

DIVISION 4. - AG AGRICULTURAL DISTRICT

Sec. 36-225. - Intent.

The AG Agriculture District is intended to preserve, enhance and stabilize areas within the city which are presently used predominantly for general farming; and areas which because of their soil characteristics and location should be conserved for agricultural uses.

(Code 1991, § 19-191; Ord. No. 83, § 10(intro.), 4-16-1984)

Sec. 36-226. - Scope.

In the AG district, no building or land shall be used and no building erected except for one or more of the uses specified in this division unless otherwise provided for in this chapter.

(Code 1991, § 19-192; Ord. No. 83, § 10.01, 4-16-1984)

Sec. 36-227. - Uses permitted by right.

The following uses are permitted by right in AG districts:

- (1) Agricultural or horticultural activities on parcels of land of two acres or more, including general and specialized farming and related activities but not limited to:
 - a. Raising of grain, grass, seed crops;
 - b. Orchards;
 - c. Apiculture (beekeeping);
 - d. Floriculture;
 - e. Raising of tree fruits, nuts and berries;
 - f. Raising of ornamental trees, shrubs and nursery stock;
 - g. Vegetable raising;
 - h. Greenhouses;
- (2) The raising and keeping of cattle, hogs, horses, ponies, sheep, swine and similar livestock or small animals such as rabbits, poultry and goats on parcels of land of five acres or more;
- (3) Accessory buildings.

(Code 1991, § 19-193; Ord. No. 83, § 10.01, 4-16-1984)

Sec. 36-228. - Permitted accessory uses.

The following uses are permitted accessory uses in AG districts: accessory uses or structures, clearly incidental to the operation of an existing farm, including:

- (1) Barns, silos, sheds and similar structures customarily incidental to the permitted principal use.
- (2) Outdoor storage of equipment and materials limited to farm machinery, implements and related material provided that such storage is not in conflict with section 36-118. Storage activities shall be subject to minimum setback requirements.
- (3) One roadside stand for the sale of farm produce, specialty crops such as tree fruits, nuts, berries and the like, or foodstuff made from such produce, providing it is raised on the property.

(Code 1991, § 19-194; Ord. No. 83, § 10.02, 4-16-1984)

Sec. 36-229. - Uses permitted by special use permit.

Uses permitted by special use permit in AG districts are public buildings and community service installations.

(Code 1991, § 19-195; Ord. No. 83, § 10.03, 4-16-1984)

Sec. 36-230. - Site development standards.

The following maximum and minimum standards shall apply to all uses and structures in the AG district except as modified by article I of this chapter and article VIII of this chapter, or as varied pursuant to article III of this chapter:

- (1) *Minimum lot area.* No building or structure shall be established on any parcel less than one acre in size.
- (2) *Minimum frontage.* Each parcel of land shall have continuous frontage of not less than 165 feet for one- to two-acre parcels, 225 for parcels larger than two acres along a public thoroughfare.
- (3) *Yard and setback requirements.*
 - a. Front yard: 25 feet.
 - b. Side yards: Ten feet except in the case of a corner lot where the side yard on the street side shall not be less than the setback required for the front yard.
 - c. Rear yard: 35 feet.
 - d. In any case, no permanent or temporary structure housing livestock or for storage of feed or manure shall be located any closer than 100 feet to a lot line.
- (4) *Maximum lot coverage.* 25 percent.
- (5) *Maximum height.* No nonfarm structure or dwelling unit shall exceed a height of 35 feet measured from the average finished grade.

(Code 1991, § 19-196; Ord. No. 83, § 10.04, 4-16-1984)

Secs. 36-231—36-253. - Reserved.