

## CHAPTER 7

**AGRICULTURAL ZONE A-1**

## SECTION:

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10-7-1: **PURPOSE:** The agricultural zone is established to provide areas where residential uses may be harmoniously integrated with incidental agricultural pursuits. This zone is intended to allow the keeping of farm animals in proportion to the amount of land provided for this purpose and within limits of reasonable rules of health and sanitation. It is intended to retain land in parcels large enough to provide efficient and attractive development as urban uses extend in an orderly manner into these areas. This zone should utilize and preserve open space areas to help maintain community character. (Ord., 10-17-1989; amd. 10-16-2001)

10-7-2: **PERMITTED USES:**

Agriculture.

Farm animals (see subsection 10-7-9A of this chapter).

Secondary dwelling.

Single-family dwellings. (Ord., 10-17-1989; amd. 10-16-2001; Ord. 2007-03, 3-6-2007)

**10-7-3: CONDITIONAL USES:**

Cemeteries.

Commercial outdoor recreation.

Home occupations.

Public and quasi-public uses.

Residential facilities for the disabled.

Veterinary services.

Other uses considered by the planning commission to be similar to the uses listed in this section or in section 10-7-2 of this chapter. (Ord., 10-17-1989; amd. 10-16-2001; 11-8-2001; Ord. 2007-03, 3-6-2007)

**10-7-4: AREA AND FRONTAGE REGULATIONS:**

- A. Lot Size: Minimum lot size shall be one acre.
- B. Lot Width: Minimum lot width, as measured at the front setback line, shall be one hundred feet (100'). (Ord., 10-17-1989)

**10-7-5: YARD REGULATIONS:**

- A. Front Yard: Minimum front yard setback for all main buildings shall be thirty feet (30').
- B. Side Yard: Minimum side yard for all main buildings shall be twelve feet (12'), with a combined total width for both side yards of not less than twenty six feet (26').
- C. Side Yard, Corner Lots: Minimum side yard for all buildings on corner lots shall be twenty feet (20') on the side adjacent to a street.
- D. Rear Yard: Minimum rear yard setback for all main buildings shall be thirty feet (30').

- E. **Accessory Buildings:** All accessory buildings shall be located at least six feet (6') to the rear of any main building. No part of the building, including the eaves, may be located closer than one foot (1') to the side and rear property lines. On corner lots, the minimum side yard setback adjacent to the street shall be twenty feet (20'). No accessory building shall be placed on a public utility easement without first obtaining written permission by the city. (Ord., 10-17-1989; amd. 10-16-2001)

10-7-6: **HEIGHT REGULATIONS:** No building shall be erected to a height greater than thirty five feet (35'). (Ord., 10-17-1989)

10-7-7: **PARKING, LOADING AND ACCESS:** See chapter 15 of this title. (Ord., 10-17-1989)

10-7-8: **SIGNS:** See chapter 16 of this title. (Ord., 10-17-1989)

10-7-9: **OTHER REQUIREMENTS:**

A. **Farm Animals:** For each twenty thousand (20,000) square feet of land, the following numbers and types of animals may be permitted: one horse or one cow or two (2) sheep or two (2) goats; ten (10) rabbits; twenty four (24) small fowl (chickens, pheasants, pigeons, etc.); six (6) large fowl (ducks, geese, turkeys, etc.); and no more than thirty five (35) small noncarnivorous fur bearing animals.

B. **Farm Animal Structures:** All pens, coops, barns, stables or corrals shall be set back not less than one hundred fifty feet (150') from a public street and one hundred feet (100') from any dwelling on adjacent lots. (Ord., 10-17-1989)

C. **Rural Estate Development:** The applicant has the choice of either developing under the preliminary requirements of the PRUD overlay zone, or within the guidelines of the A-1 zone, and as further modified below:

1. **Maximum Gross Dwelling Density:** One dwelling per two (2) acres.

2. **Lot Size:** Minimum of fifteen thousand (15,000) square feet.

3. Maximum Number Of Dwelling Units Per Owner: Five (5) units.

4. Requirements:

a. Applicant must submit a future subdivision development plan that is certified by a licensed engineer. The plan must meet all the requirements of a preliminary plan with the exception of contour maps. The preliminary plan must show that the rural estate will be consistent with future development of the property as a subdivision. Subdivision improvements are not required unless and until the rural estate development is approved and developed as a subdivision.

b. All property and residential structures must remain in the sole possession of one owner.

c. All provisions of the current fire code shall be met, particularly those regarding the distance the home can be located from a fire hydrant, fire apparatus accessway and turnarounds.

d. The owner of the rural estate development shall provide secondary water to the property for all nonculinary uses. (2-15-2005; amd. 2006 Code)