

<u>County</u>	<u>Operation</u>	<u>Thoughts</u>
Whitley	<ul style="list-style-type: none"> • CFOs under 1200 AU permitted in AG zoning; 1201-3600 by SE. • CFOS under 3600 AU permitted in AGP zoning, over 3600 by SE. • AGP has min. area and other req's. • CFO as defined by state; AU determined by a table in ZO 	Few development standards for smallest CFOs, no guidance for BZA on SE applications. Need for rezoning minimizes construction of largest CFOs.
Fulton	<ul style="list-style-type: none"> • CFOs under 1200 AU permitted in AG and AP zoning, if >1 mile from incorporated limits • CFOs 1200-3600 by SE in IU (intensive use) zoning • IU requires 1200' from residential district, 600' from residence, plus buffers • Minimum parcel size to have any animals (CFO or not) is 1.5 ac. 2 AU per acre are permitted; over 10 acres, no limit 	Very similar to WC current zoning, with revised AU calculations and zoning districts. AP district is not the same as AGP. CFO min. acreage is effectively 10 ac. No CFOs over 3600 AU whatsoever—concern over takings.
Rush	<ul style="list-style-type: none"> • Several zoning districts with flavors of CFO permissibility • Uses site scoring for review of proposals 	Complicated, but sensitive to performance through use of scoring.
White	<ul style="list-style-type: none"> • Only A-2 zoning permits CFOs, but not subdivisions • ¼ mile setback from residences, 1/3 mile setback from subdivisions, 1.5 miles from major water bodies • CFOs have landscaping requirements 	Multiple zoning districts may be confusing Forces all CFOs to rezone, but to a district that is set up to protect them from conflicting uses (e.g. no major subdivisions). SFD is still allowed in A-2 though, so some conflicts may arise.
Webster, IA	<ul style="list-style-type: none"> • A-1 zoning is “ag preservation” district. Very low density of non-farm residences allowed (8 per section) and site must not be suitable for farming. • CAFOs allowed per IDNR regulations—no local standards • TA-1 zoning is “transitional ag”. Allows more non-farm residences and platted subdivisions. CAFOs permitted up to 625k lbs for non-bovine, 1.6M lbs for bovine, subject to IDNR regulations. 	This is truly agricultural/farmland protection. Not knowing Iowa DNR regulations, this may be more or less restrictive in terms of development standards.

Framework	Model	Pros	Cons	Notes
Option A: Revise the overlay as a permanent option. Make a few modifications, largely on how residential is handled. Initiate Comp Plan modifications.	Our existing temporary overlay	Already discussed, aligns with existing Comp Plan recommendations	May not have as long a life expectancy as other options	
Option B: Change all so that all CFO sizes must have special exceptions, and have a few specific standards, such as setbacks and or revising animal units.	Fulton County	Permits public input and awareness of all CFOs	Requiring public hearings on smallest CFOs may be burdensome	
Option C: All CFOs must rezone to AGP. Also may have specific standards.	White County	Ditto	Again, may be burdensome on smallest CFOs. May allow unexpected users later.	
Option D: Fully performance-based standards that determine thresholds for rezoning or SE.	Rush County	Requirements based on actual size and operation of the CFO.	State laws may preempt certain aspects. May be cumbersome to produce necessary documentation and to administer	