

Chapter 17.38

AR AGRICULTURAL RESIDENTIAL

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17.38.010 Purpose.

The agricultural-residential district is to be applied to those portions of the city which should be protected from the encroachment of residential development and may be subject to flooding. This classification applies to zoning districts that were formerly designated "A-1 first agricultural", "A-2 second agricultural" and any other agricultural designation. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.38.020 Allowed uses.

- A. Single-family dwellings;
- B. Manufactured homes in compliance with Chapter 17.34;
- C. Growing of field, forage and plant crops of all kinds;
- D. Breeding and raising of livestock & poultry;
- E. The sale and display of products grown or raised on the property. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.38.030 Accessory uses.

- A. Guest house (as defined in Chapter 17.08);
- B. Private stables;
- C. Other accessory uses and buildings customarily appurtenant to an allowed use. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.38.040 Prohibited uses.

- A. Multiple-family dwellings;
- B. All commercial uses not listed above in Section 17.38.020 - Allowed use or Section 17.38.050, Uses allowed with special use permit;.
- C. Commercial slaughterhouses;
- D. Industrial uses;

D. Mobile homes. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.38.050 Uses allowed with special use permit following a public hearing.

- A. Home occupations;
- B. Temporary sales office;
- C. Country clubs, tennis clubs, and golf courses;
- D. Public and semi-public buildings such as, but not limited to, the following: churches and schools. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.38.060 Area and yard requirements.

- A. Minimum Lot Area: 1.0 acre.
- B. Average Lot Depth: 170 feet.
- C. Average Lot Width: 160 feet.
- D. Minimum Yard Requirements:
 - 1. Front Yard: 20 feet.
 - 2. Side Yard: 10 feet.
 - 3. Rear Yard: 10 feet. (Ord. 645 § 1.1, 1998; Ord. 617 § 1.1 Exh. A (part), 1996)

17.38.070 Height limitations.

No principal building or structure shall exceed three stories or thirty-five feet. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.38.080 Development standards.

See Chapter 17.22. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.38.090 Other requirements.

- A. A minimum distance of not less than forty feet between a building for human habitation and a structure housing livestock;
- B. A minimum distance of not less than twenty feet between a main dwelling and a guest house;
- C. Livestock and poultry shall not be located any closer than one hundred feet to any residential building on an adjacent lot;
- D. All off-street parking requirements and regulations shall be as provided in Chapter 17.25;
- E. Setbacks for accessory buildings shall be five feet from the rear and side property lines. (Ord. 617 § 1.1 Exh. A (part), 1996)