

Sec. 18-186. Agricultural District.

(a) Purpose. There exists in parts of the City land which is used for agricultural purposes and to which urban services may not yet be available. These lands should continue to be used for agricultural purposes until needed for urban purposes in conformity with the City's Comprehensive Plan. It is anticipated that lands zoned and used for agricultural purposes will eventually be used for urban purposes as the City develops. Newly annexed areas that are predominantly used for agricultural purposes may be zoned as an Agricultural District until other zoning is required.

(b) Main uses permitted.

(1) Agricultural uses.

Animal production (SUP).

Commercial greenhouse and nursery.

Commercial stable (SUP).

Crop production.

(2) Industrial uses.

Heavy Equipment Operator Outdoor Training Site (SUP).

Mining (SUP).

Well site or production site.

(3) Institutional and community service uses.

Cemeteries and mausoleum (SUP).

Church.

Crematorium (SUP).

Day care facility (SUP).

Group home.

Schools, public and private.

(4) Lodging uses.

Vacation campgrounds (SUP).

(5) Office uses. None allowed.

(6) Recreation uses.

Community park, recreation center, or golf course.

Country club (SUP).

Neighborhood park or playground.

Private recreation center, club, or area (SUP).

(7) Residential uses.

Single-family dwellings.

(8) Retail and personal service uses.

Animal shelter and clinic (SUP).

Commercial amusement (outside) (SUP).

Mortuary, funeral home (SUP).

Outdoor shooting range (SUP).

Pet cemetery (SUP).

(9) Temporary uses.

Christmas tree lots (TUP).

Seasonal sales stand (TUP).

Temporary batch plant (TUP).

Temporary construction yard, construction/sales office (TUP).

Temporary grazing (TUP).

Temporary living quarters (TUP).

Traveling show, carnival or circus (TUP).

(10) Transportation uses.

Airports (SUP).

Heliport (SUP).

Transit passenger shelter (SUP).

(11) Utility and public service uses.

Animal shelter (SUP).

Electric substation and gas regulator station (SUP).

Electrical generating plants (SUP).

Library (SUP).

Local utilities.

Police and fire stations (SUP).

Post office (SUP).

Refuse transfer station (SUP).

Sewage treatment plant (SUP).

Telephone exchange without shops or offices (SUP).

Utility or government installation other than listed (SUP).

Water treatment plant, reservoir and water storage tanks (SUP).

(12) Wholesale, distribution and storage uses.

Grain and feed elevators (SUP).

Livestock auction pens or sheds (SUP).

(13) Wireless telecommunication uses.

Commercial radio or TV facility (SUP).

Commercial satellite dish (SUP).

Mobile telephone facility (tower) (SUP).

Public safety telecommunications facility (SUP).

(c) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. However, because of the specific nature of some accessory uses they are specifically listed and subject to additional regulations. See Section 18-355 et seq.

(1) The following accessory uses are not permitted in an Agricultural District:

Accessory outside display.

(2) The following accessory uses are permitted by right in an Agricultural District:

Accessory outside storage.

Amateur telecommunications facility.

Attachment of telecommunication antennae to existing structure.

Butchering of animals for consumption.

Home occupation.

Occasional sales (garage sales).

Private stables.

Slaughtering of animals.

Swimming pools (private).

Television reception antenna or dish.

(3) The following accessory uses are permitted in an Agricultural District by SUP only:

Accessory community center.

Accessory game court.

Accessory outside sales.

Wind energy conversion system.

(d) Yard, lot, and space regulations.

(1) Front, side, and rear yard.

a. Front, side and rear yards are determined through Development Permit review. For this district the following chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:

TABLE INSET:

For:	Minimum Permitted (feet)	Maximum Required (feet)
Front yard	20	50

Side yard	15	100
Rear yard	15	100

b. Performance criteria contained in Sections 18-421, 18-422, and 18-423 shall be used to determine the actual front, side, and rear yard requirements for each project during the Development Permit review process. Different requirements may be established on the same lot for different types of structures.

c. A minimum separation of 100 feet between agricultural buildings and dwelling units on the same lot shall be maintained. Agricultural buildings, for the purposes of this provision, means those buildings used for the raising of crops or animals or for the storage of agricultural equipment, supplies, or products.

d. A minimum setback of 100 feet from the property line shall be provided for any agricultural building.

(2) Dwelling unit density.

a. In an Agricultural District, no more than one dwelling unit for each acre is allowed.

b. In an Agricultural District, only one dwelling unit is allowed on a lot.

(3) Floor area.

a. No maximum floor area ratio.

b. Minimum floor area for a residential structure is 1,000 square feet.

(4) Height.

a. Maximum height of main buildings is 35 feet.

b. Maximum height of other permitted structures is 65 feet.

(5) Lot coverage. Maximum lot coverage is:

a. Thirty percent for residential structures;

b. Twenty-five percent for nonresidential structures; and

c. Forty percent for all structures combined.

(6) Lot size.

a. Minimum lot area for residential use is one acre, when served by City water and sewer or a combination of City water and septic system or City sewer and wells. Minimum lot area for residential use is 2.5 acres when served by both well and septic system.

b. Minimum lot area for an agricultural use is five acres.

c. A lot size larger than these minimums may be required as a condition of approval of a subdivision plat for lots within 300 feet of existing residential development, if:

1. A larger lot size is necessary to ensure the compatibility between the proposed development and existing residential development; and

2. Use of a larger lot size would not adversely affect the use of property in the proposed development, neighboring properties, or adjacent thoroughfares.

(e) Additional provisions.

(1) Accessory outside sales allowed by SUP shall be for the sale of products raised or produced on site by an agricultural use.

(2) Use of individual wells and septic systems and private well systems to serve residential lots within the Agricultural District are permitted, provided that the lot size requirements specified in Subsection (d)(6)a of this section, the utility service requirements of Chapter 74, and other applicable City codes have been met.

(3) Slaughtering and butchering of animals is allowed only for consumption of the animals on the property and is not intended to allow the slaughtering and butchering of animals for commercial purposes.

(Code 1975, § 58-2.111; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2255, § 3, 5-24-93; Ord. No. 2279, §§ 5--8, 8-9-93; Ord. No. 2495, § 3, 6-22-98; Ord. No. 2524, § 3, 10-12-98; Ord. No. 2920, § 1, 10-25-05; Ord. No. 3021, §§ 4, 5, 12-18-07; Ord. No. 3064, § 1, 8-12-08)