

ZONING ORDINANCE DISTRICT DESCRIPTIONS

SECTION 11- AG AGRICULTURAL HOMESITES DISTRICT

A. Purpose of District

The AG Agricultural Homesites is designed to permit sparsely settled residential development in combination with traditional farming activities. Division of land ordinarily occurs in order to accommodate agricultural needs. Urban-type public improvements normally are not required in this district.

B. Principal Uses

In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for one or more of the following principal uses.

The following uses shall be permitted as principal uses:

1. Single family residence.
2. City-owned buildings and uses.
3. Agricultural uses: livestock ranges, animal husbandry, field crops, tree crops, nurseries and greenhouses.
4. Public-owned utility buildings and structures.
5. Public parks and recreation areas.
6. Religious institutions, churches and facilities for worship, fellowship and education when located on a site of 3 acres or more.

C. Accessory Uses

Any use may be established as an accessory use to any permitted principal use provided that such accessory use:

- (a) Is customarily incident to and is maintained and operated as a part of the principal use; and
- (b) Is not hazardous to and does not impair the use of enjoyment of nearby property in greater degree than the principal use with which it is associated;
- (c) Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use; and

Sec. 11- :AG
A,B,C

(d) Is located behind the minimum front and side street building set-back lines.

(e) In addition, the following accessory use is permitted:

1. Roadside stand not exceeding four hundred (400) square feet in floor area, for the sale of agricultural products grown on the premises.

D. Special Exceptions

The following may be established only when authorized by the Council under the provisions of Article V. Any accessory use may be permitted without specific Council approval provided it complies with the provisions of Sub-Section c, above. Other special exceptions shall be permitted as provided in Section 5-1.

1. Private utility buildings required to service the district.
2. Riding stable, riding hall, horse track.

E. Uniform Height and Area Regulations

The uniform height and area regulations set forth in Section 11-2 shall apply to all buildings, walls and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

F. Sign Controls

The following signs shall be permitted by right in conjunction with any permitted principal use or authorized special exception subject to the conditions listed.

1. Real Estate Sales Signs as provided in Sec. 8-1.
2. Facility Identification Signs when located in other than a required yard along a street, provided that no sign shall have an area of exposure of more than forty (40) square feet and that the combined area of exposure of all signs does not exceed one hundred (100) square feet.