

An Ag-Estate Dwelling Site (AEDS) is still just zoned Ag. Here are those permitted uses:

### **5.101 Permitted Uses**

1. Agricultural and ranching activities, including the storage of chemicals and other farm associated products for sole use of the farm or ranch operator.
2. Single Family Dwellings as follows:
  - (a) One farm or ranch dwelling per farm for owner/operator.
  - (b) Accessory single family dwellings
  - (c) Non-farm dwelling on a three (3) acre or larger lot existing at the time of adoption of this resolution, which lot has a previously identified parcel number and is NOT a government lot.
3. Bed & breakfasts
4. Manufactured Home meeting the following requirements:
  - a. a minimum of 800 square feet of floor area.
  - b. a roof pitch with a minimum vertical rise of 2 ½ inches per foot of horizontal run.
  - c. exterior materials in compliance with existing site-built residential construction code.
  - d. a roof of non-reflective material that is or similar to asphalt or wood shingles, tile or rock.
  - e. all wheels, transporting lights, and towing apparatus removed; and
  - f. bears an appropriate seal which indicates that it was constructed in accordance with the with the standards of the U.S. Department of Housing & Urban Development.

All other Ag related structures and uses such as barns, grain silos, corrals, etc. They can have animals – horses, cattle, chickens, goats, etc.

**Bill Mabin**  
**Scotts Bluff County**  
**Building & Zoning**