

Commercial Agricultural Areas

Agricultural land is commonly viewed as a temporary use just waiting for the opportunity to be developed. Only a small percentage of the county's agricultural land base will be needed to support the population and economic growth expected to occur during the planning period.

Commercial agricultural areas are generally those areas which have experienced little or no competing nonfarm development. These areas are intended to be preserved for farm related use where such activities can freely operate without the need to impose restrictions due to competing uses. A density standard not exceeding one dwelling per quarter-quarter section of land should be maintained for the planning area. Small scale developments should not be allowed because of their cumulative negative impact on agriculture and the increased need for urban type services.

Policies

- . Restrict the density of residential uses within commercial agricultural areas and direct higher developmental densities to the municipalities.
- . Preserve and protect the agricultural productivity of rural land by restricting the development of nonfarm residential sites. Maintain a residential density of not more than one building site per quarter-quarter section.
- . The premature development of agricultural land should be discouraged.
- . Discourage development patterns that require public improvements financed in part by the farming community but which are not necessary to support agriculture.
- . Limit rural densities so that current service levels are not exceeded, thereby avoiding the creation of special purpose districts (i.e. sanitary, water and road districts).
- . Discourage the splitting of land parcels into fragmented units which are incapable of supporting farming activities.
- . Protect the rural area from uses which interfere and are not compatible with general farming practices.
- . Avoid regulations which have a negative impact on farming operations.
- . Promote development patterns which will avoid producing inflated agricultural land values.
- . Within the framework of density zoning, every effort should be made to cluster residential uses and limit driveway approaches onto arterial and collector roads.
- . Construction of infrastructure improvements in the rural area should be directed at addressing existing service deficiencies and not to justify additional nonfarm development.
- . Work with the Minnehaha Community Water Corporation to ensure that future water system improvements do not conflict with county development policies and the long term viability of agricultural operations.
- . Allow the siting of agri-business activities at appropriate locations in the rural area.
- . Discourage the random and haphazard siting of commercial and industrial uses within the rural area where such uses do not support the agricultural industry.
- . Protect construction aggregate resources by restricting adjacent land uses to those that are

compatible with extraction operations. Require operators to meet developmental and operational standards.

- . Regulate concentrated animal feeding and processing operations to protect environmental quality and minimize conflicts with human activities.

- . Maintain an inspection program to ensure proper installation of on-site wastewater disposal systems.