

ARTICLE IV

“A-1” SUBURBAN AGRICULTURAL DISTRICT

Section 4.00 GENERAL DESCRIPTION

The “A-1” Suburban Agricultural District is intended to provide regulations for land situated on the fringe of the urban area that is used primarily for agricultural purposes, but which may be undergoing urban development in the near future. Land in this District may be in the incorporated and unincorporated area. Many tracts in this District will be in close proximity to developing residential, commercial, or industrial uses, and as such this District shall be considered a transition or holding zone. The purpose of this district is to restrict the permitted uses to those that are compatible with agricultural uses and developing residential, commercial, or industrial use(s). For land in the unincorporated area only, the City may consider an agricultural exemption permit request (See Section 2.04(6)).

Section 4.01 PRINCIPAL PERMITTED USES

Property and buildings in an “A-1” Suburban Agricultural District shall be used only for the following purposes:

1. Agricultural uses involving crop activity only.
2. Single-family dwellings, including manufactured homes.
3. Churches and temples.
4. Public buildings and facilities, including essential service buildings.
5. Public and semi-public parks and playgrounds.
6. Golf courses and country clubs, except miniature courses or driving ranges operated for a profit.
7. Home occupations and home industries, provided Sections 3.19 through 3.22 are met.
8. Accessory uses and buildings that are customarily incidental to any of the above stated uses. Accessory uses shall include private garages and carports, private swimming pools, solar energy equipment, and private greenhouses not operated for commercial purposes.

Section 4.02 SPECIAL EXCEPTIONS

Property and buildings in this District may be used for the following purposes in accordance with the provisions contained herein if the Board of Adjustment deems them appropriate:

1. Hospitals; rest, nursing, convalescent and family homes; home for children and aged; off-street parking and yards comparable for other institutional uses to be provided under this Article.
2. Public utilities
3. Airports, airfields, and airstrips, public or private.
4. Cemetery or mausoleum that is a minimum of ten (10) acres in size.

5. Roadside stand for sale of produce raised on the premises.
6. Greenhouses and plant nurseries operated for commercial purposes.
7. Telecommunications and individually-owned wind towers (See Section 18.01(3)).
8. Extraction of sand, gravel, topsoil or other natural resources provided the land is restored to a condition suitable for the permitted uses of this district.
9. Dog kennels (Commercial).
10. Riding Stables (Public or private).
11. Accessory uses and buildings that are customarily incidental to any of the above stated uses.

Section 4.03 HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS

Shall be those regulations as specified in Section 3.18.

Section 4.04 OFF STREET PARKING AND LOADING REQUIREMENTS

Shall be those regulations as specified in Section 16.00.

Section 4.05 SIGN REGULATIONS

1. General Provisions. All signs and billboards shall be maintained in a neat and presentable condition and in the event their use will cease, they shall be removed promptly and the surrounding area restored to a condition free from refuse and debris.
2. In any Agricultural District the following signs are permitted:
 - a. Name Plates not to exceed two (2) square feet in area.
 - b. Off premise church or public bulletin boards.
 - c. Temporary signs advertising the lease or sale of the premises, not to exceed twelve (12) square feet in area.
 - d. Bulletin boards and signs pertaining to the lease, hire or sale of a building or premises, or signs pertaining to any material that is grown or treated within the district; provided, however, that such signs shall be located upon the building or on the property in which such materials are treated, processed, or stored, and not to exceed twelve (12) square feet on each side.
 - e. Temporary, non-flashing, illuminating, portable signs
3. Sign Setbacks. In all districts where permitted, signs shall be set back from the right-of-way line of any street or highway so that the sign will not impede site distance, cause any safety hazard of any nature, and maintain the general location of signs in relation to nearby properties. No sign will be permitted within fifteen (15) feet of any electric utility wire. The minimum setback for larger signs in the special commercial sign district shall be fifteen (15) feet. For all signs, a representative of the police department, street department, electric utility and zoning authority will approve the proposed setback prior to any permit issuance after duty considering the above factors.

No outdoor advertising sign shall be permitted which faces the front or side yard of any lot in a "R" district used for residential purposes within one hundred (100) feet of such lot lines, or which faces any public parkway, public square, or entrance to any public park, public or parochial school, church, cemetery, or other similar institution within three hundred (300) feet thereof.

4. Billboards. No billboards will be allowed within the city limits.