

Sec. 22-14. - A—Agriculture district.

- (a) *General purpose and description.* The A, Agriculture district is designed to permit the use of land for farming and ranching, including the propagation and cultivation of crops and similar uses of land. Single-family uses on large lots are also appropriate for this district.
- (b) *Permitted uses.*
  - (1) Those uses specified in section 22-32 (Use Charts).
  - (2) Such uses as may be allowed by specific use provisions, section 22-31.
- (c) *Height regulations.*
  - (1) *Maximum height:*
    - a. Two (2) and one-half ( $\frac{1}{2}$ ) stories, or thirty-five (35) feet for the main building/house.
    - b. Other (see section 22-37(e)).
- (d) *Area regulations.*
  - (1) *Size of lots:*
    - a. *Minimum lot area.* One (1) acre (i.e., forty-three thousand five hundred sixty (43,560) square feet)
    - b. *Minimum lot width.* One hundred fifty (150) feet.
    - c. *Minimum lot depth.* Two hundred (200) feet.
  - (2) *Size of yards:*
    - a. *Minimum front yard.* Thirty-five (35) feet.
    - b. *Minimum side yard.* Ten (10) percent of the lot width, but need not exceed thirty (30) feet; fifty (50) percent of the front yard setback (i.e., twelve and one-half (12.5) feet) from a street right-of-way for a corner lot.
    - c. *Minimum rear yard.* Twenty-five (25) feet for the main building.
  - (3) *Minimum floor area per dwelling unit.* Eight hundred (800) square feet.
  - (4) *Maximum lot coverage for main and accessory buildings.* Twenty (20) percent.
- (e) *Special requirements.*
  - (1) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
  - (2) Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of one or more acres.
  - (3) Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
  - (4)

Single-family homes with attached, side entry garages or carports where lot frontage is only to one (1) street (not a corner lot) shall have a minimum of twenty-five (25) feet from the door face of the garage or carport to the side property line for maneuvering.

- (5) Site plan approval (see section 22-12) shall be required for any nonresidential use (e.g., school, church, child care center, private recreation facility, etc.) in the A district.
- (6) *Other regulations.* As established in the development standards, sections 22-33 through 22-41.
- (7) A manufactured home not more than five (5) years old or a manufactured home refurbished to a new condition not more than five years prior to the application date shall be permitted providing the following conditions are met:
  - a. All other requirements of the district are met;
  - b. The unit is underpinned to a permanent foundation and the transportation wheels are removed;
  - c. A specific use permit is approved;
  - d. The towing mechanism (i.e. tongue) is removed.

(Ord. No. O-19-17, 4-10-17; Ord. No. O-18-18, § 1, 4-23-18; Ord. No. O-32-19, §§ 14.2—14.5, 3-25-19; Ord. No. O-92-19, § 14.5, 8-26-19; Ord. No. 2023-O-050, § 1, 5-22-23)