

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

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ORDINANCE 1105 FARM RESIDENTIAL DISTRICT (AG)

Section 1105.01: PURPOSE. The major purpose of this district is to allow existing agricultural and conservation areas in the outlying parts of the City that do not have central sewer services. Limited residential development will be allowed in this district and clustering of housing units will be encouraged.

Section 1105.02: PERMITTED USES. The following uses of land shall be permitted in Farm Residential District:

1. Commercial agricultural and horticulture
2. Farm buildings and structures
3. Single-Family Residential structures
4. Farm drainage and irrigation systems
5. Roadside stands for the sale of agricultural products
6. Historic Sites
7. Public Recreation
8. Home Occupations
9. Essential Services - telephone, telegraph, power lines and necessary pertinent equipment and structures.
10. Signs
11. Churches, schools
12. City buildings, including maintenance, police and fire stations

Section 1105.03: ACCESSORY USES. The following uses shall be permitted as accessory uses in this district and shall not require a conditional use permit or variance:

1. Any incidental machinery, structure or buildings necessary to the conduct of agricultural, single-family residential, and other permitted uses.
2. Private garages, carports, screen houses, swimming pools and storage buildings for use of occupants of the principal structures.

Section 1105.04: CONDITIONAL USES. The following uses shall not be permitted in this district without a conditional use permit:

1. Cemeteries
2. Agricultural products and livestock processing plants
3. Hobby Farms and Stables
4. Kennels
5. Resorts
6. Nursery and garden supplies
7. Mining, sand and gravel operations
8. Shooting ranges
9. Other uses which in the opinion of the City Council are of the same general character as the permitted uses and which will not have a detrimental effect on this District.

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Section 1105.05: PERFORMANCE STANDARDS. All uses in this district shall be subject to the following standards:

1. Height Regulations

- a. The maximum height of all buildings shall not exceed 2 1/2 stories or 35 feet.
- b. This height limitation shall not apply to grain elevators, silos, windmills, elevator lags, cooling towers, water towers, chimneys and smokestacks, church spires.

2. Front Yard Regulations

a. Required Setback Distances

<u>Required Right-of-Way</u>	<u>Road Classification</u>
100	State Highway
100	County Road
100	City Street

- b. Where a lot is located at the intersection of two or more road or highways, there shall be a front yard setback on each road or highway side of each corner lot.

3. Side and Rear Yard Regulations

There shall be a side yard width of not less than 100 feet on each side of the building and a rear yard of not less than 100 feet.

4. Lot Width and Depth Regulations

- a. For farm residences - none
- b. For non-farm single-family residences - minimum width of 150 feet and depth of 200 feet.

5. Lot Area Regulations

- a. For farm residences - none
- b. For non-farm single-family residences - ten acres

6. Location of Structures

Structures shall be so located on each lot as to permit subdivision if and when central sewer and water systems become available.

7. General Requirements

Additional requirements for parking, signs, sewage systems and other regulations as set forth in this Code.