

## CHAPTER 2

### AGRICULTURAL (A) ZONE

#### **SECTION:**

- 11-2-1: Purpose**
- 11-2-2: Permitted Uses**
- 11-2-3: Conditional Uses**
- 11-2-4: Site and Setback Requirements**
- 11-2-5: Protection of Waterways**

**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.

#### **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.**
- (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**

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

- (A) The City may, after notice and public hearing, permit the following uses 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 on 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 uses may be permitted as a conditional use in the Agriculture Zone.**

- 1. Airports**
- 2. Cemeteries**
- 3. Commercial kennels, animal hospitals**
- 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 Title**
- 7. Public buildings, schools, hospitals or churches**
- 8. Animal clinics and veterinary hospitals**
- 9. Riding stables and schools**
- 10. Bicycle ways**
- 11. Day care facilities**
- 12. Religious facilities**
- 13. Automotive, truck and tractor repair**
- 14. Secondary dwellings for farm-related purposes**
- 15. Temporary buildings for construction purposes for a period not to exceed one (1) year**
- 16. Public utility facilities**
- 17. Livestock Confinement Operations (LCO's)**

**11-2-4: SITE AND SETBACK REQUIREMENTS:**

- (A) Height regulations: Buildings in this zone shall not exceed thirty-five (35) feet in height. This height restriction will not apply to storage facilities for produce products.**
- (B) Lot width: The minimum lot width shall be one hundred fifty (150) feet.**
- (C) Front Yard. No building or structure shall be erected nearer than forty-five (45) feet from the front property line of the street.**
- (D) 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.**
- (E) Rear Yard. Rear yards shall have a depth of not less than twenty-five (25) feet.**
- (F) Area Requirements. The minimum lot area shall be one (1) acre.**
- (G) Utilities. All water, sewer, storm drainage, and irrigation systems shall be approved by the appropriate regulatory authority.**
- (H) Site Improvements. All site improvements shall meet the City development requirements.**
- (I) 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.**

**11-2-5 PROTECTION OF WATERWAYS: Any development near 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.**

