

Chapter 17.24 – Agricultural Transitional “AT” zone

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17.24.010 Purpose.

The purpose of this agricultural transitional zone or district is to provide for and protect residential lands, of substantial size for families who desire a single-family residential environment in an area transitional from agricultural uses and to provide for gardening and family recreation opportunities, the keeping of a limited number of livestock, poultry and similar endeavors. The minimum lot size and building locations in this zone must be such that water and sewer facilities and the place and locations for them can be easily provided on an individual basis on each lot, without affecting surrounding properties adversely.

17.24.020 Permitted uses.

The following are allowed in the AT zone:

- A. Agriculture not including concentrated animal feeding operations (CAFOs), poultry;
- B. Golf course;
- C. Single-family dwelling as regulated in the residential R-1 zone with the exception that the minimum lot size for such use shall be five (5) acres;
- D. Accessory uses
- E. Public Utility installation;

17.24.030 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:

The following conditional uses may be permitted in the AT zone:

- A. Airport;
- B. Cemetery;
- C. Commercial kennel, animal hospital;
- D. Broadcasting tower for radio or television;

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- E. Mining, dredging, and excavation of sand, dirt, gravel or other aggregate;
- F. Home Occupations;
- G. Private amusement park, ball park, race track, or similar uses;
- H. Public building, school, hospital or church;
- I. Construction Trades;
- J. Recreational Vehicle Park;
- K. Animal Clinic & Hospital-Veterinary;
- L. Riding Stables & Schools;
- M. Swimming Pools (Commercial & Public);
- N. Athletic Fields;
- O. Indoor Recreational Facility;
- P. Bicycle Way;
- Q. Day Care Facilities;
- R. Truck & Tractor Repair;
- S. Agri-related business;
- T. Temporary buildings as uses necessary for construction purposes for a period not to exceed one year.

Other uses deemed similar by the City to the uses above may be considered under a Conditional Use application.

17.24.040 Height regulations.

Any building or structure or portion thereof hereafter erected which is not of an agricultural nature shall not exceed three and one-half stories, or thirty-five feet in height unless a greater height is approved by conditional use permit.

17.24.050 Setback requirements.

The following are setback requirements for the AT zone:

- A. Minimum lot width - 100' at the 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.

17.24.060 Area requirements.

The minimum lot area shall be five (5) acres.

17.24.070 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 17.24.050 and shall only be placed one unit high, at ground level on a concrete, gravel or similar foundation. Stacking of containers is prohibited. Containers 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.