

ARTICLE A. A-1 AGRICULTURAL ZONE

10-5A-1: OBJECTIVES AND CHARACTERISTICS OF ZONE:

- A. The A-1 agricultural zone has been established for the primary purpose of providing a location where the cultivation of crops and the raising and keeping of livestock and related uses can be carried on, and where such uses can be protected and encouraged. While dwellings and certain other uses not related to agriculture are permitted, such development is not encouraged in the A-1 agricultural zone because of the conflict which occurs between farm and nonfarm uses. For this reason, owners or developers of land should bear in mind that primacy is given in this zone to agriculture and livestock raising and any development should be undertaken in recognition thereof.
- B. The A-1 agricultural zone is characterized by large lots and tracts of land intermixed with dwellings.
- C. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the A-1 agricultural zone. (Ord. 6-18-81A, 6-18-1981)

10-5A-2: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted in the A-1 agricultural zone upon compliance with requirements set forth in this title:

Agriculture, including, but not limited to, the raising of row crops, grains and fruits, and buildings incidental to the use of land for agricultural purposes.

Animals and fowl, the raising of, in unlimited numbers.

Barns, corrals, pens, coops and feed storage buildings for the housing of animals and fowl and the storage of farm products, provided such uses for the care and keeping of livestock and fowl are located at least one hundred feet (100') in distance from any existing dwelling.

Daycare nurseries which have been approved by the state health department and the state welfare department.

Fairgrounds and golf courses.

Fences, walls and hedges.

Home occupations, when approved by the board of adjustment (see section 10-12-25 of this title).

Individual mobile homes which comply with the requirements set forth in section 10-12-24 of this title.

Industries related to agriculture and livestock raising, such as livestock feed yards, fur farms, plant nurseries and animal hospitals. Animal byproducts rendering plants shall be prohibited in the A-1 agricultural zone.

Kennels, riding academies and beehives.

Office of a professional person, when located in a dwelling in which the professional person resides.

One- and two-family dwellings and buildings necessary thereto.

Public utility buildings and facilities and airports.

Rest homes.

Schools and churches.

Temporary buildings and yards for the storage of construction materials and equipment incidental and necessary to construction of uses otherwise permitted in the zone. A permit therefor shall be valid for not more than one year and shall not be renewable for more than two (2) successive periods at the same location.

Water reservoirs, water facilities and oil and gas wells.

Other uses ruled by the board of adjustment to be similar to uses specifically permitted in the zone and which will harmonize with the objectives and characteristics of the A-1 agricultural zone. (Ord. 6-18-81A, 6-18-1981; amd. 2003 Code)

10-5A-3: AREA REQUIREMENTS:

Each dwelling or individual mobile home shall be located on a lot containing at least sixteen thousand (16,000) square feet of land, except that when connected to a public sewer a one-family dwelling may be located on a lot containing not less than eight thousand (8,000) square feet. Lots upon which animals or fowl, except customary household pets, are kept, or upon which barns, pens, coops and corrals for the keeping of such animals or fowl are maintained, shall contain twenty nine thousand (29,000) square feet. Rest homes, schools and churches shall be located upon a lot containing at least one acre. Except as may

otherwise be provided for other uses, there shall be no area requirements. (Ord. 6-18-81A, 6-18-1981)

10-5A-4: WIDTH REQUIREMENTS:

The minimum width of any building site shall be seventy feet (70'), plus five feet (5') additional for each additional dwelling unit, measured at a distance of thirty feet (30') back from the front easement line. For uses other than dwellings, there shall be no width requirements. (Ord. 6-18-81A, 6-18-1981; amd. 2003 Code)

10-5A-5: LOCATION REQUIREMENTS:

- A. Front Setback: All buildings and structures shall be set back at least twenty five feet (25') from the front sidewalk.
- B. Side Setback: All dwellings and individual mobile homes shall be set back from the side property line a distance of at least eight feet (8'), and the total distance of the two (2) side setbacks shall be at least twenty feet (20'). The minimum side setback for accessory buildings shall be the same as for main buildings, except that no side setback shall be required for accessory buildings which are located more than one hundred feet (100') in the rear of any dwelling. On corner lots, the side setback from the street easement line for any dwelling or other main building shall be not less than twenty feet (20') and not less than thirty feet (30') from an accessory building.
- C. Rear Setback: For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty feet (30'). Accessory buildings on interior lots shall be set back not less than eight feet (8') from the rear property line, except that no rear setback shall be required for accessory buildings having fire resistant walls of two (2) hours of fire. For corner lots, all dwellings and other buildings shall be set back from the front street easement line a distance of at least thirty feet (30'), except that for dwellings having an attached garage or carport, the setback shall be at least twenty feet (20'). Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than eight feet (8'). (Ord. 6-18-81A, 6-18-1981)

10-5A-6: HEIGHT:

The maximum height of any building measured from grade to the square of the building

shall be twenty feet (20'), and the minimum height of any dwelling shall be nine feet (9'). Where the ground or the square of the building is uneven in height, the average elevation shall apply. Chimneys, flag poles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height. (Ord. 6-18-81A, 6-18-1981)

10-5A-7: SIZE OF DWELLINGS:

The ground floor area of any one-family dwelling shall not be less than eight hundred fifty (850) square feet. No single wall shall be less than sixteen feet (16') in length. In multiple-family developments, the first unit shall be not less than eight hundred fifty (850) square feet and each additional unit shall not be less than six hundred (600) square feet on the ground floor. This requirement shall not apply to mobile homes located in approved mobile home parks or to recreational vehicles located in recreational vehicle parks. (Ord. 6-18-81A, 6-18-1981)

10-5A-8: SPECIAL PROVISIONS:

For the purpose of determining front, side and rear setback requirements, any separate building situated within twelve feet (12') from a dwelling or other main building shall be considered as part of the main building and not as an accessory building. (Ord. 6-18-81A, 6-18-1981)

10-5A-9: SUPPLEMENTARY REGULATIONS:

See also supplementary requirements and procedures applicable within zones, chapter 12 of this title. (Ord. 6-18-81A, 6-18-1981)