

## Chapter 17.18 A-2 AGRICULTURAL ZONE

### 17.18.010 Objectives and characteristics.

A. The A-2 agricultural zone has been established for the primary purpose of providing a location where the cultivation of crops and the raising and keeping of livestock and related uses can be carried on and where such uses can be protected and encouraged. While dwellings and certain other uses not related to agriculture are permitted, such development is not encouraged in the A-2 agricultural zone because of the conflict which occurs between farm and nonfarm uses. For this reason, owners or developers of land should bear in mind that primacy is given in this zone to agriculture and livestock raising and any development would fall under conditional use.

B. The A-2 agricultural zone is characterized by dwellings situated on large lots and tracts of land which are devoted to the growing of crops and the pasturing and care and keeping of animals and fowl. Caretaker or owner-occupied dwellings situated on the large lots and tracts of land are also characteristic of this zone. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of the zone, the following regulations shall apply in the A-2 agricultural zone. (Prior code §27-7-1)

### 17.18.020 Use requirements.

The following buildings, structures and uses of land shall be permitted in the A-2 agricultural zone upon compliance with requirements set forth in this title:

A. Agriculture;

B. The raising, care and keeping of animals and fowl in unlimited numbers, except for hogs in numbers exceeding twenty-five head;

C. Barns, corrals, pens, coops and feed storage buildings for the keeping of animals and fowl and the storage of farm products. (These are to sit one hundred fifty feet from the street.);

D. One-family dwellings and buildings accessory thereto when located on a lot containing at least five acres;

E. Home occupations and premises occupations subject to Section 17.09.530 of this title when approved by the city council;

F. Retail and wholesale businesses principally supplying agricultural enterprise with feed, seed, fertilizer, equipment, and similar items, vegetable and fruit packing and processing plants, farm machinery storage sheds, fur farms, plant nurseries and animal hospitals;

G. Rest homes subject to approval of the county health department and the State Welfare Department;

H. Public parks and playgrounds, hunting and fishing reserves, wildlife sanctuaries and arboretums;

I. Residential subdivisions in which all lots contain over five acres of land, subject to the requirements set forth in the subdivision ordinance of the city. Also, planned unit developments when approved by the planning commission and city council. Density shall not exceed one dwelling unit per five acres of land;

J. Kennels, riding academies, beehives and fisheries;

K. Fences, walls and hedges;

L. Water reservoirs, ponds, dams, water pumping plants and pipelines, water facilities, public utility buildings and structures (except power plants) flood control structures, transmission lines, substations, also sewage treatment plants subject to review and approval of the State Department of Health;

M. Temporary buildings and yards for the storage of construction materials and equipment incidental and accessory to construction of uses otherwise permitted in the zone. A permit thereafter shall be valid for not more than one year and shall not be renewable for more than two successive periods of time at the same location;

N. Schools, churches, monasteries and similar institutions;

O. Cemeteries, public and private, subject to the laws of the state, when approved by the board of adjustments;

P. Accessory advertising signs not exceeding fifteen square feet in area, provided such sign is maintained in good repair, also nameplates not exceeding two hundred twenty-six square inches in area;

Q. Golf courses containing at least ten acres. A golf club house may be permitted when part of a permitted golf course containing at least forty-five acres of land;

R. Other uses ruled by the planning commission to be similar to uses specifically permitted in the zone and which will harmonize with the objectives and characteristics of the A-2 agricultural zone. (Ord. 94-12 (part), 1994; Ord. 85-01 §1, 1985; prior code §27-7-2)

#### 17.18.030 Area requirements.

Each dwelling, day care nursery, rest home or boys ranch shall be located on a lot containing at least five acres of land. For other uses, there shall be no area requirements. (Prior code §27-7-3)

#### 17.18.040 Width requirements.

The minimum width of any building site for a dwelling shall be three hundred thirty feet. For uses other than dwellings, there shall be no width requirements. (Prior code §27-7-4)

#### 17.18.050 Location requirements.

A. Front Setback. All buildings and structures shall be set back at least twenty-five feet from the front lot line or fifty-five feet from the centerline of the road, whichever is greater.

B. Side Setback. All dwellings shall be set back from the side property line a distance of at least ten feet and the total distance of the two side setbacks shall be at least twenty-four feet. The minimum side setback for accessory buildings shall be the same as for main buildings, except that a three-foot side setback shall be required for accessory buildings which are located more than one hundred feet from the front lot line and at least twelve feet in the rear of any dwelling. On corner lots, the side setback from any street shall not be less than twenty-five feet for both main and accessory buildings.

C. Rear Setback. For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least twenty-five feet. Accessory buildings on interior lots shall be set back not less than ten feet from the rear property line, except that no rear setback shall be required for corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least twenty-five feet, except that for dwellings having an attached garage or carport, the setback shall not be less than twenty feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than ten feet. (Prior code 27-7-5)

#### 17.18.060 Special provisions.

The following special provisions shall apply in this zone in order to protect its essential characteristics and to promote the purposes of this title:

A. For the purpose of determining front, side and rear setback requirements any separate building situated within twelve feet from a dwelling or other main building shall be considered as a part of the main building and not as an accessory building. (Prior code §27-7-6)

#### 17.18.070 Supplementary regulations.

See also Supplementary Requirements and Procedures Applicable Within Zones (Chapter 17.09 of this title). (Prior code §27-7-7)