

6.21 - A-1 - AGRICULTURAL DISTRICT

6.21.1 INTENT:

This district is intended to provide space for agricultural and similar rural uses and activities. A second intent is to conserve the city's active farms, agricultural lands, and other rural areas until urban development occurs and the appropriate zoning changes are made.

6.21.2 PERMITTED USES:

Within the A-1 Agricultural District the following uses are permitted:

- 6.21.2.1 Agricultural uses, including the raising of crops, horticulture, and floriculture;
- 6.21.2.2 The raising of animals, fowl, and poultry, provided approval of the city health officer is obtained;
- 6.21.2.3 Agricultural industries or businesses including fruit packing plants, wineries, dairies, orchards, nurseries, feed mills, and similar fiber or food processing uses where products are produced on the premises;
- 6.21.2.4 Bed-and-breakfast inns, subject to the conditions of Subsection 6.12.1.18;
- 6.21.2.5 Churches and cemeteries;
- 6.21.2.6 Clubs and lodges whether civic, patriotic, or fraternal;
- 6.21.2.7 Day-care centers, subject to the conditions of Subsection 6.7.2.2;
- 6.21.2.8 Fairgrounds;
- 6.21.2.9 Golf courses and driving ranges;
- 6.21.2.10 Home occupations, subject to the conditions of Subsection 6.1.1.9;
- 6.21.2.11 Marinas and boat-launching facilities;
- 6.21.2.12 Public uses and buildings such as community centers, schools, offices, and parks, which are owned or operated by local, state, or federal agencies;
- 6.21.2.13 Public utility stations and facilities for the distribution of local service; and
- 6.21.2.14 Single-family residences.

6.21.3 USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:

The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4:

- 6.21.3.1 Commercial kennels, veterinary services, and animal hospitals, provided:
- A. Except where animals are confined in soundproof air-conditioned buildings, no structure or area occupied by animals shall be closer than five hundred (500) feet to any residential lot line. In no case shall any such structure be located closer than two hundred (200) feet to any residential lot line;
 - B. For non-soundproofed animal confinements, an external fence or wall not less than six (6) feet in height shall be provided; and
 - C. In all cases, animals shall be confined in an enclosed building from 10:00 p.m. to 6:00 a.m.
- 6.21.3.2 Horse show grounds and related support structures and uses provided:
- A. Fencing and other methods of animal confinement are maintained at all times;
 - B. Loud speakers, public address systems, and similar electronic devices shall not be operated between the hours of 10:00 p.m. and 8:00 a.m.; and
 - C. Riding rings and other riding surfaces shall be covered and maintained with a material such as pine bark to minimize dust and erosion.
- 6.21.3.3 Sawmills, planing mills, and woodyards, provided:
- A. No structure and no storage of lumber, logs, or timber shall be located closer than one hundred (100) feet to any lot line;
 - B. Activities shall be restricted to materials grown and harvested on the premises; and
 - C. No sawing, planing, chipping, or operation of other processing machinery shall occur between 7:00 p.m. and 7:00 a.m.
- 6.21.3.4 Wayside stand, provided:
- A. The sale of agricultural products shall be limited to produce grown on the premises; and
 - B. Structures shall not exceed five hundred (500) square feet in aggregate floor area.

6.21.3.5 Tower structures and alternative tower structures.

6.21.4 AREA REGULATIONS:

All buildings and uses, unless otherwise specified in this Code, shall comply with the following setback, coverage, and area requirements.

6.21.4.1 Minimum Lot Size:

- A. Minimum lot size shall be three (3) acres for single-family residences and one (1) acre for non-residential uses.
- B. Minimum lot width shall be of one hundred twenty-five (125) feet at the front building line.

6.21.4.2 Yard Area:

A. Front Yard:

The minimum depth of the front yard setback shall be as follows:

<u>Type Street</u>	<u>Setback</u>
Arterial	50 feet
Collector	40 feet
All Other	30 feet

B. Side Yards:

The minimum depth of each side yard setback shall be twenty-five (25) feet.

C. Rear Yard:

The minimum depth of the rear yard shall be fifty (50) feet.

6.21.5 MAXIMUM LOT COVERAGE:

The principal building and all accessory buildings shall cover not more than thirty (30) percent of the total lot area.

6.21.6 HEIGHT REGULATIONS:

Principal buildings shall not exceed the height of thirty-five (35) feet and accessory buildings shall not exceed the height of fifteen (15) feet with the exception of agricultural buildings, barns, silos, windmills, and other agricultural structures not intended for dwelling purposes.