



## **A-1 Agricultural District Chapter 1254**

### **1254.01 Purpose.**

The purpose of the A-1 Agricultural District is to provide areas where agricultural activity and very low density residential development may take place in more rural areas of the City. Such areas typically would not be served by central water or sewer service. Future rezoning of land zoned agricultural to other more intensive zoning districts should be done according to the Comprehensive Plan.

**(Ord. 2002-45. Passed 8-22-02.)**

### **1254.02 Principal and Conditional Uses Permitted.**

(a) Principally permitted uses in this District shall be as follows:

- (1) Agriculture;
- (2) Single-family dwellings;
- (3) Accessory uses;
- (4) Home occupations, subject to the limitations described in Section [1250.08](#);
- (5) Churches or places of worship;
- (6) Public service facilities; and
- (7) Public parks, playgrounds and playing fields.

(b) Conditionally permitted uses must be approved by the Planning Commission according to Sections [1244.06](#) and [1244.07](#). Conditional uses in this District shall be as follows:

- (1) Nurseries, including the sale of plant materials;
- (2) Farm markets;
- (3) Cemeteries or mausoleums;

- (4) Private recreational areas, such as swimming pools, recreation clubs, summer camps, country clubs and golf courses; and
- (5) Natural resource developments, such as sand or gravel extraction or topsoil removal.

**(Ord. 2002-45. Passed 8-22-02.)**

### **1254.03 Height Limit.**

No building, except those used for agricultural purposes, shall be built or enlarged to exceed thirty-five feet in height.

**(Ord. 2002-45. Passed 8-22-02.)**

### **1254.04 Area Requirements.**

- (a) Lot Area. Every lot shall have a minimum width of 200 feet and a minimum area of one acre, and the depth of a lot may not exceed three times its width.
- (b) Front Yard. There shall be a front yard of not less than fifty feet measured from the road right-of-way line. See Section [1250.09](#) for modifications for corner lots and Section [1250.11](#) for other front yard modifications.
- (c) Side Yards. There shall be a side yard of not less than twenty feet on each of two sides. See Section [1250.09](#) for corner lot modifications.
- (d) Rear Yard. There shall be a rear yard of not less than seventy-five feet.

**(Ord. 2002-45. Passed 8-22-02.)**

### **1254.05 Dwelling Bulk.**

Every dwelling unit built or structurally altered shall have a minimum floor area of not less than 1,000 square feet. For two story, above-ground structures, the minimum floor area on the first floor shall be 700 square feet and 300 square feet on the second floor.

**(Ord. 2002-45. Passed 8-22-02.)**

#### **1254.06 Off-Street Parking.**

Off-street parking space shall be provided according to the regulations set forth in Section [1282.05](#).

**(Ord. 2002-45. Passed 8-22-02.)**

#### **1254.07 Off-Street Loading.**

Off-street loading space shall be provided according to the regulations set forth in Section [1282.04](#).

**(Ord. 2002-45. Passed 8-22-02.)**

#### **1254.08 Corner Sight Clearance.**

On every corner lot within the triangle formed by the street lines on such lot and a line drawn between two points, each of such points being twenty feet from the point of intersection of such street right-of-way lines, there shall be no fence or wall higher than three feet, nor any other obstruction to vision between a height of three feet and a height of ten feet above the established grade of either street.

**(Ord. 2002-45. Passed 8-22-02.)**

#### **1254.09 A-1 Accessory Structures.**

All accessory structures in the A-1 Agricultural District shall meet the following requirements:

- (a) Accessory structures shall not exceed thirty-five feet in height;
- (b) Accessory structures shall not occupy more than thirty percent of the area between the rear of the principal structure and the rear lot line;
- (c) Accessory structures shall not be located within twenty feet of any lot line;
- (d) Accessory structures attached to a principal structure shall not project beyond the required front lot line; and
- (e) Accessory structures, detached from the principal structure, shall be located to the rear of the principal building and shall also be located at least fifteen feet back from the rear of the principal building.

**(Ord. 2002-45. Passed 8-22-02.)**