Article X. "AG-1" General Agriculture District

Section 1. Intent and Purpose of District

The "AG-1" General Agriculture District is established for the purpose of protecting agricultural uses in the zoning jurisdiction by restricting and regulating density, land coverage and land use, and permitting only limited non-agricultural activities.

Section 2. District Regulations

In District "AG-1" no building or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged or designed for other than one of the uses listed in SECTION 3 below.

Section 3. Permitted Uses

1. Farming activities including the raising of crops and animals, except feedlots. (See uses permitted by special use permit.)
2. Single family ranch and farm dwellings on three (3) or more acres for exclusive use by the ranch or farm family or employees.
3. Manufactured housing incidental to general agricultural operations on the same tract or parcel with the principal dwelling provided the manufactured housing unit is used exclusively by the ranch farm family or employees.
4. Public and semi-public parks, playgrounds, campgrounds, fishing preserves or other recreational areas and community buildings owned and operated by a public agency or nonprofit organizations.
5. Golf courses and other open land recreational uses, except miniature golf courses, driving tees or other intensive commercial uses such as automobile race track or amusement park.
6. Stands for sale of agricultural products or commodities raised on the premises.
7. Temporary structures incidental to construction work, but only for the period of such work. Basements and cellars may not be occupied for residential purposes until the

building is completed.

8. The renting of not to exceed two sleeping rooms with a total occupancy of not to exceed three persons for whom board may be furnished but with the prohibition of separate culinary accommodations for such tenants.
9. Utility lines and facilities necessary for public service, and including refuse disposal area conducted under a landfill or sanitary fill method, public and semi-public storage and repair facilities, sewage disposal, water supply and treatment facilities, dams and power plants.
10. Watersheds, wildlife habitats, wildlife production areas, and game management areas or other conservation uses.
11. Customary accessory uses and structures located on the same tract with the principal use, including barns, sheds, tennis courts, swimming pools, private garages, garden houses, barbecue ovens, fireplaces and similar uses.
12. The following uses may be allowed by special use permit when submitted, reviewed and approved by the Board of Zoning appeals and subject to conditions as the Board may impose.
    a. Any public building erected or land used by any department of the City, County, State or Federal Government.
    b. Bed and breakfast establishments.
    c. Airport or heliport.
    d. Cemetery or crematory.
    e. Churches and similar places of worship and parish houses.
    f. Extraction of natural resources.
    g. Feedlots provided that no feedlot shall be located closer than 1 mile from any residential area.
    h. Storage of trucks and implements.
    i. Greenhouses, nurseries and garden centers.
    j. Institutions of higher learning, including dormitory accommodations when located on the same tract as the educational buildings.
    k. Nursing homes, rest homes, convalescent homes and homes for the aged on a tract of land ten (10) acres or larger.
    l. Day nurseries.
    m. Licensed child care centers.

n. Radio, television, navigation or military control station, transmitter or tower.
o. Animal hospital or kennel, provided that no animal hospital shall be located closer than 300 feet from any residential zone, and that no kennel may be located closer than 1,000 feet from any residential zone.
p. Shooting ranges.

Section 4. Intensity of Use Regulations

Tracts in this district shall contain the following minimum sizes:

1. Lots used for residential purposes: 3 acres.
2. Lots used for non-residential purposes: 10 acres.
3. Minimum lot width: 200 feet.
4. Minimum lot depth: 200 feet.

Section 5. Height Regulations

Except as otherwise provided in the height, area, bulk and dimensional requirements of this ordinance, no building or structure shall exceed the following height restrictions.

1. When a building or structure is within 150 feet of a dwelling district zone, said building or structure shall not exceed 35 feet in height.
2. When a building or structure is more than 150 feet from a dwelling district zone, said building or structure shall not exceed 80 feet in height. Buildings and structures used for nonagricultural purposes shall not exceed 35 feet in height.

Section 6. Yard Regulations

1. Front Yard:
    a. There shall be a front yard having a depth of not less than 30 feet except as required for arterial and collector streets or roads. (See ARTICLE XXX - Additional Height, Area and Use Regulations.)
    b. Where a lot or tract has double frontage, the required front yard shall be provided on both streets and roads.

c. Where a lot or tract is located at the intersections of two or more streets or roads, there shall be a front yard on each street or road side of said lot or tract. No accessory building shall project beyond the front yard line on either street or road.

2. Side Yard: There shall be a side yard on each side of every building or structure which side yard shall not be less than 28 feet.
3. Rear Yard: Except as hereinafter provided in the additional height, area and use regulations of this ordinance, there shall be a rear yard having a depth of not less than 30 feet, or 20 percent of the depth of the lot, whichever amount is smaller.

Section 7. Lot Coverage

1. The total coverage of all buildings shall not occupy more than 10 percent of the lot area.

Section 8. Sign Regulations

See ARTICLE XXV.

Section 9. Parking and Loading Regulations

See ARTICLE XXVI.

Section 10. Landscaping Regulations

See ARTICLE XXVII.

Section 11. Traffic Regulations

See ARTICLE XXVIII.

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