

Chapter 17.20 – Agricultural “A” zone

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17.20.010 Purpose.

The purpose of the agricultural zone or district is to provide for and protect agricultural lands and uses. All other uses will be considered secondary and not allowed if they pose any interference or negative impacts upon the agricultural uses on the land. The minimum lot size and building locations in this zone shall be of a size to allow for economically viable agricultural uses without affecting surrounding properties adversely.

17.20.020 Permitted uses.

The following are allowed in the A zone:

- A. Agriculture excluding concentrated animal feeding operations (CAFO’s)
- B. Single-family dwelling as regulated in the residential R1 zone with the exception that the minimum lot size for such use shall be forty (40) acres.
- C. Accessory uses
- D. Public Utility installations;

17.20.030 Conditional uses.

The planning commission may, after notice and public hearing, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The commission shall have the authority to impose such conditions and safeguards as it deems necessary to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance or other detriment:

- A. Cemetery;
- B. Commercial kennel, animal hospital;
- C. Broadcasting tower for radio or television;
- D. Mining, dredging, and excavation of sand, dirt, gravel or other aggregate;
- E. Home Occupations;
- F. Public building, school, hospital or church;

- G. Animal Clinic & Hospital-Veterinary
- H. Riding Stables & Schools
- I. Bicycle Way
- J. Day Care Facilities
- K. Religious Facilities
- L. Truck & Tractor Repair
- M. Additional Dwellings on the Property for farm related purposes
- N. Temporary buildings as uses necessary for construction purposes for a period not to exceed one year.
- O. Golf Course/Driving Range
- P. Agri-related business
- Q. Public or private recreational facilities

17.20.040 Height regulations.

There shall be no height restrictions in the agricultural zone.

17.20.050 Setback requirements.

The following are setback requirements for the A zone:

- A. Minimum lot width - 100' at building line
- B. Front Yard. No building or structure shall be erected nearer than fifty (50) feet from the right-of-way line of the street.
- C. Side Yard. No building shall be erected closer than twenty (20) feet to any side property line, except corner lots shall maintain a thirty (30) foot side yard adjacent to the street which intersects the street upon which the building fronts.
- D. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five feet.

17.20.060 Area requirements.

The minimum lot area shall be forty (40) acres.

17.20.070 Accessory uses.

Accessory uses are permitted including the use of motor vehicle cargo containers or other containers normally used for the shipment of freight, cargo or other items, by rail, ship or motor vehicular transportation. All containers shall require an approved conditional use permit. Placement location of containers shall meet all the requirements of Section 17.20.050 and shall only be placed one unit high, at ground level on a concrete, gravel or similar foundation. Stacking of containers is prohibited. Containers

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can become a visual blight upon the city and adjacent residential areas. Means for reasonable visual occlusion from public view, through positioning or other coverage, shall be required to be provided and maintained for the duration of the placement of the container and shall be included in the application submission.