

CHAPTER 2 Agricultural (A) Zone

SECTION:

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11-2-1: **PURPOSE.** The purpose of the agricultural zone is to provide areas characterized by agricultural uses and rural lifestyles. All other uses will be considered secondary and not allowed if they pose any interference or negative impacts upon the agricultural uses on the land. The minimum lot size and building locations in this zone shall be of a size to allow for economically viable agricultural uses without affecting surrounding properties adversely.

(Ord. 170-01-13, 1/15/13).

11-2-2: **PERMITTED USES.**

- (A) Agriculture uses, excluding livestock confinement operations (LCO's).
- (B) Single-family dwelling, conforming to regulations in the R-1 zone, with the exception that the minimum lot size for such use shall be one (1) acre.
- (C) Accessory uses, subject to the restrictions in Section 11-11-6 of this Code.
- (D) Any agricultural building under one hundred twenty (120) square feet in area and corrals, pens, loafing sheds, grain bins under twenty (20) feet in height.
- (E) Other similar uses that are determined by the City Council to be compatible with the purpose and intent of this zone.

(Ord. 170-01-13, 1/15/13).

11-2-3: **CONDITIONAL USES.**

(A) The City may, after notice and public hearing pursuant to Chapter 8 of this Title, permit the uses specified below, where such uses are deemed essential or desirable to the public convenience or welfare. On all conditional use permit applications, the City shall have the discretion to require an impact statement to assess the impact of the proposed conditional use upon surrounding properties and upon city services and infrastructure. The City may impose such conditions and safeguards, as it deems necessary to protect the best interests of the surrounding property or neighborhood and city services or infrastructure from damage, hazard, nuisance or other detriment.

(B) The following conditional uses are permitted in the Agricultural Zone.

- (1) Airports
- (2) Cemeteries
- (3) Commercial kennels, veterinary hospitals and animal clinics
- (4) Broadcasting towers for radio or television
- (5) Mining, dredging, and excavation of sand, dirt, gravel or other aggregate
- (6) Home occupations, subject to the provisions of §§ 11-11-12 and 11-11-13 of this Code
- (7) Public buildings, schools, hospitals or churches
- (8) Riding stables and schools
- (9) Bicycle ways
- (10) Day care facilities
- (11) Religious facilities
- (12) Automotive, truck and tractor repair
- (13) Secondary dwellings for farm-related purposes
- (14) Temporary buildings for construction purposes for a period not to exceed one (1) year
- (15) Public utility facilities
- (16) Livestock Confinement Operations (LCO's)

(Ord. 170-01-13, 1/15/13).

11-2-4: **HEIGHT REGULATIONS.** No building or structure shall exceed three and one-half (3½) stories or thirty-five (35) feet in height, whichever is greater. Roofs above the square of

the building and building features not used for human occupancy, such as chimneys, flag poles, television antennas, ornamental architectural design appurtenances or other similar building features, shall not be considered in determining such height. This height restriction shall not apply to storage facilities for agricultural produce products.

(Ord. 170-01-13, 1/15/13).

11-2-5: **SETBACK AND SITE REQUIREMENTS.**

- (A) **Front Yard.** No building or structure shall be erected nearer than forty-five (45) feet from the right-of-way line of the street upon which such building faces.
- (B) **Side Yard.** No building shall be erected closer than fifteen (15) feet to any side property line, except corner lots, which shall maintain a thirty (30) foot side yard adjacent to the street which intersects the street upon which the building fronts.
- (C) **Rear Yard.** No building or structure, other than an accessory building, may be constructed closer than twenty-five feet (25') from the rear property line.
- (D) **Utilities.** All water, sewer, storm drainage, and irrigation systems shall be approved by the appropriate regulatory authority.
- (E) **Site Improvements.** All site improvements shall meet the City development requirements.
- (F) **Agriculture Buildings Excepted.** Corrals, pens, loafing sheds and grain bins may be constructed in this zone, without the issuance of a building or zoning permit.
- (G) Any development adjoining or adjacent to any irrigation canal or ditch shall protect the canal or ditch right-of-way from encroachment and meet all standards required by the owner of the canal.

(Ord. 170-01-13, 1/15/13).

11-2-6: **AREA REQUIREMENTS.** Lots within this zone shall be not less than one (1) acre in total area and shall be of a width of not less than one hundred fifty feet (150') measured at the front setback line.

(Ord. 170-01-13, 1/15/13).