

DEFINITIONS PERTAINING TO A FARM

The following definitions may be found in Article III, Section 1 of the 2008 Sioux County Zoning Ordinance:

2. **AGRICULTURE:** The production, keeping, or maintenance, for sale, lease or personal use of plants and animals useful to man, including but not limited to: sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock including beef cattle, sheep, swine, horses, ponies, mules, goats or any species or hybrids thereof including the breeding and grazing of any or all such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds; vegetables; floral or ornamental and greenhouse products; provided however, that the operation of such accessory uses shall be secondary to that of normal agricultural activities.

40. **FARM:** A tract of land owned or rented by a farmer, primarily adapted for agricultural purposes, thirty-five (35) acres or greater in size. Tracts of land owned or rented by a farmer less than thirty-five (35) acres in size and claimed as exempt from zoning regulations as being primarily adapted for agricultural purposes shall be reviewed by making application to the Zoning Administrator. The Zoning Administrator shall make the determination on whether the level of existing or proposed agricultural activity on the property can be considered “primarily adapted for agricultural purposes” and therefore exempt from zoning regulations based on meeting all three of the following criteria:
 - 1) More than fifty percent (50%) of the land includes agricultural production defined as cultivating the soil, producing crops or raising livestock shall be interpreted to be a farm. The term “significant” does not include gardening or keeping animals for personal use or hobby purposes.
 - 2) The parcel of land is or will be assessed and taxed as agricultural property by the Sioux County Assessor under the rules of the Iowa Department of Revenue.
 - 3) At least twenty-five percent (25%) of the gross household income is derived from the sale of products or commodities produced on the property and such income generation is considered an occupation of the person or persons owning or leasing such land.

41. **FARMER:** A person or persons actively engaged in farming and deriving taxable income from such activity or someone who is retired from farming when it relates to the land the farmer formerly farmed.

42. **FARMSTEAD:** A tract of land with farm dwelling and/or related outbuildings, yards, windbreaks, wells or other improvements which are held and operated in conjunction with agricultural crop and/or livestock production. An existing farmstead shall be defined as the combination of farm dwelling and any farm accessory buildings used or previously used and occupied by a person or family employed, fully or partially, in the agricultural pursuits of the farm on which it is located. To be defined as an abandoned farmstead, the following criteria must be met:
 - 1) The farm and associated dwelling and/or accessory buildings shall not have been converted to crop production.
 - 2) Is within the bounds of an existing grove, windbreak or farmstead boundary established or constructed prior to the adoption of the Sioux County Zoning Ordinance. Boundary fences shall not be interpreted to include livestock feed yards, which can be converted to row crop production, but shall be interpreted to include the boundary of the normal farm yard and customary farm buildings.
 - 3) Minimum evidence of the farmsteads existence through previous tax records establishing existence of the farm dwelling and evidence of an identifiable feature associated with a previous farmstead (e.g. foundation, outbuildings, well head, well pump, etc.) recognizable to the Zoning Administrator.