

ARTICLE 6 AGRICULTURAL

Sec. 29.600. "A" AGRICULTURAL.

(1) **Purpose.** This zone is intended to accommodate areas predominantly agricultural in character or undeveloped for urban use; protect land use for agriculture from incompatible uses; be used for all newly annexed land area that is not otherwise rezoned; and serve as a transitional area between unincorporated areas and residential districts.

(Ord. No. 3571, 6-27-00)

(2) **Use Regulations.** The uses permitted in the A Zone are set forth in Table 29.600(2) below:

**Table 29.600(2)
Agricultural (A) Zone Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
C Single Family Dwelling	Y	ZP	ZEO
C Two Family Dwelling	N	--	--
C Single Family Attached Dwelling	N	--	--
C Apartment Dwelling (6 units and over)	N	--	--
C Family Home	Y	SP	ZBA
Household Living Accessory Uses			
C Accessory Apartment	N	--	--
C Home Office	Y	HO	ZBA/Staff
C Home Business	Y	HO	ZBA/Staff
Group Living	N	--	--
Short-term Lodging	N	--	--
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services			
C Plants and Produce	Y	ZP	ZEO
Wholesale Trade			
C Agricultural & Farm Equipment	N	--	--
INDUSTRIAL USES	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Child Day Care Facilities	Y	HO or SP (Depending on size)	ZBA/Staff
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y	SP	ZBA
Personal Wireless Communication Facilities	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Parks & Open Areas	Y	SDP Minor	Staff
Radio & TV Broadcast Facilities	Y	SP	ZBA

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Rail Lines & Utility Corridor	Y	SP	ZBA
MISCELLANEOUS USES			
C Agricultural & Farm-Related Activities	Y	ZP	ZEO
C Stables	Y	SP	ZBA

- Y = Yes: permitted as indicated by required approval.
N = No: prohibited
SP = Special Use Permit required: See Section 29.1503
ZP = Building/Zoning Permit required: See Section 29.1501
SDP Minor = Site Development Plan Minor: See Section 29.1502(3)
SDP Major = Site Development Plan Major: See Section 29.1502(4)
HO = Home Occupation
ZBA = Zoning Board of Adjustment
ZEO = Zoning Enforcement Officer

(3) **Zone Development Standards**. The zone development standards for the A Zone are set forth in Table 29.600(3) below:

**Table 29.600(3)
Agricultural (A) Zone Development Standards**

DEVELOPMENT STANDARDS	A ZONE
Minimum Lot Area	43,560 sf
Minimum Principal Building Setbacks:	
Front Lot Line	50 ft.
Side Lot Line	20 ft.
Rear Lot Line	50 ft.
Corner Lots	Provide 2 front yards and 2 side yards
Minimum Frontage	35 ft. @ street line 100 ft. @ building line
Maximum Building Coverage	N/A
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	N/A
Minimum Landscaped Area	N/A
Maximum Height Principal Building	40 ft. or 3 stories, except for farm building, communications towers, flag poles, bell towers and steeples
Maximum Height Accessory Building	12 ft. to midpoint of roof; 15 ft. to ridge
Parking Between Buildings and Streets	N
Drive-Through Facilities	N
Outdoor Display	Plants & Produce only
Outdoor Storage	Y
Trucks and Equipment	Y