

SECTION 9  
"AG" AGRICULTURAL DISTRICT

9.1 PURPOSE AND INTENT - The purpose of the "AG" Agricultural District is to provide for compatible land, building and structure uses primarily oriented to agricultural farming and ranching, and extremely low density residential purposes. The district may also serve as (1) a transitional land use element pending future, more intensive urbanization; (2) open space for the protection and enhancement of scenic areas, vistas, and recreational uses; and (3) low density development where unusual or problematic soils, topographic conditions or sensitive ecological features are present that would normally not be conducive or appropriate to more intensive forms and patterns of urbanization.

9.2 PERMITTED USES

a. Agricultural Uses - Farms, ranches, orchards, truck gardens, nurseries for the growing of plants and similar agrarian activities involving the growing of plants and raising and pasturing of livestock, including accessory feeding pens but not commercial feeding pens, provided that no operation shall be obnoxious or offensive.

b. Residential Uses

1. Single family detached dwellings housing the owner or operator of the agricultural use upon which said dwelling is situated or to be situated, provided the site area allocation to said residential dwelling use shall not be less than one (1) acre.

2. Supplemental single family detached dwelling used exclusively for the housing of full-time employees employed on the premises for the express purpose of managing or operating the agricultural use or uses of the owner residing on the same tract of land.

c. Community Facility Uses - City hall, fire and police stations and other municipal uses.

9.3 ACCESSORY USES - In addition to those accessory uses specifically authorized in Section 34 of this ordinance, any use may be established as an accessory use to a permitted use when it complies with the conditions for an accessory use as defined in this ordinance.

9.4 SPECIFIC USE PERMITS - Specific use permits may be approved by the City Council following a recommendation from the Planning and Zoning Commission as specifically authorized in Section 45 of this ordinance, subject to full and complete compliance with any and all conditions required in Section 45, together with any other conditions as the City Council may impose. Any use accessory to an approved specific use permit shall be

permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-C.)

9.5 DEVELOPMENT REGULATIONS - In this district, the following development regulations shall be applicable:

- a. Height: No building or structure shall exceed two and one-half (2 1/2) stories, nor shall it exceed thirty-five (35) feet.
- b. Front Yard: There shall be a front yard of not less than forty (40) feet.
- c. Side Yard: There shall be a side yard of not less than twenty-five (25) feet.
- d. Rear Yard: There shall be a rear yard of not less than forty (40) feet.
- e. Maximum Lot Coverage: All buildings or structures shall have a maximum lot coverage not exceeding ten (10) percent of the lot area. There shall be no specific limitation other than the ten (10) percent lot coverage requirement on the construction of accessory buildings.
- f. Lot Area: The minimum area of a lot shall be four hundred thirty-five thousand six hundred (435,600) square feet.
- g. Lot Dimensions: Each lot shall have a minimum width of three hundred (300) feet and a minimum depth of five hundred (500) feet.
- h. Floor Area: The main residence shall contain a minimum of one thousand five hundred (1,500) square feet of floor area.
- i. Maximum Residential Density: The maximum number of dwelling units per acre shall be 0.10.

9.6 NON-RESIDENTIAL STATUS - For purposes of calculating any required side yards, set backs, heights or other buffering or similar provisions, this zoning category is not to be considered a residential classification.

9.7 SPECIAL EXCEPTION USES - Special exception uses may be approved by the Board of Adjustment as specifically authorized in Section 44 of this ordinance subject to full and complete compliance with any and all conditions required in Section 44, together with any other conditions as the Board of Adjustment may impose. Any use accessory to an approved special exception use shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-D.)