an agricultural pursuit; and,
- e. Incidental unrelated uses which are necessary to protect and promote the health, safety, welfare and convenience of rural residential citizens.

### 6.2 Permitted Uses.

#### a. Agriculture, as defined under Section 76-2-902, MCA.

1. The sale on the premises of agricultural products produced thereon.

2. The packing, storing, and processing of produce grown on the land, together with Accessory Buildings and Structures required for agricultural production.

b. One (1) Principal Dwelling Unit on each parcel created in conformance with or in existence at the time of original adoption of the Zoning Regulation.

c. One Accessory Dwelling Unit in accordance with Section 15.2

d. Accessory Buildings, where each Accessory Building is equal to or less than 2,400 square feet of general Floor Area.

e. Essential Services Type I.

f. Domestic Wireless Equipment.

g. Signs in accordance with Section 16.

h Home Occupations.

i. Accessory Solar Energy Systems

~~Uses Allowed as a Matter of Right. The cultivation of ground, including the preparation of soil, planting or seeding and the raising and harvesting of trees, timber, fruits, vegetables, flowers, grains and other crops. The raising, feeding, managing and breeding of livestock, poultry, fish, birds and other animals; the excavation of earth and the drilling of wells, exclusively for agricultural and domestic uses; signs warning against trespass, shooting and~~

~~hunting on premises, without limitation as to number or size. Signs in accordance with Section 16. One single family detached dwelling on each 40 acre parcel. Barns, corrals and other out buildings and structures accessory to the foregoing uses. The sale on the premises of products produced thereon. The packing, storing and processing of produce grown on the land, together with accessory buildings and structures required therefore. Non agricultural, home occupations and hobbies when conducted within buildings and structures, the principle use of which is one of the foregoing uses. Domestic Wireless Equipment.~~

6.3 Uses Permitted After Securing Approval of a Conditional Use Permit.

- a. Non-commercial airstrips for the use of aircraft used for agricultural purposes together with Accessory Buildings and Structure required therefore.
- b. Religious Organizations and Places of Worship.
- c. The development and processing of natural resources in accordance with Appendix A, *Natural Resources Conditional Use Permits*.
- d. Guest Ranches.
- e. Bed and Breakfast Inns.
- f. An Accessory Building greater than 2,400 square feet of general Floor Area.
- g. Special Event Facilities.
- h. Personal Wireless Service Facilities, subject to Section 17.
- i. Essential Service Type II.
- j. Emergency Services.
- k. Small-scale Wind Energy Systems.

~~Stands and other facilities for the purpose of selling products grown on the land, together with accessory picnic facilities and similar accommodations for the convenience of patrons; non-commercial airstrips for the use of aircraft used for agricultural purposes, together with accessory buildings and structure required therefore. Residential buildings, including mobile homes, to house persons and their families who labor, either continuously or seasonally, on the same farm, ranch, or land unit on which such buildings are situated (40-acre minimum does not apply). Commercial feed lots; commercial chicken houses, commercial pig houses; public and private schools for the academic education of children below the seventh grade level; the development and processing of natural resources in accordance with Appendix A, *Natural Resources Conditional Use Permits*; guest houses, commercial snowmobile facilities, guest ranches; accessory buildings and structures the principle use of which is the pursuit of non agricultural, home occupations and hobbies; bed and breakfast inns; the operation of private hunting and fishing clubs; caretaker's residences; Personal Wireless Service Facilities, subject to Section 17; and electric transmission lines.~~

~~6.4 Similar Uses: Uses which in the opinion of the Zoning Commission are similar to those listed In 6.2 and 6.3 above may be permitted therein.~~

6.4 Height, Yard and Area Requirements.

- a. ~~Parcel width for this district shall not be less than six hundred and sixty (660) feet.~~

Minimum Parcel size shall not be less than forty (40) acres with the exception of parcels created by a PUD in accordance with Section 13.

In the event a parcel is divided and the last parcel in the division is within ten percent (10%) of the minimum required forty (40) acre size, a rounding-off of the figure is permitted.

Example:

76 acre parcel  
~~minimum~~ First parcel size = 40 acres = 1 Minimum Parcel  
actual Second parcel size survey = 3637 acres = 1 Minimum Parcel  
~~One development unit would be allowed by rounding the acreage off to 40 acres~~

b. Building and Structure Minimum Setback Requirements.

<u>All property lines</u>	<u>25 feet</u>
<u>Public road right-of-way or road easement</u>	<u>125 feet</u>
<u>Watercourse Ordinary High Water Mark</u>	<u>150 feet*</u>

\*Setback from the Watercourse Ordinary High Water Mark may be reduced with an approved Watercourse Mitigation Plan in accordance with Section 15.

~~Minimum setbacks for residential buildings shall be twenty-five (25) feet from any property line, road right of way or road easement; one hundred (100) feet from any creek; one hundred and twenty-five (125) feet from the right of way of the Bridger Canyon Road, Kelly Canyon Road, and Jackson Creek Road.~~

c. Building Height.

- Maximum Building Height shall be 35 feet for Buildings with roof pitch equal to or greater than 1:4.
- Maximum Building Height shall be 25 feet for Buildings with roof pitch less than 1:4.
- Multiple pitch roofs would need to meet the height limit for that portion of roof dependent on type of pitch.
- Architecture features such as belfries, cupolas, chimneys, and parapet walls shall be allowed to extend no more than 3 feet above the maximum Buildings Height.

6.6 Additional Standards. See General Development Standards Section 15 and Signs Section 16.

Parking Requirements:

- ~~———— a. ———— Two (2) off street spaces shall be provided for each dwelling.~~

- ~~\_\_\_\_\_ b. One (1) off-street parking space shall be provided for each three hundred (300) square feet in any private fishing or hunting club building.~~
- ~~\_\_\_\_\_ c. One (1) off-street parking space shall be provided for each one hundred (100) square feet in any stand for the sale of products produced on the premises.~~
- ~~\_\_\_\_\_ d. One (1) off-street parking space shall be provided for each classroom and administrative office in any school together with one (1) off-street parking space for each ten (10) seats in any building designed for public assembly.~~
- ~~\_\_\_\_\_ e. Parking required for other uses shall be set forth by the Gallatin County Zoning Enforcement Agent subject to appeal as outlined in this Regulation.~~