

**ARTICLE 5****AGRICULTURAL DISTRICT (A)****Sections:**

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**SECTION 5-1 INTENT**

**5-101.** It is the intent of the A District to preserve and protect agricultural uses and resources by regulating density and land use. The district is not intended to serve the homeowner who lives on a small suburban lot, but is designed to accommodate agricultural operations on substantial acreage. Intense urban usage is usually premature and undesirable, due to lack of infrastructure. Uses that might have nuisance characteristics, if intermingled in developed residential areas, are permitted on the basis that they are no more offensive than normal agricultural uses.

**5-102.** General agricultural operations -- Nothing in this Article shall apply to or affect any land which is outside the corporate city limits, but subject to these regulations, when such land is in excess of ten (10) acres under one ownership and actually used for agricultural purposes. Any land within the corporate city limits actually used for agricultural purposes shall be subject to these regulations, and if located within the A district, shall be subject to this Article.

**SECTION 5-2 PERMITTED USES**

**5-201.** In the A District no building, land or premises shall be used and no building or structure shall be hereafter erected or altered unless otherwise provided for in these regulations, except for the following uses:

- a. Single-family dwellings where the land is used or intended to be used only for agricultural purposes except that the tract on which the dwelling may be placed shall not be less than forty (40) acres.
- b. Public parks and recreation areas.
- c. Farms and ranches where the land is under single ownership and used for general agricultural purposes.
- d. Golf courses, except miniature, pitch and putt golf courses, and driving tees operated for commercial purposes.

- e. Greenhouses and nurseries.
- f. Stands for the sale, at retail, of agricultural products or commodities raised on the premises.
- g. Churches and other similar places of worship.  
(5-201-g added 05-04-11)
- h. Adult or child daycare facilities, when having twelve (2) or fewer children or twelve (12) or fewer adults for whom care is provided and is conducted in owner-occupied dwelling.  
(5-201-h added 04-04-12)

### SECTION 5-3 CONDITIONAL USES

**5-301.** In the A District the following uses are allowed upon the issuance of a Conditional Use Permit in accordance with the provisions of Article 26 of these regulations:

- a. Any public building or land used by any department of the city, county, state or federal government.
- b. Commercial agricultural product storage facilities (elevators) when no other business is in combination with said storage.
- c. Commercial development of natural resources and commercial extraction of raw materials such as rock, gravel, sand, etc.
- d. Exploration and extraction of oil and natural gas.
- e. Kennels provided that:
  - 1. The minimum lot size shall be not less than ten (10) acres.
  - 2. No kennel buildings or runs shall be located nearer than seventy-five (75) feet to any property lines.
  - 3. All kennel runs or open areas shall be screened around such areas or at the property lines to prevent the distraction or excitement of the dogs.
- f. Privately owned parks, playgrounds, or other outdoor recreational areas such as campgrounds, youth camps, gun clubs, and archery, trap and skeet ranges.
- g. Radio, telephone or television transmitters and towers, subject to additional regulations set out at Article 29.
- h. Seasonal or temporary uses such as recreation camps or similar enterprises.
- i. Telephone exchange, electric substations, cable television, or similar public utilities.
- j. Temporary uses or uses of a temporary nature, such as portable auto shredders and balers, or asphalt or concrete batch plants, subject to the following requirements:

1. Said temporary use shall be located at least three hundred (300) feet from a residential district.
2. The applicant shall demonstrate that satisfactory provisions have been made for fire protection, police protection, refuse collection and removal, heavy traffic routing, safety and site drainage.
3. Upon termination of the temporary use, the site shall be cleared of improvements and debris not conforming with uses permitted in the A zoning district and the City Commission may require a bond guaranteeing the removal of the improvements.

#### **SECTION 5-4 HOME OCCUPATIONS**

**5-401.** Regulations relating to home occupations in the A District are set out in Article 23.

#### **SECTION 5-5 ACCESSORY USES**

**5-501.** Regulations relating to accessory uses in the A District are set out in Article 24.

#### **SECTION 5-6 HEIGHT AND YARD REGULATIONS**

**5-601.** No building in the A District shall exceed thirty-five (35) feet in height, except as otherwise provided in Article 24.

**5-602.**

- a. Front yard.
  1. Front yards on arterial and collector streets and unplatted tracts on local streets shall conform with the provisions of Article 24.
  2. There shall be a front yard having a depth of not less than thirty (30) feet or the established building line as defined in Article 2.
  3. Where lots have a double frontage, the required front yard shall be provided on both streets.
  4. Where a lot is located at the intersection of two (2) or more streets, there shall be a setback from the side street of the lot of one-half of the required front yard setback; except that, when lots have been platted facing said side street, the setback from the side street shall be no less than five (5) feet less than the required front yard setback of the lots platted on the side street.
  5. No accessory building shall project beyond the front building setback line of any lot.

**5-603. Side yard.** Except as otherwise provided in 5-602.a.4. and in Article 24, there shall be a side yard of not less than eight (8) feet on each side of a building.

**5-604. Rear yard.** Except as otherwise required in Article 24 there shall be a rear yard having a depth of not less than thirty (30) feet or twenty percent (20%) of the depth of the lot, whichever amount is smaller.

**5-605.** Additional yard regulations are set out in Article 24.

### **SECTION 5-7 SIGN REGULATIONS**

**5-701.** Sign regulations for the A District are set out in Article 27.

### **SECTION 5-8 PARKING REGULATIONS**

**5-801.** Parking regulations for the A District are set out in Article 22.

### **SECTION 5-9 MINIMUM LOT SIZE**

**5-901.** No parcel, lot or tract of land less than three (3) acres in area shall be zoned as A District.