

ARTICLE 5

ZONING DISTRICTS

5.1 AG AGRICULTURAL RESIDENTIAL DISTRICT

5.1.1 Intent: This district is intended to provide for agricultural and low- density, acreage residential development in selected areas adjacent or in close proximity to the corporate limits of the City. Generally, these districts are located near urban and built-up areas within reasonable reach of fire protection and hard surfaced roads.

5.1.2 Permitted Principle Uses And Structures: The following shall be permitted as uses by right:

1. Agricultural uses, excluding the expansion of existing or development of new intensive livestock facilities operations/feedlots;
2. Any farm or acreage within the following animal to acre ratio:
 - a. One animal unit* (AU) per acre for a parcel less than forty (40) acres;
3. Single-family dwelling;
4. Irrigation and flood control projects;
5. Child care home;
6. Public parks and recreational areas;
7. Community buildings and/or facilities owned and/or occupied by public agencies;
8. Public and/or private schools;
9. Churches, places of worship and cemeteries; and
10. Fish hatcheries and facilities.
11. Private Kennel

*One animal unit shall equal one (1) head of slaughter or feeder cattle, seven-tenths (0.7) head of mature dairy cattle (whether milked or dry cows), two and five-tenths (2.5) swine each weighing over 55 pounds,

twenty-five (25) weaned pigs each weighing less than 55 pounds, five-tenths (0.5) head of horses, ten (10) sheep or lambs, fifty-five (50) turkeys, one hundred (100) laying hens or broilers if the facility has continuous overflow watering, thirty (30) laying hens or broilers if the facility has a liquid manure system, and/or five (5) ducks.

5.1.3 Permitted Accessory Uses And Structures: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures;
2. Home occupations in conformance with Article 8.2;
3. Residences including mobile homes for farm residence or adjacent farm residence for relatives of consanguinity and marriage or farm workers;
4. Roadside stands for sale of agricultural produce; and
5. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.

5.1.4 Permitted Special Uses: A building or premises may be used for the following purposes in the AG Agricultural Residential District if a special use permit for such use has been obtained in accordance with Article 6 of these regulations:

1. Airports and heliports, including crop dusting;
2. Agricultural service establishments primarily engaged in performing agricultural, animal husbandry or horticultural services;
3. Child-care center;
4. Radio and television towers and transmitter
5. Camp grounds;
6. Wind generating systems;
7. Commercial Kennels;
8. Public and private charitable institutions;

9. Greenhouses and nurseries;
10. Animal clinics, animal hospitals, and veterinarian services;
11. Auction/ sale barns and yards;
12. Waste water treatment facilities; and
13. Any farm or acreage within the following animal to acre ratio
 - a. One and one-half (1\12) AU per acre for a parcel of land greater than forty (40) acres, but less than eighty (80) acres; or
 - b. Two (2) AU per acre for parcels over eighty (80) acres.

Notwithstanding the provisions above, any time the number or combination of Animal Units (AU) exceeds two hundred fifty (250), regardless of the size of the parcel of land, the operation shall be considered a LFO (Large Farming Operation) and is a prohibited use in the AG Zoning District.

5.1.5 Prohibited Uses And Structures: All other uses and structure which are not specifically permitted or not permissible as exceptions shall be prohibited from the AG Agricultural Residential District.

5.1.6 Minimum Area Requirements:

- a) General Requirements

	Lot Area (sq. ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
If Septic System Used	50,000	150'	35'	20'	35'	35' for residential structures
If Lagoon System Used	100,000	150'	35'	20'	35'	35' for residential structures

- b) Maximum height for residential structures is thirty-five feet (35'); however, nonresidential structures shall have no height limitations except in conformance with Airport Zoning Regulations.

5.1.7 Parking Regulations: Parking shall be in conformance with the provisions of Article 7 of these regulations.

5.1.8 Intersections: No buildings, or any earlier structure shall be permitted within (200) feet of the center of an intersection of any public street, road or highway.