

**SECTION 8.32**  
**AGRICULTURE (A) DISTRICT**

**1. Purpose**

The Agriculture (A) District is intended to preserve areas for interim or permanent agricultural use; preserve the rural character of outlying areas of the City; to allow a mix of large lot residential development and agriculturally related uses in areas of the City not yet served by public sewer; and to broaden the choice of residential living styles within the City.

**2. Permitted Uses**

Subject to applicable provisions of this Chapter, the following are permitted uses in the A District:

- A. Agricultural Use
- B. Dwelling, Single-family Detached
- C. Plant Nursery, Wholesale
- D. Recreation, Public

**3. Accessory Uses**

Subject to applicable provisions of this Chapter, the following permitted accessory uses in the A District are allowed only when it is an accessory to an existing principal permitted use on the same lot. All accessory uses must meet the procedures set forth in and regulated by Section 8.12 of this Chapter.

- A. Detached Accessory Structures
- B. Agricultural Business – Seasonal
- C. Daycare Facility, Unlicensed – serving six (6) or fewer persons
- D. Kennel, Private – three (3) pets or less
- E. Pasture
- F. Residential Facility, Licensed – serving six (6) or fewer persons
- G. Other uses customarily associated with but subordinate to a permitted use as determined by the City

**4. Certificate of Compliance**

Subject to applicable provision of this Chapter, the following are uses in the A District that require approval of a Certificate of Compliance as set forth in and regulated by Section 8.03.3 of this Ordinance.

**A. Principal Uses:**

- 1) Agriculture Building

**B. Accessory Uses:**

- 1) Accessory Apartment
- 2) Agriculture Building
- 3) Daycare Facility, Licensed - serving seven (7) to fourteen (14) persons
- 4) Dwelling, Temporary During Construction
- 5) Dwelling, Temporary Care Facility
- 6) Home Occupations
- 7) Horse Training Facilities, Private
- 8) Kennel, Private – more than three (3) pets
- 9) Residential Facility, Licensed – serving seven (7) to ten (10) persons
- 10) Towers (see Section 8.11.2.FF)

**5. Conditional Uses**

Subject to applicable provisions of this Chapter, the following are conditional uses in the A District (requires a Conditional Use Permit based upon procedures set forth in and regulated by Section 8.03.8 of this Chapter).

**A. Principal Use:**

- 1) Cemetery
- 2) Essential Services, Governmental Buildings and Storage
- 3) Essential Services, Utility Substation
- 4) Garden Supply Store and Nursery Yard
- 5) Mining
- 6) Place of Worship
- 7) Recreation – Commercial
- 8) School
- 9) Tower (see Section 8.11.2.FF)

## 10) Yard Waste Facility

## B. Accessory Use:

- 1) Balloon Port, Commercial
- 2) Bed and Breakfast Inn
- 3) Daycare Facility, Licensed – serving more than fourteen (14) persons
- 4) Feedlot
- 5) Horse Training Facilities, Commercial
- 6) Kennel – Commercial
- 7) Residential Facility, Licensed – serving more than ten (10) persons
- 8) Veterinary, Large Animal

## C. Other uses similar to those permitted in this Section as determined by the Planning Commission and City Council.

**6. Lot Size, Setback, and Height Requirements**

The following minimum requirements shall be observed in an A District subject to additional requirements, exceptions, and modifications set forth in this Chapter.

## A. Minimum Lot Requirements:

## 1) Lot Area:

- a) 10 Acres (Sections 5, 6, 25, 26, 27, 34, 35, and 36 and a portion of Sections 23 and 24)
- b) 20 Acres (Sections 28, 29, 30, 31, 32, and 33 - except for parcel geocode 3303221440003, parcel geocode 3303221410004, and parcel geocode 3303221440002), and a portion of Section 21

See Comprehensive Land Use Plan for additional information.

## 2) Lot Width: Three hundred (300) feet

## B. Setbacks:

## 1) Principal Structure:

## a) Front Yard:

Arterial, as designated in the Comprehensive Plan: Seventy-five (75) feet from the right-of-way line or one hundred fifty (150) feet from the centerline of the street, whichever is greater.

Collector Street: Fifty (50) feet from the public right-of-way

Local Street: Forty (40) feet from the public right-of-way

- b) Side Yard: Twenty (20) feet
- c) Side Street: Same as Front Yard
- d) Rear Yard: Fifty (50) feet

2) Detached Accessory Structure:

- a) Front Yard: Must meet principal building setbacks; however, if located between the principal structure and a road, a one hundred (100) foot setback is required. See Section 8.12.1.K for requirements relating to exterior design and color.
- b) Side Yard: Twenty (20) feet
- c) Side Street: Same as Front Yard
- d) Rear Yard: Fifty (50) feet

C. Building Height: All buildings shall be limited to a maximum height of thirty-five (35) feet.

- 1) Principal Structure: Maximum height of three (3) stories
- 2) Detached Accessory Structure: Maximum height of two (2) stories