



## THE SURROUNDING AREA

An Agricultural Zone Change may affect neighbors within 100-feet of the Agriculture Zone (A-1). When a property within 100 feet of an A-1 Zone is subdivided, a 100-foot building setback from the A-1 zone must be established. However, the establishment of an Agricultural Zone does not change the building setbacks for existing adjacent properties.

Illustration of an A-1 Zone with proposed subdivision and increased building setbacks



**Hardin County Planning and  
Development Commission**

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# Zoning Change Agricultural Zone

*Hardin County, Kentucky*



**Hardin County Planning and  
Development Commission**

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# The Agricultural Zone

## What is an Agricultural Use?

Agricultural Use is defined in the Hardin County Development Guidance System (DGS) as "A parcel of at least five (5) contiguous acres for the production of agriculture or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provision for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public." [KRS 100.111(2)]

## Where is an Agricultural Zone appropriate?

Areas where farming is presently taking place, that demonstrate a commitment to agriculture with a history of participation in agriculture production and involvement in agriculture programs, and where development would be less appropriate.



## The Agricultural Zone

- Establishes a permanent 100-foot building setback for the perimeter of the Zone.
- Allows two dwellings to be located on a property containing 11 acres or more.
- Allows applications for "Conditional Uses" to be presented at a hearing and reviewed by the Board of Adjustment for approval of agricultural related commercial activities as follows:
  - Agricultural Tourism
  - Agriculture Equipment Sales & Service
  - Antique, Gift & Craft Shops
  - Bed & Breakfast
  - Boarding House and/or Group Home
  - Cultural Services
  - Dwelling; Accessory
  - Dwelling; Mobile Home
  - Farmers Market
  - Grain Bin Facility
  - Greenhouse & Plant Nursery
  - Kennels
  - Livestock Auction and/or Stock Yard
  - Owner-Operated, Specially Skilled Shop for Agricultural Related Use
  - Recreational Enterprises (Outdoor)
  - Restaurants
  - Saw mills
  - Slaughter House
  - Veterinary Clinics
  - Welding Shop

## Agricultural Zone (A-1)

This Zone is voluntary and requires an application that must be approved by the Planning Commission following a public hearing. The Agricultural Zone is intended to preserve agricultural land, protect agricultural operations and allow for low-density development.

Property proposed for the Agricultural Zone must comply with the following:

1. Must be a tract of land or multiple contiguous tracts of land with a minimum of 25 acres,
2. Establish a permanent 100 foot building setback from all properties adjoining the A-1 zone,
3. A 25 acre minimum lot size for any future divisions of the property.
4. Map amendments from an A-1 zone to another zone must preserve the permanent 100 foot building setback line in the proposed zone to maintain the Open Space Buffer.

