

Chapter 4

AGRICULTURAL DISTRICT

4.01 Purpose of "A-1" Agricultural District:

This district is composed of those areas whose principal use is farming and single family residences on large-sized lots which provide adequate space for private water and sewerage facilities. The regulations of this district are designed and intended to ensure harmony between the principal uses of this district.

4.02 Permitted Uses:

A. Accessory Uses:

As allowed in all zoning districts. (Please see Chapter 2, Section 2.06-2.09 Accessory Buildings, Structures and Uses.)

B. Agricultural Uses:

Crop Farming, including cropland research or test plots.
Dairies
Egg Production Farms
Forestry (including Christmas Tree sales)
Greenhouses (up to 50,000 sq. ft. total), nurseries and plant sales included
Hatcheries (Fish, Poultry, and Game Birds)
Livestock-pasturing and grazing
Orchards
Riding Stables
Roadside Stand (Temporary/Seasonal)
Veterinary Hospitals
Wineries

C. Residential Uses:

Single-family dwelling
Manufactured Home Type I (as defined in Section 5.08.C-D.)
Cultural and Recreational Facilities. (Churches, Parks and Recreational Facilities, Libraries, Museums, etc.)
Home Occupations, non-traffic generating.
Development Disabilities Residential Facilities. See Section 5.02.A.8.
Real Estate Office - including Model Homes

Parking Lots, for uses, other than those permitted as of right in an Agricultural District
Personal Care, including Nursing Home, Adult Care, Child Care, and Retirement (self-care) Home
Public or Private primary or secondary schools
One guest house, servants quarters, or noncommercial apartment clearly subordinate to the principle dwelling structure

D. Open land uses:

Beaches (private or public)
Conservation clubs
Forestry and wildlife areas and nature preserves
Hunting and game preserves
Parks and playgrounds
Recreational facilities (noncommercial)
Permanent Utility Structures for essential services.

4.03 Special Exception Uses:

A. Agricultural special exceptions:

Agricultural equipment sales and service
Agricultural chemical and fertilizer sales
Animal and crop processing
Confined feeding operations
Grain elevators and storage (commercial)
Greenhouses (50,001 sq. ft. or more)
Kennels
Livestock buyers offices
Slaughterhouses
Stockyards

B. Residential special exceptions:

Bed and breakfast facilities
Cemeteries, crematories, and mausoleum
Child care for 5 to 15 children; state license required
Home occupations, traffic generating
Hospitals and clinics
Real estate office, including model homes
Parking lots, for uses other than those permitted as of right in an agricultural district
Personal care, including nursing home, adult care, child care, and retirement (self-care) home
Two-family dwelling

C. Open land use special exceptions:

Airports and related facilities
Auction Barns
Bait and Tackle Sales and Service
Boarding Houses
Boat Sales, Rental and Service
Campgrounds
Contractor's Yard
Clubs
Golf Course
Lumberyards
Recreational facilities (Commercial)
Resorts
Rifle and Pistol Ranges
Swimming Pool (Public)
Youth Organization or Center

D. Public Structures and Utilities Special Exception Uses:

Community services (ambulance depot, emergency, and protective shelters, fire station, water tower, water treatment plants, etc.)
Correctional Institutions
Electric Utility Company Office and Buildings
Highway Maintenance Garages
Military Installation
Public Utility Buildings
Radio, Cellular Phone and Television Towers
Sewage Treatment Plant

4.04 Regulations and Performance Standards:

The following regulations shall apply in the "A-1" Agricultural District.

- A. Lot Area:** No permitted use or special exception allowed in the "A-1" District shall be located on lots containing an area less than 80,000 square feet. If there is a sewer available that will allow the lot to hook onto the sewer, then the lot shall contain not less than 20,000 square feet. If there are water and sewer lines available that will allow the lot to hook up to these utilities, then the lot shall contain not less than 10,000 square feet.
- B. Lot Width:** When a sewer is not available, the minimum lot width shall be 150 feet at the building line. The minimum lot width shall average 150 feet. In cases where the depth is less than the width, the lot depth shall average 150 feet. When

a Sewer is available, the minimum lot width shall be 100 feet at the building line. The lot width shall average 100 feet, and when the depth is less than the width, the lot depth shall average 100 feet. When water and sewer is available, the minimum lot width shall be 75 feet at the building line. The lot width shall average 75 feet, and when the depth is less than the width, the lot depth shall average 75 feet.

C. Lot Frontage: All lots within the "A-1" District shall maintain a minimum of 60 feet of frontage on a publicly or privately maintained street. The Minimum frontage requirement shall run continually to the building line.

D. Yard and Setback Requirements:

1. Front Yard: Not less than 40 feet from the property line, or 60 feet from the center line of any City or County maintained road, or any private road.
2. Side Yards: Least width of Either side yard shall not be less than 20 feet except in the case of a corner lot, where the side yard on the street side shall not be less than the required front yard setback. If there are water and/or sewer lines available that will allow the lot(s) to hook onto their facilities, then the least width of either side yard shall not be less than 10 feet except in the case of a corner lot, where the side yard on the street side shall not be less than the required front yard setback.
3. Rear Yard: Not less than 30 feet.

E. Height Requirement: Except as otherwise provided, the following height requirements shall apply in this district.

1. For Dwellings and Non-Farm Buildings and Structures: No dwelling or non-farm structure shall exceed a height of 35 feet.
2. For General And Specialized Farm Buildings and Structures: No general or specialized farm building or structure shall exceed a height of 50 feet.

F. Off-Street Parking: For residential uses, 2 parking spaces per dwelling unit; for non-residential uses, as required by Chapter 10.

G. General Performance Standards: As required by Chapter 2.