CHAPTER 8

A-0.5/A-2.5 AGRICULTURAL - 0.5/2.5 ACRE MINIMUM LOT SIZE DISTRICTS

SECTION:

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9-8-1: **PURPOSE:** The purpose of the A agricultural district is to set aside land to properly guide growth of the fringe areas of the community deemed to be important for the preservation of open space and rural character. (Ord. 281-07, 9-4-2007)

9-8-2: **USES ALLOWED:**

Accessory buildings.

Accessory dwelling unit, as regulated in section 9-3-8 of this title.

Agriculture.

Golf course.

Grain elevator and bulk storage.

"Home occupation" as defined in section 9-1-5 of this title.

Single- and two-family dwellings as regulated in the R-1 district; with the exception, that the minimum lot size for such uses shall be one-half ($^1/_2$)

acre in the A-0.5 district and two and one-half (2.5) acres in the A-2.5 district.

Temporary building as necessary for construction purposes, and for a period not to exceed one year. (Ord. 281-07, 9-4-2007; amd. Ord. 304-09, 4-21-2009; 2010 Code)

9-8-3: CONDITIONAL USES PERMITTED:

Bed and breakfast establishment.

Broadcasting tower for radio and television.

Cemetery.

Contractor's shop.

Cottage industry.

Food processing.

Kennel, animal hospital or veterinary clinic.

Mining, dredging, and excavation of sand, dirt, gravel or other aggregate.

Private amusement park, ballpark, racetrack, or similar uses.

Public utility installation.

Recreational vehicle park.

Sawmill or log production facility.

School.

Sewage treatment plant and similar facilities.

Temporary on site rock crushing for on site construction and maintenance meeting the standards found in section 9-3-9 of this title. (Ord. 281-07, 9-4-2007; amd. Ord. 314-10, 5-18-2010)

9-8-4: **LOT AREA:** The minimum lot area shall be one-half ($^1/_2$) acre in the A-0.5 district and two and one-half (2.5) acres in the A-2.5 district. (Ord. 281-07, 9-4-2007)

9-8-5: **SETBACK REQUIREMENTS:**

A. Front Yard: No building or structure shall be erected nearer than thirty feet (30') from the right of way line of the street.

B. Side Yards: No building shall be erected nearer than ten feet (10') to any side property line; except corner lots shall maintain a twenty foot (20') side yard adjacent to the street which intersects the street upon which the building fronts.

C. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20'). (Ord. 281-07, 9-4-2007)

9-8-6: **BUILDING HEIGHT:** Any building or structure or portion thereof hereafter erected shall not exceed thirty feet (30') in height above grade, or forty five feet (45') in height above grade if erected for an agricultural purpose, unless a height exception is granted by the planning and zoning commission following the procedures in chapter 2, article D of this title. (Ord. 315-10, 6-15-2010)

9-8-7: **OFF STREET PARKING AND LOADING REQUIREMENTS:** All off street parking and loading shall be governed by chapter 4 of this title. (Ord. 281-07, 9-4-2007; amd. 2010 Code)

9-8-8: **SIGNS:** The erection of signs is regulated by title 8, chapter 2 of this code. (Ord. 281-07, 9-4-2007)