

**CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS**

**ORDINANCE 1185    AGRICULTURAL OPERATIONS**

Section 1185.01: CONTINUATION.....1185-1

## CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

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Section 1185.01: CONTINUATION. All farms in existence upon the effective date of this Ordinance within the City limits shall be a permitted use where the operator can conduct a farming operation. However, all regulations contained in these performance standards shall apply to all changes of the farming operation which will cause all or part of the area to become more intensively used or more urban in character. Any structure exceeding \$500.00 in value to be erected on a farm shall require a building permit and conform to all requirements of the building code. The City Council may require any farm operator to secure a Conditional Use Permit to expand or intensify said operations in the event of the following:

- (1) The farm is adjacent to, or within 400 feet of any dwelling unit and may be detrimental to living conditions by creating safety hazards or by emitting noise, odor, vibrations or similar nuisances; or
- (2) The farming operations are so intensive as to constitute an industrial type of use consisting of the compounding, processing, and packaging of products for wholesale or retail trade.