

SECTION 405.290: "A-G" AGRICULTURAL DISTRICT

- A. Intent and Purpose of District. It is the intent of the "A-G" Agricultural District to protect limited agricultural uses in the zoning district, including certain agricultural production and services, including livestock production, through control and density, land use, and land coverage.
- B. District Regulations. In District "A-G", no structure or land shall be used, and no structure shall be altered, enlarged, or erected, which is arranged, intended, or designed for other than one (1) of the uses listed below in Subsection (C).
- C. Permitted Uses.
1. General agricultural operations, but this shall not include or permit:
 - a. The spreading, accumulation, feeding, or use of garbage in any manner on the open surface of the land.
 - b. A use or activity engaged in within three hundred (300) feet of a residential or retail business structure if such use or activity results in continuous odor, dust, or noise.
 - c. The construction of agricultural buildings or structures closer than ninety (90) feet to the centerline of a principal public way.
 - d. Poultry production of more than one hundred (100) birds at any given time.
 - e. Swine production. SEE 18-02
 2. Dwellings, single-family.
 3. Dwellings, two-family.
 4. Public parks, playgrounds, recreation areas, and community buildings owned and operated by a public agency.
 5. Churches, synagogues, and similar places of worship.
 6. Farms and ranches.
 7. Golf courses, except miniature and pitch and putt golf courses and driving tees operated for commercial purposes.
 8. Greenhouses and nurseries.
 9. Public buildings, including libraries and museums.
 10. Stands for the sale, at retail, of agricultural products or commodities raised on the premises.
 11. Accessory buildings and uses customarily incidental to any of the above.
 12. Keeping of horses, cattle, sheep and goats subject to the following minimum sanitation and odor practices. (The intent is to establish a healthful environment around the boarding area.)
Operations:

- a. Horses or cows shall be kept at a density no greater than one (1) on one (1) acre of land. Sheep and goats shall be kept at a density no greater than three (3) on one (1) acre of land.
- b. Manure shall not be allowed to accumulate in barnyards and corrals so as to cause insect infestation or odor which is noticeable to neighbors.
- c. All ground surfaces within pens shall be so graded and compacted to ensure proper drainage.
- d. Surface runoff shall be so controlled that no appreciable amount of soil and manure is carried into any roadway ditch or drainage area where it will deposit and form sludge banks where flies and mosquitoes can breed.

13. The Board of Aldermen may authorize, upon recommendation from the Planning Commission, allow additional uses subject to such conditions as the Board deems necessary to include, but not limited to restricted to, proper setbacks, landscaping, screening, fencing, maintenance provisions, and other similar requirements.

D. Density of Use Regulations. Areas used for non-agricultural dwelling shall meet the following intensity requirements:

1. Minimum lot area. Three (3) acres.
2. Minimum lot width. Three hundred thirty (330) feet.
3. Minimum lot coverage. N/A

E. Height Regulations. No building or structure shall exceed the following height restrictions:

1. When the building or structure is within one hundred fifty (150) feet of a residential district zone, said building or structure shall not exceed thirty-five (35) feet in height.
2. When the building or structure is more than one hundred fifty (150) feet from a residential district zone, said building shall not exceed eighty (80) feet in height.
3. Public and semi-public buildings, public service and institutional buildings, hospitals, schools, churches, and similar places of worship are permitted two (2) feet of additional height for each one (1) foot of additional front building setback.

F. Yard Regulations.

1. Front yard. The front yard shall be a minimum of thirty (30) feet in depth measured from the front lot line on collector and local streets or measured eighty (80) feet from the centerline of the street; on State maintained highways, fifty (50) feet from the front lot line or measured one hundred (100) feet from the centerline of the street, whichever front yard setback would be greater.
2. Side yard. There shall be a side yard of not less than fifteen (15) feet on each side of every single-family dwelling and accessory use. Other permitted and conditional uses shall provide a minimum side yard of twenty-five (25) feet.
3. Rear yard. There shall be a rear yard of not less than forty (40) feet.

- G. Mobile Home Regulations. No mobile or manufactured homes are allowed in this district. Modular homes are allowed so long as they meet the other requirements of this district.
- H. Square Footage and Foundations. No structure, except accessory use buildings, shall be allowed in this district unless it meets the following minimum requirements:
1. It shall have at least eight hundred (800) square feet of floor area.
 2. It shall have a pitched roof with a slope of at least 5/12.
 3. Its width cannot be less than forty percent (40%) of its length or its length cannot be less than forty percent (40%) of its width.
 4. It must have a permanent foundation.