

**Chapter 18.160**  
**A AGRICULTURAL DISTRICT**

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**18.160.010 Statement of intent**

The zoning of property as A, Agricultural District, is intended to maintain and enhance agricultural operations and preserve agricultural lands utilized for crop production or the raising of livestock and to serve as a holding zone for lands where future urban expansion is possible, but not yet appropriate due to the unavailability of urban level facilities and services. The preservation of agricultural land is intended to prevent urban sprawl, control the public costs of providing urban services and reduce urban/rural conflicts which arise as a result of premature development of rural areas. The district is further intended to preserve open space and natural resource areas.

(History: Ord. ZRR-1725; ZRR-1637)

**18.160.020 Permitted uses**

No building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the following uses, subject to the development and performance standards set forth in Section 18.160.060:

- A. Single-family dwellings;
- B. Agricultural uses;
- C. Fish hatcheries and aviaries;
- D. Fishing lakes and picnic groves provided no concession or retail sales shall be permitted;
- E. Forests and wildlife reservations, or similar facilities;
- F. Fur farming for the raising of fur bearing animals, excluding skunks and civet cats;
- G. Accessory uses as provided in Chapter 18.390;
- H. Utility structures, subject to the provisions set forth in Section 18.180.070(H).
- I. Wind turbine and roof-mounted wind turbine(s).

(History: Ord. ZRR-2836 §2, 2010; ZRR-2262 §2, 2001; ZRR-1725; ZRR-1637; ZRR-889 §18.06)

**18.160.030 Height and area regulations**

The maximum height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per dwelling permitted on any lot shall be as follows, except as otherwise provided in Chapter 18.420:

- A. Maximum height:
  - 1. Residences -- 2-1/2 stories, not exceeding 35 feet;
  - 2. Agricultural structures -- 50 feet;
  - 3. Accessory structures and uses, other than agricultural structures -- 1-1/2 stories, not exceeding 20 feet and not exceeding the height of the main residential structure.
- B. Minimum front yard -- 50 feet;
- C. Minimum side yard -- 25 feet;
- D. Minimum rear yard -- 75 feet;
- E. Minimum lot width -- 300 feet;
- F. Minimum lot depth -- 300 feet;
- G. Maximum lot depth to width ratio -- 3:1;
- H. Lot area per dwelling -- 5 acres.  
(History: Ord. ZRR-1725; ZRR-1637; ZRR-889 §18.06)

**18.160.040 Parking regulations**

Each dwelling shall be provided with two off-street parking spaces.  
(History: Ord. ZRR-1725; ZRR-1637; ZRR-889 §18.06)

**18.160.050 Building on unplatted land**

A building permit for a residential or nonagricultural building in this district will not be issued until a plot plan showing the proposed building and the land areas to be set aside to accommodate it is submitted and approved by the Director of Planning and Development Services. Such plot plan may delineate a tract of land which is part of a larger ownership without the filing of a plat, provided the delineated tract is accurately tied to a section or quarter section corner and has access to a public street, road or highway. This delineated tract shall be entered on the official zoning map of the City and shall be considered the same as a platted lot for purposes of regulating permits on adjacent land. The owners of tracts abutting an existing road, street or highway which has less than City standard width shall present a warranty deed

acceptable to the City for that amount of right-of-way necessary to comply with the City standards prior to the issuance of the building permit.

(History: Ord. ZRR-2343 §42, 2002; ZRR-1725; ZRR-1637; ZRR-889 §18.06)

**18.160.060 Development and performance standards**

- A. Agricultural uses are permitted with no restrictions as to operation of such vehicles or machinery as are customarily incidental to such uses, and with no restrictions to the sale or marketing of products raised on the premises; provided that any buildings, structure or yard for the raising, feeding, pasturing, housing or sale of livestock or poultry shall be located at least 100 feet from residentially zoned land, and provided further that there shall be no disposal of garbage, rubbish or offal, other than regular removal, within 300 feet of property residentially zoned land.
- B. No detached accessory buildings shall be located within the required front yard.
- C. All detached accessory buildings located within a side yard shall be set back a minimum of 10 feet from the side lot line in the case of an interior lot, or 25 feet in the case of a corner lot.
- D. All detached accessory buildings located in the rear yard shall be set back a minimum of 25 feet from the rear lot line.
- E. A ground-mounted wind turbine is permitted to a maximum height of 100 feet, measured from average grade at the tower base to the highest point of the wind turbine structure, including blades, if applicable. A lightning rod, not to exceed 10 feet, shall not be included within the height limitations. In addition, a ground- or roof-mounted wind turbine shall be subject to the performance standards outlined in Section 18.370.040 U.

(History: Ord. ZRR-2836 §3, 2010; ZRR-1725; ZRR-1637; ZRR-889 §18.06)

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