

18.28 A-2 AGRICULTURAL-RESIDENTIAL ZONE, ONE DWELLING UNIT PER TWO ACRES

18.28.010: PURPOSE AND OBJECTIVES:

The A-2 zone is established to provide areas in which agricultural pursuits can be encouraged and supported within the municipality. The A-2 zone is designed and intended to protect agricultural uses from encroachment of typical urban development. Uses permitted in the A-2 zone, in addition to agricultural and residential uses, must be incidental thereto and should not change the basic agricultural character of the zone. Development within the A-2 zone should be accomplished in an orderly and progressive manner, and to discourage "leapfrog" encroachments of such uses or developments into the agricultural area. (Ord. 2004-10, 6-16-2004, eff. 7-13-2004)

18.28.020: GENERAL OBJECTIVES AND CHARACTERISTICS:

A. The A-2 agricultural-residential zone has been established as a zone in which the primary use of the land is for agricultural and livestock raising purposes. Land within this zone is characterized by residential estates, open fields, ranches, and farms devoted to the production of food, fiber, animals, and general agricultural uses.

B. Representative of the use within this zone are large residential estates, barns, corrals, row crops, and the raising of livestock.

C. The objectives in establishing the A-2 agricultural-residential zone are:

1. To protect and encourage the continued use of agricultural land within the zone for agricultural purposes and to discourage the preemption of agricultural land for nonagricultural purposes;
2. To discourage commercial and industrial uses, and any other use which tends to thwart or mitigate the use of the land for agricultural purposes;
3. To prevent the soil from becoming polluted. (Ord. 2004-10, 6-16-2004, eff. 7-13-2004)

18.28.030: PERMITTED USES:

The following uses shall be permitted in the A-2 zone:

Agricultural buildings for the storage of farm equipment, animals, grains, hay and other agricultural products. Buildings for the storage of other equipment, such as construction related materials, not related to the production of agriculture, shall be prohibited except as allowed as an accessory use in section 18.28.035 of this chapter.

Agriculture (the science and art of farming; work of cultivating the soil, production of crops, and the raising of livestock).

Animal rights.

A. Acreage 5.25 Acres And Over: The raising, care and keeping of livestock, fowl, feed and produce, barns, corrals, pens, coops and other structures, including educational animal laboratories, for the care and keeping of domestic livestock and fowl. Provided, however, that no structure or corral for the housing of the livestock and fowl or no corral for the close confinement of livestock shall be located closer than one hundred feet (100') to an existing dwelling on an adjacent lot or fifty feet (50') from an existing dwelling on

the same lot.

B. Acreage Under 5.25 Acres: The raising, care and keeping of livestock and fowl will be limited to one animal unit and their seasonal offspring for each twenty thousand (20,000) square feet.

Beehives (must comply with the minimum distances specified for barns, corrals, etc., as stated in this section).

Customary residential household pets as defined in section [18.08.345](#) of this title.

Fences, walls subject to section [18.84.130](#) of this title, and subject to the approval by the planning and zoning director.

Home occupations, subject to the provisions of section [18.84.380](#) of this title.

Noncommercial plant nurseries and private greenhouses.

One single-family dwelling unit per legally created lot.

Public utility buildings and facilities and other public buildings.

Temporary and seasonal fruit and vegetable stands for the sale of produce raised on the premises, that do not exceed two hundred (200) square feet, and are maintained in an orderly manner.

Temporary office building used as an office in connection with the sale of property within a subdivision under construction, provided that the temporary office is located on the same tract of land as the subdivision. A permit therefor shall be valid for not more than one year, at the expiration of which time the use shall be discontinued. This use subject to subsection [18.84.200B](#) of this title (temporary building construction).

Water reservoirs and water facilities. (Ord. 2004-10, 6-16-2004, eff. 7-13-2004)

18.28.035: PERMITTED ACCESSORY USES:

Accessory uses and structures are permitted in the A-2 zone, provided they are incidental to the main residential dwelling unit, and do not alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

Accessory buildings such as barns, garages, carports, greenhouses, gardening sheds, recreation rooms, and similar structures which are customarily used in conjunction with and are incidental to a principal use or structure.

Swimming pools and incidental cabanas subject to any and all requirements of the international residential code (IRC). (Ord. 2004-10, 6-16-2004, eff. 7-13-2004)

18.28.040: CONDITIONAL USES:

The uses listed below may be approved by issuance of a conditional use permit from the planning commission. Uses not specified herein as "permitted" or "conditional" shall be considered prohibited. The following is a list of possible conditional uses within the A-2 zone:

Agribusiness including commercial fruit and vegetable packing plants located on parcels of land with ten (10) acres or more, and agriculture/commercial structures that comply

with city regulations and are in harmony with the objective and characteristics of the zone only located on parcels of ten (10) acres or greater.

Conditional use agriculture such as commercial greenhouses.

Exotic pets. Sufficient evidence shall be provided that such pets will be prevented from causing damage to property of others; endangering the health, safety and welfare of other persons; or otherwise creating a public nuisance.

Places of worship, public schools, public parks and playgrounds, subject to section [18.84.320](#), "Site Plan Review Process And Bonding", of this title.

Residential healthcare facilities (nursing homes, including skilled nursing and intermediate healthcare facilities, and residential care housing facilities as defined in section [18.84.370](#) of this title), subject to compliance with the standards for such uses as set forth in this code and the approval of site plan. (Ord. 2004-10, 6-16-2004, eff. 7-13-2004)

18.28.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:

Each lot or parcel of property in the A-2 zone shall meet all of the following requirements:

A. Lot Size And Area Per Dwelling: The minimum lot size in the A-2 zone shall be not less than two (2) acres or eighty seven thousand one hundred twenty (87,120) square feet. Not more than one single-family dwelling may be placed upon a legally created lot or parcel of land in the A-2 zone.

B. Lot Width: Each lot or parcel of land in the A-2 zone shall have a minimum width of at least two hundred feet (200').

C. Front Yard Requirements: No home shall have a front yard setback of less than thirty feet (30') measured from the front property line or the right of way edge to the foundation of the home.

D. Side Yard: Each lot or parcel of land in the A-2 zone shall have a side yard of not less than ten feet (10').

E. Side Yard; Corner Lots: Lots having frontage contiguous to a street shall not be less than thirty feet (30') as measured for the front yard setback.

F. Accessory Buildings: Accessory buildings may be located no closer than within three feet (3') of a property line. Buildings with fire rated walls, built to the standards outlined in the international building code (IBC) may be placed up to the property line. However, in no case shall an accessory building exceed twelve feet (12') in height within ten feet (10') of the required setback area. All roof drainage shall be directed away from any adjacent property lines and shall be drained to the property wherein the building is located. Accessory buildings shall not exceed thirty five feet (35') in height.

G. Projections Into Yards: The following structures may be erected on or projected into any required yard:

1. Fences and walls in conformance with this code and approval by the planning and zoning director. Other city codes or ordinances also apply.

2. Landscape elements including trees, shrubs, agricultural crops and other plants.
3. Necessary appurtenances for utility service.
4. The structures listed below may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two feet (2'):
 - a. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features.
 - b. Fireplace structures and bays, provided that they are not wider than eight feet (8') measured generally parallel to the wall of which they are a part.
 - c. Stairways, balconies, door stoops, fire escapes, awnings, and planter boxes or masonry planters not exceeding twenty four inches (24") in height.
 - d. Porte cochere over a driveway in a side yard, providing such structure is not more than one story in height and twenty four feet (24') in length, and is entirely open on at least three (3) sides except for necessary supporting columns and customary architectural features.

H. Building Height: No lot or parcel of land in the A-2 zone shall have a building or structure used for dwelling or public assembly which exceeds a height of two (2) stories with a maximum of thirty feet (30') measured from the finished grade of the lot to the midpoint of the roof pitch. Measurement shall be taken on three (3) sides of the home. Finished grade shall be established thirty feet (30') away from the front of the home, top of the curb (if present), or the middle point of the street directly in front of the home. If the home is located more than thirty feet (30') from a city street, then the measurement shall be taken off of the established grade ten feet (10') from the home. Finished grade shall be established two feet (2') above the top of the curb or sidewalk if present, otherwise, established grade will be the existing street in front of the lot or two feet (2') above the grade or whatever is less.

I. Permissible Lot Coverage: All buildings, including accessory buildings and structures, shall cover not more than thirty percent (30%) of the area of the lot or parcel of land. (Ord. 2004-10, 6-16-2004, eff. 7-13-2004)

18.28.060: PARKING AND DRIVEWAY REQUIREMENTS:

A. Each home located on a lot or parcel in the A-2 zone shall have on the same lot or parcel two (2) off street enclosed parking spaces.

B. Each home shall also have a driveway that leads from a public street to the required enclosed parking spaces. Said driveway shall have a width of at least twelve feet (12'), and constructed with a hard surface material. (Ord. 2004-10, 6-16-2004, eff. 7-13-2004)