

Chapter 7 AG - AGRICULTURAL DISTRICT

Sections:

7.00 Statement of Intent

7.01 Permitted Uses

7.02 Height and Area Regulations for AG Developments

7.03 Development and Performance Standards for AG Developments

7.04 Other Uses and Regulations

7.00 Statement of Intent

The zoning of property as AG, Agricultural District, is intended to maintain and enhance agricultural operations and preserve agricultural lands utilized for crop production or the raising of livestock. In addition, the Agricultural District may serve as a "holding zone" for land where future urban expansion is possible, but not yet appropriate due to the unavailability of urban level facilities and services. Property zoned AG for "holding zone" purposes may be used for certain commercial and industrial special uses where those uses would be of limited duration or compatible with the uses shown on the Future Land Use Plan of the *Comprehensive Plan*.

7.01 Permitted Uses

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses set forth herein, or similar uses, subject to all applicable development and performance standards.

Permitted uses: The following uses shall be permitted by right in the Agricultural District:

1. Agricultural production – crops
2. Agricultural production - livestock and animal specialties
3. Agricultural services
4. Single-family residences with a minimum of 1,100 square feet living space.

7.02 Height and Area Regulations for AG Developments

The maximum height of buildings and structures, the minimum dimension of lots, setbacks for parking/paving and yards, and the minimum lot area per dwelling unit permitted on any lot shall be as follows, except as otherwise provided in Chapter 26 Height and Area Regulations and Exceptions and Chapter 28 Subdivision and Lot Splits:

- A. Minimum lot area per dwelling unit – twenty (20) net acres.

B. Maximum height:

1. Residences -- two and one-half (2½) stories, not exceeding thirty-five (35) feet from finished grade.
2. Agricultural structures -- fifty (50) feet from finished grade.
3. Non-agricultural structures and uses -- seventy-five (75) feet, provided such structure is set back from all property lines a distance equal to or greater than its height.

C. Minimum front, side and rear yards -- fifty (50) feet.

D. Minimum lot width -- six hundred (600) feet.

E. Minimum setbacks for parking/paving (nonagricultural uses):

1. Thirty (30) feet from street right-of-way.
2. Thirty (30) feet from property lines other than street right-of-way.

Related Information: Design Guidelines

7.03 Development and Performance Standards for AG Developments

A. Parking and Loading – See Chapter 23

B. Sign – Chapter 27

C. Landscaping and Screening – See Chapter 24

D. There shall be no restrictions as to operation of agricultural vehicles and machinery, or the sale or marketing of products raised on the premises.

E. All buildings, structures or yards used for the raising, feeding, housing or sale of livestock or poultry shall be located at least (100) one-hundred feet from residentially zoned land.

F. There shall be no disposal of garbage, rubbish or offal, other than regular removal thereof, within (300) three-hundred feet of residentially zoned land.

G. Where a lot or tract had less than the twenty (20) acre minimum lot area required herein in separate ownership upon adoption, this ordinance shall not prohibit the erection or alteration of a single-family dwelling.

H. Where development utilizing septic tanks is proposed, applicant shall submit a septic tank suitability study in accordance with the requirements in Chapter 1, General Provisions, at the time of filing the application for agricultural zoning.

I. Noise levels in accordance with Chapter 6, Zoning Districts.

Related Information: Design Guidelines

7.04 Other Uses and Regulations

Other uses and regulations regarding this district please refer to:

Special Uses – Chapter 21, Accessory Uses & Structures – Chapter 22, Parking & Loading – Chapter 23, Landscaping & Screening – Chapter 24, and Nonconforming Situations- Chapter 25.