

SECTION 24.09.400 AGRICULTURAL ZONE

24.09.410 PURPOSES

This zone is intended for general agriculture. Only those additional uses are permitted that are complimentary to, and can exist in harmony with agriculture. In addition to the objectives outlined in Subsection 24.01 (Purposes and Scopes), the Agricultural Zone is included in the Zoning Regulations to achieve the following purposes:

- A. To preserve agricultural production until such time as development is appropriate;
- B. Maintain the natural character of the land;
- C. Provide for private use of land under limited development; and
- D. Promote public health and safety.

24.09.420 PERMITTED AND CONDITIONAL USES: A ZONE

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Where the symbol "X" appears the use is prohibited.

- A. Agricultural Uses
  - 1. All types of agriculture, horticulture and grazing. The sale and processing of products raised on the premises shall be permitted. P
  - 2. Raising of farm animals and poultry including, but not limited to, horses, sheep, goats, cattle, rabbits, etc. in accordance with Section 24.11.300 and 24.11.400 P
  - 3. Agriculture experimental facilities C
- B. Airports C
- C. Animal shelters and hospitals. C
- D. Apiary P
- E. Cemeteries, crematories and columbariums and related facilities. C
- F. Corporation yards. C
- G. Farm worker housing P
- H. Major flood control facilities, such as detention basins. C

**24.09.420 PERMITTED AND CONDITIONAL USES: A ZONE (continued)**

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|----|---|---|
| I. | Mobile Homes  | C |
| J. | Hospitals   | C |
| K. | Home Occupations pursuant to Section 24.11.200  | P |
| L. | One single family dwelling per legal lot/parcel consistent with City development standards herein.  | P |
| M. | Public buildings and grounds.   | C |
| N. | Public or private non-profit education institutions.  | C |
| O. | Public or private parks, golf courses, golf driving ranges, zoos, swim clubs, tennis clubs, and other recreational facilities.  | C |
| P. | Public utility installations.   | C |
| Q. | Riding and hiking trails (public and private).  | P |
| R. | Riding academies or stables.  | C |
| S. | Wildlife preserves and sanctuaries.   | P |
| T. | Other <u>agricultural and recreational</u> uses that are similar in nature. (This is a "conditional use", so similarity will be determined by the Planning Commission.) | C |
| U. | Kennels - commercial and noncommercial pursuant to Section 24.11.500.   | P |
| V. | 1. Keeping of 1-3 beehives.   | P |
|    | 2. Keeping of 4 or more beehives.   | C |

**24.09.430 PROPERTY DEVELOPMENT STANDARDS:**

The following regulations shall apply to the site of a Permitted or Conditional Use. The requirements are minimum unless otherwise stated.

**A. Special Requirements**

1. In the Agricultural Zone, the number of permitted large animals shall conform to the requirements of Section 24.11.300 and 24.11.400

**24.09.430 PROPERTY DEVELOPMENT STANDARDS: (continued)**

**B. General Requirements**

1.	Density - Maximum dwelling units per legal lot/parcel.	1
2.	Lot area, in sq.ft.	20,000
3.	Lot width, in feet	60
4.	Lot depth, in feet	None Req.
5.	Front yard, setback in feet	30
6.	Rear yard, setback in feet	40
7.	Side yard setback in feet. each side	10
8.	Building height*	35 feet or 2 stories which- ever is less.

\* Exceptions for agricultural buildings and/or structures which are necessary for the operation of an agricultural business are permitted up to a maximum height of 75 feet so long as the structure does not interfere with flight take offs and landings and is not used for human or animal habitation.

**24.09.440 OFF-STREET PARKING**

Off-street parking facilities shall be provided for each use as prescribed in Section 24.13 (Off-street Parking).

**24.09.450 ACCESSORY BUILDINGS AND STRUCTURES**

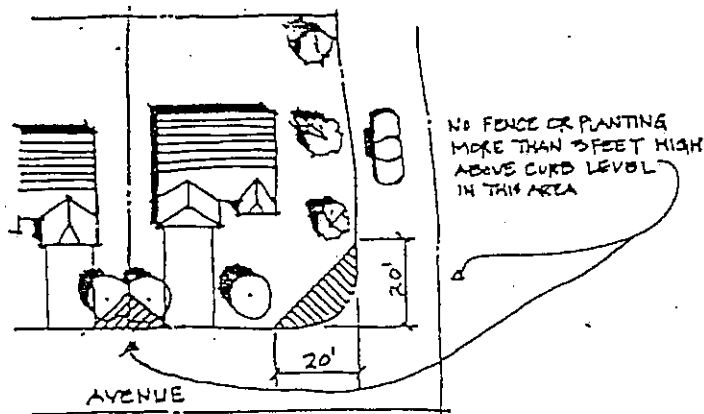
Accessory buildings and structures used for livestock shall not be located closer than 100 feet from the front property line and shall be at least 50 feet from any existing dwelling or public facility on a contiguous property.

**24.09.460 WALLS AND FENCES**

A. A wall or fence not more than six (6) feet in height may be maintained along the property lot lines.

**24.09.460 WALLS AND FENCES (continued)**

- B. In any required front yard or side yard adjacent to a street, a solid wall/fence may be constructed along the property line and shall not exceed thirty-six (36) inches in height, and an open fence (minimum 50% open) shall not exceed forty-eight (48) inches in height, except as herein provided.
- C. Within the area designated for a dwelling, a wall or fence adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed thirty-six (36) inches in height within fifteen (15) feet of the intersection of said driveway and the street right-of-way. Corner cut-offs may be required in special circumstances for safety and visibility (see examples below).



- D. Within the area designated for a dwelling, a wall or fence may be constructed a minimum distance of five (5) feet from the ultimate right-of-way at a maximum height of six (6) feet when there is no parkway planting area adjacent to the sidewalk. Where there is a parkway planting area adjacent to the curbing no setback is required to construct a fence six (6) feet in height.
- E. A wall or fence shall not be constructed in such a manner so as to block or restrict vehicular access to a dedicated or implied dedicated alley, access or way.
- F. Fiberglass sheeting, bamboo sheeting or other similar temporary material shall not be permitted as a fencing material on street yard frontages.

**24.09.470 SIGNS**

No sign, outdoor advertising structure, or display or any character shall be permitted except as prescribed in Section 24.15 (Signs).