

Section 5.05 A-1 Agricultural

5.05.01 **Intent:** This district is intended to (1) Preserve land best suited for agricultural uses within the community's zoning jurisdiction; (2) Prevent the intrusion of urban development into agricultural areas which would make agricultural production uneconomical or impractical; (3) Preserve in agricultural use, land suited to the eventual development in other uses until such time as streets, utilities and other community facilities may be provided or programmed as to ensure the orderly and beneficial conversion of these lands to nonagricultural use; and (4) Provide appropriate locations for certain types of establishments primarily servicing agricultural producers.

5.05.02 Permitted Uses:

The following principal uses are permitted in the A-1 District.

1. Agricultural farms or operations, excluding the expansion of existing or development of new intensive livestock confinement facilities/operations as defined in Section 2.02
2. Bulk grain storage;
3. Child care home;
4. Churches;
5. Greenhouses and nurseries;
6. Home based business;
7. One single-family dwelling per zone lot;
8. Public and private recreational facilities, conservation areas, and flood control projects;
9. Educational facilities;
10. Public owned and operated facilities, services;
11. Veterinary services, animal hospitals, kennels and stables.

5.05.03 Conditional Uses:

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the A-1 District as recommended by the Planning Commission and approved by the City Council.

1. Roadside stands;
2. Agricultural services;
3. Airports;
4. Auction sales;
5. Radio, television and wireless communication towers and transmitters, as per Section 7.07;
6. Campgrounds, subject to Section 7.14;
7. Cemeteries and mortuaries;
8. Child care centers;
9. Private schools;
10. Contiguous expansion of intensive livestock, confinement facilities/operations, as defined in Section 2.02;
11. Facilities for the commercial storage or sale of fertilizer or toxic or flammable agricultural chemicals;
12. One additional single-family dwelling for the purpose of housing relatives or agricultural workers, including mobile homes, subject to compliance with Section 7.20;
13. Public and private water treatment and storage, wastewater treatment plants, and sanitary landfills;
14. Quarries subject to the conditions in Section 7.15;
15. Concrete or asphalt construction batch plants that is temporary in nature;
16. Bed and breakfast subject to Section 7.19.

5.05.04 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted use, including outdoor storage containers per Section 7.17;
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work;
3. Signs as provided for in Chapter 109 of the Municipal Code;
4. Parking as provided for in Sections 7.01-7.05;
5. Private swimming pool, tennis court and other similar facilities in conjunction with a residence.

5.05.05 Height and Lot Requirements:

1. The height and minimum lot requirements shall be as follows:

Uses	Lot Area (Acres)	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Max. Height (ft)	Max. Lot Coverage (%)
Residential Dwelling	10*	400	50	25	50	35	20%
Other Permitted Uses	5*	200	50	15	25	35	20%
Conditional Uses	5*	200	50	15	25	35	20%
Accessory Buildings	-	-	***	***	***	100	20% **

* Excluding road R.O.W. except as herein exempted or on non-conforming lots of record.
 ** Total not to exceed 1,500 sq. ft. for non-agricultural uses where total lot coverage of all structures does not exceed 40 percent.
 *** See Section 4.13.07