

## Chapter 18.16

### AG AGRICULTURAL DISTRICT

#### Sections:

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- 18.16.040 Development and Performance Standards for AG Developments

#### **18.16.010 Statement of Intent**

The zoning of property as AG, Agricultural District, is intended to maintain and enhance agricultural operations and preserve agricultural lands utilized for crop production or the raising of livestock. In addition, the Agricultural District may serve as a "holding zone" for land where future urban expansion is possible, but not yet appropriate due to the unavailability of urban level facilities and services. Property zoned AG for "holding zone" purposes may be used for certain commercial and industrial special uses where those uses would be of limited duration or compatible with the uses shown on the Future Land Use Plan of the Comprehensive Plan. (Ord. 02-54 § 2, 2002)

#### **18.16.020 Permitted Uses**

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses set forth herein, or similar uses, in accordance with the Use Matrix in Chapter 18.76, subject to all applicable development and performance standards.

- A. Uses permitted by right: The following uses shall be permitted by right in the Agricultural District, subject to the performance standards in Section 18.16.040:
  - 1. Agricultural production - crops.
  - 2. Agricultural production - livestock and animal specialties.
  - 3. Agricultural services.
  - 4. Residential design manufactured homes.
  - 5. Single-family residences.
  - 6. Forest preserves and wildlife reservations.
- B. Conditionally permitted uses:
  - 1. Accessory uses, subject to the provisions of Chapter 18.56, Accessory Uses and Structures.
  - 2. The following uses may be permitted subject to approval of preliminary and final development plans, pursuant to Chapter 18.12, Applications and Procedures:
    - a. Elementary and secondary schools, public and private.
    - b. Golf courses and clubhouses, public and private (except miniature golf, driving ranges, etc.).
    - c. Greenhouses and nurseries (wholesale).
    - d. Parks and recreation facilities, public or private (noncommercial).
    - e. Wind generation towers.

3. Temporary sales and events subject to the provisions of Section 18.54.040.
- C. Special uses: As specified in the Use Matrix, Chapter 18.76, or Chapter 18.54, Special Uses, may be permitted with a special use permit obtained pursuant to the provisions of Chapter 18.12, Applications and Procedures. (Ord. 02-54 § 2, 2002)

### **18.16.030 Height and Area Regulations for AG Developments**

The maximum height of buildings and structures, the minimum dimension of lots, setbacks for parking/paving and yards, and the minimum lot area per dwelling unit permitted on any lot shall be as follows, except as otherwise provided in Chapter 18.58, Height and Area Regulations and Exceptions and Chapter 18.68, Subdivision and Lot Splits:

- A. Minimum lot area per dwelling unit -- forty (40) net acres.
- B. Maximum height:
  1. Residences -- two and one-half (2½) stories, not exceeding thirty-five (35) feet from finished grade.
  2. Agricultural structures -- fifty (50) feet from finished grade.
  3. Non-agricultural structures and uses -- seventy-five (75) feet, provided such structure is set back from all property lines a distance equal to or greater than its height.
- C. Minimum front, side and rear yards -- fifty (50) feet.
- D. Minimum lot width -- six hundred (600) feet.
- E. Minimum setbacks for parking/paving (nonagricultural uses):
  1. Thirty (30) feet from street right-of-way.
  2. Ten (10) feet from property lines other than street right-of-way.
- F. Residential design manufactured homes, conforming to the following architectural or aesthetic standards:
  1. The roof must be double-pitched and have a minimum vertical rise of two and one-half (2.5) feet for each twelve (12) feet of horizontal run, and covered with roofing material that is residential in appearance, including, but not limited to, approved wood, asphalt composition shingles or fiberglass, but excluding corrugated aluminum, corrugated fiberglass or metal roofs.
  2. All roof structures shall provide an eave projection of no less than six (6) inches, which may include a gutter.
  3. The exterior siding shall consist predominantly of vinyl or metal horizontal lap siding (the reflectivity of which does not exceed that of gloss white paint), wood or hardboard, brick, stone or stucco comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction in the City.
  4. The manufactured home is set up in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in *Manufactured Home Installations, 1987* (referred to as NCS BCS A225.1), and a continuous permanent masonry foundation or masonry curtain wall slab, unpierced except for required ventilation and access, is installed under the perimeter of the manufactured home.

5. Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the Building Codes adopted by the City, and attached firmly to the primary structure and anchored securely to the ground.
6. All fuel supply systems shall be constructed and installed within the foundation wall or underground within all applicable building and safety codes.
7. The moving hitch, transporting lights, and wheels and axles shall be removed.
8. The manufactured home must be oriented on the lot so that its long access is parallel with the street. A perpendicular or diagonal placement may be permitted if the narrow dimension of the unit, as it appears from the street, is no less than fifty (50) percent of the unit's long dimension.
9. On all level sites the main floor shall be no greater than twenty (20) inches above finished grade at the foundation. On sloping or irregular sites the side closest the grade level shall not be greater than twenty (20) inches above finished grade at the foundation.
10. The lot must be landscaped to ensure compatibility with surrounding properties.
11. The manufactured home has a length not exceeding four (4) times its width, with length measured along the longest access and width measured at the narrowest part of the other access. The minimum dimensions of the manufactured home shall be twenty-two (22) feet in width and forty (40) feet in length.
12. If seventy (70) percent of the structures on the block face where the home is to be located, and the opposite block face have attached garages, a garage constructed according to the provisions of the City's adopted Building Code shall be attached to the residential design manufactured homes. ([Ord. 02-54 § 2, 2002](#))

#### **18.16.040 Development and Performance Standards for AG Developments**

- A. Parking and Loading-- See Chapter 18.60.
- B. Signs -- see Chapter 18.64.
- C. Landscaping and Screening -- see Chapter 18.62.
- D. There shall be no restrictions as to operation of agricultural vehicles and machinery, or the sale or marketing of products raised on the premises.
- E. All buildings, structures or yards used for the raising, feeding, housing or sale of livestock or poultry shall be located at least one hundred (100) feet from residentially-zoned land.
- F. There shall be no disposal of garbage, rubbish or offal, other than regular removal thereof, within three hundred (300) feet of residentially zoned land.
- G. Where a lot or tract had less than the forty (40) acre minimum lot area required herein in separate ownership on April 19, 1981, this ordinance shall not prohibit the erection or alteration of a single-family dwelling.
- H. Where development utilizing septic tanks is proposed, applicant shall submit a septic tank suitability study in accordance with Chapter 18.04, General Provisions, at the time of filing the application for agricultural zoning.
- I. Noise levels in accordance with Chapter 6.18 of the Municipal Code.

- J. Nonresidential uses which are proposed for the benefit of or as an amenity to a particular subdivision and not for use by the general public, i.e., neighborhood pools, clubhouses, etc., should be located within the interior of the subdivision or adjacent to an arterial street. Under certain circumstances, notification of the surrounding property owners may be required. (Ord. 02-54 § 2, 2002)

(Pages 93 and 94 reserved.)