

ARTICLE 2 DISTRICT PROVISIONS

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Section 2.1 Agriculture District Provisions

2.1.1 Description of Agriculture Districts

The agriculture districts are intended to provide areas primarily for agricultural and related uses. The AG Agriculture General District is intended primarily for areas designated as agricultural on the Comprehensive Plan and which are likely to remain in agricultural use for the foreseeable future. The AI Agriculture Industrial District is intended primarily for areas designated as industrial on the Comprehensive Plan but which are not yet ready for industrial development. The AO Agriculture Open Space District is intended primarily for areas where continuation of open use is desirable. The AR Agriculture Residence District is intended for areas designated as residential or commercial on the Comprehensive Plan, but which are not yet ready for residential or commercial development. It is a purpose of these districts to protect the agricultural and other permitted uses from unplanned and premature, scattered, urban-type development, pending proper timing for the providing of major streets and highways, utilities, and other public or quasi-public facilities.

2.1.2 Uses Permitted in Agriculture Districts

Uses permitted in the various agricultural districts are as set forth in Table 1-1. Where an "x" appears in the column of a district, the use set opposite the "x" is permitted as a use of right in that district. Where a "p" appears, the use is permitted subject to the granting of a conditional use permit by the Board of Adjustment, in accordance with the provisions of Article 6.

TABLE 1-1
Uses Permitted in Agricultural Districts

District				Uses Permitted in the Indicated Districts
AG	AI	AO	AR	
				0. ACCESSORY STRUCTURES AND USES
x	x	x	x	002. Accessory buildings, subject to Section 3.03
x	x	x	x	004. Customary home occupations, subject to Section 3.40.
x	x	x	x	010. Accessory living quarters.
x	x	x	x	046. Accessory off-street loading and parking facilities, subject to Sections 3.74 & 3.75.
x	x	x		054. Accessory retail sales: farm products raised on the premises.
x	x	x	x	063. Accessory signs, subject to Section 3.84.
x	x	x	x	066. Temporary accessory facilities of the construction industry that are incidental to the construction of a building permitted in the district, and which shall be removed when construction work is completed.
x	x	x	x	099. Accessory uses, NEC. ^{1/}
				1. RESIDENTIAL USES
				11. Household Units
				111. Dwellings other than mobile homes
x	x		x	1111. Single-family dwellings.
				2. and 3. MANUFACTURING USES (See Use 821, Agricultural processing.)
				4. TRANSPORTATION, COMMUNICATION, AND UTILITIES
				40. Transportation, Communication and Utilities--General
p	p	p	p	400. Transportation, communication, and utilities, NEC.
x	x	x	x	402. Transportation, communication, and utility facilities which utilize public rights-of-way or easements customarily provided in subdivision plats.
x	x	x	x	403. Property of a terminal company used for terminal purposes

^{1/} NEC means "not elsewhere classified in this table."
For meaning of p and x, see paragraph preceding this table.

2 DISTRICT PROVISIONS
2.1 Agriculture District

TABLE 1-1
Uses Permitted in Agricultural Districts

District				Uses Permitted in the Indicated Districts
AG	AI	AO	AR	
x	x	x	x	41. Railroad, Rail Rapid Transit, and Street Railway Transportation 410. Property of a railway company used for railway purposes.
x	x	x	x	47. Communication. 471. Telephone communication. 4711. Telephone exchange buildings.
p	p	p	p	48. Utilities 484. Sewage disposal.
p	p	p	p	485. Solid waste disposal, subject to Section 3.81.
				5. TRADE
x	x			51. Wholesale Trade 515. Farm products (raw materials)wholesale. 5156. Lifestock--wholesale.
				6. SERVICES
x				62. Personal Services 624. Funeral and crematory services; cemeteries. 6242. Cemeteries.
			p	65. Professional Services 651. Medical and other health services. 6513. Hospital services. 6516. Sanitariums, convalescent, and rest home services. 6517. Medical clinic--out-patient services.
p	p		p	659. Other professional services, NEC.
p	p		p	67. Governmental Services 672. Protective functions and their related activities 674. Correctional institutions. 675. Military bases and reservations.
x	x	p	p	68. Educational Services 681. Schools: nursery, primary, secondary. 682. University, college, junior college, and professional school education.
p			p	
x	x			
p			p	

2 DISTRICT PROVISIONS
2.1 Agriculture District

TABLE 1-1
Uses Permitted in Agricultural Districts

District				Uses Permitted in the Indicated Districts
AG	AI	AO	AR	
				69. Miscellaneous Services
x			x	691. Religious activities.
				6911. Churches, synagogues, temples.
				6911.1. Same, subject to Section 3.70.
x			x	6912. Parish houses and rectories.
p			p	692. Welfare and charitable services.
				699. Other miscellaneous services.
				6994. Civic, social and fraternal organizations.
p			p	6994.1 Private clubs, except those whose chief activity is a service customarily carried on as a business.
				7. CULTURAL, ENTERTAINMENT, AND RECREATIONAL
x	x		p	71. Cultural Activities and Nature Exhibitions
				72. Public Assembly
				721. Entertainment assembly
x	x		p	7211. Amphitheatres.
x	x		p	7214. Legitimate theaters.
p	p			722. Sports assembly.
x	x			723. Public assembly, miscellaneous purposes
				73. Amusements
				731. Fairgrounds and amusement parks
				7311. Fairgrounds.
	x			739. Other amusements, NEC.
x	x			7392. Miniature golf.
x	x	x		7393. Golf driving ranges.
				74. Recreational Activities
				741. Sports Activities
x	x	x	p	7412. Golf courses.
x	x	x	p	7413. Tennis courts.
x	x			7416. Riding stables.
x	x	x	p	742. Playgrounds and athletic areas.
x	x		p	743. Swimming areas.
		x		7431. Swimming beaches.

2 DISTRICT PROVISIONS
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TABLE 1-1
 Uses Permitted in Agricultural Districts

District				Uses Permitted in the Indicated Districts
AG	AI	AO	AR	
x	x		p	744. Marinas.
				749. Other recreation, NEC.
x	x	x	p	7491. Camping and picnicing areas.
x	x		p	75. Resorts and Group Camps.
x	x	x	p	76. Parks.
				8. RESOURCE PRODUCTION AND EXTRACTION
				81. Agriculture, subject to Section 3.10.
x	x	x	x	811. Farms: crop.
x	x	x	x	815. Farms: dairy.
				816. Farms and ranches: livestock other than dairy.
				8161. Farms and ranches: cattle.
x				8161.1. Feed lots.
x	x	x	x	8161.9. Farms and ranches: cattle, NEC.
x	x			8162. Farms and ranches: hogs.
x	x	x	x	8169. Farms and ranches: other livestock, NEC.
x	x	x	x	819. Other agriculture and related activities, NEC, subject to Section 3.10.
x	x			82. Agricultural Related Activities, other than cotton ginning. ^{2/}
x	x	x	x	83. Forestry Activities and Related Services.
x	x	x		84. Fishing Activities and Related Services.
				85. Mining Activities and Related Services.
p	p			852. Coal mining, subject to Section 3.55.
x	x	x	x	853. Extraction of oil or natural gas.
p	p			854. Mining or quarrying of nonmetallic minerals, except fuel, subject to Section 3.55.
	x			855. Mining services.

^{2/} Cotton ginning is included in Use 401.

2.1.3 Bulk and Area Regulations for Residential Uses in Agricultural Districts

(a) Every residential use in an Agricultural District shall be subject to the regulations set forth in Tables 1-2 and 1-3 and to the modifications thereof set forth in Article 4.

TABLE 1-2
Lot Area, Width, and Height Requirements for Residential Uses in Agricultural Districts

dis- trict	lot area min. (acres)	lot area per dwg. unit, min. (acres)		lot width min. (feet)	height limits	
		mobile homes	other dwgs.		height, maximum (feet), if no addi- tional setback is provided	additional height (feet permitted for each addi- tional foot of side and rear setback ^{1/})
AG	10.0	10.0	10.0	300	35	0.4
AI	20.0	20.0	20.0	300	35	0.4
AO	na	na	na	na	35	0.4
AR	2.5	10.0	2.5	165	35	0.4

^{1/} Subject to Section 4.40 na = not applicable

(b) From any parcel of ten acres or more in an AG or AR District, there may be split in any calendar year not more than one residential lot having an area less than that required by Table 1-2, provided that such lot have an area less than ten acres and not less than one acre. No parcels may be combined for the purpose of meeting the requirement that the parcel from which the lot is to be split shall have an area of ten acres or more.

(c) In determining the area of a residential lot in an Agricultural District, the adjacent halves of abutting streets and alleys may be included, up to a distance of 100 feet from the lot line; the same rule may be applied to the width of such lot, provided that the net width thereof, exclusive of streets and alleys, shall not be less than 65 feet.

TABLE 1-3
Yard Requirements for Residential Uses in Agricultural Districts

District	Yards, Minimum (feet)					Rear Yard
	Front Yard	Side Yards				
		Interior Lots		Corner Lots		
		One Yard	Other Yard	Interior Yard	Exterior Yard	
AG	40	10	15	10	35	35
AI	40	10	15	10	35	35
AO	na	na	na	na	na	na
AR	40	10	15	10	35	35

2 DISTRICT PROVISIONS

2.1 Agricultural Districts

2.1.4 Bulk and Area Regulations for Nonresidential Uses in Agricultural Districts

All nonresidential uses in Agricultural Districts shall be subject to the following requirements:

Front yards and exterior side yards, minimum:	35 feet
Rear yards and interior side yards, minimum:	25 feet
Coverage of net lot area (exclusive of area in abutting streets), maximum:	
interior lots	25 per cent
corner lots	30 per cent

Height limits: as provided in Section 2.1.3 for residential uses except as may be provided in Section 3.70 for certain nonresidential uses in residential districts, in other sections of Article 3 for certain specified uses, and in Section 4.85.2 for certain utility facilities.