

# CHAPTER 17.12. AG: AGRICULTURAL DISTRICT

## CHAPTER 17.12 - AG: AGRICULTURAL DISTRICT

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**17.12.1 Purpose.** The purpose of this district is to protect agricultural lands and lands consisting of natural growth from incompatible land uses until such time as they are ready for urban development.

**17.12.2 Permitted Uses.** Lots within the AG District may be used for one (1) of the following principal purposes only:

- A. Agriculture. See Chapter 17.08.01(C).
- B. Public park, playground, trails, and/or swimming pool.
- C. Single-family detached dwelling. See Chapter 17.08.01(C).
- D. Undeveloped land.

**17.12.3 Conditional Uses.** One (1) of the following principal land uses may be allowed after review and approval of a conditional use permit by the Board of Adjustment:

- A. Campground.
- B. Cemetery.
- C. Fairground, race track, and/or amusement park.
- D. Golf course, driving range, and/or country club.
- E. House of worship.
- F. Library, museum, and/or site of historic/cultural significance.
- G. Public service facility.

- H. Public utility facility.
- I. Stable.
- J. Vacation rental by owner (VRBO) in conformance with Chapter 17.68.13.
- K. Veterinary clinic, large animal.
- L. Wireless telecommunications facilities in conformance with Chapter 17.68.12.

**17.12.4 Prohibited Principal Land Uses.** Unless authorized pursuant to Chapter 17.08.01(A)(1)(a), all other principal land uses which are not specifically listed above as either a Permitted or Conditional Use shall be prohibited in the AG District.

**17.12.5 Accessory Buildings, Structures, and Land Uses.** Accessory buildings, structures, and land uses within the AG District shall be regulated in conformance with the provisions of Chapter 17.68.01.

**17.12.6 Home Occupations.** Home occupations within the AG District shall be regulated in conformance with the provisions of Chapter 17.68.03.

**17.12.7 Fence Regulations.** Fences within the AG District shall be regulated in conformance with the provisions of Chapter 17.68.02.

**17.12.8 Off-Street Parking Regulations.** Off-street parking within the AG District shall be regulated in conformance with the provisions of Chapter 17.68.09.

**17.12.9 Sign Regulations.** Signs within the AG District shall be regulated in conformance with the provisions of Chapter 17.68.08.

**17.12.10 Lot Area, Yard, and Structure Height Regulations.** The maximum principal building or structure height, minimum lot area, minimum lot width, and setback requirements within the AG District shall be as follows:

**17.12.11**

A. General Requirements:

	<b>Minimum Lot Area</b>	<b>Minimum Lot Width</b>	<b>Front Yard Setback</b>	<b>Side Yard Setback</b>	<b>Rear Yard Setback</b>	<b>Maximum Structure Height</b>
<b>All uses</b>	1 acre see #1	150 ft. see #1	75 ft. see #1	30 ft. see #1	50 ft. see #1	35 ft. see #1

**Exception**

- #1 Unless an alternative lot size, lot width, setbacks, and/or structure heights are required by the granting of a conditional use permit.

**17.12.12 Maximum Ground Coverage (Impervious Surfaces).** The sum total of the ground area covered by all structures including, but not limited to, buildings, patios, driveways, sidewalks, parking lots, or other water impermeable structures shall not exceed thirty percent (30%) of the lot on which the structures are located within the AG District.