

Division 2. Agricultural Districts

Sec. 40. AG Agricultural District.

(a) *AG District intent.* This district consists primarily of undeveloped lands where agricultural and related pursuits may occur within the City and where agricultural support centers may serve outlying rural areas beyond the City. Further, the intent of the AG District is to hold these lands in agricultural, forestal, outdoor recreational, rural residential, and other limited yet compatible uses until City services can be expanded to accommodate a higher intensity of development.

(b) *AG District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 350 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Agricultural uses.*

- farm, subject to § 115
- hobby farm, subject to § 116
- kennel

b. *Residential uses.*

- accessory apartment, subject to § 101
- combination dwelling
- duplex
- group care residence, subject to § 103
- manufactured home, class A, subject to § 104
- single family residence

c. *Institutional uses.*

- cemetery
- club
- community center
- community facility
- country club
- day care home
- domiciliary care facility
- home instruction
- park
- place of worship
- public utility facility
- public utility service
- school

d. *Commercial uses.*

- home occupation, subject to § 112

e. *Temporary uses.*

- garage or yard sales
- seasonal sales
- special event

(2) *Conditional uses.* The following uses shall be permitted subject to a conditional use permit being granted by the Planning and Zoning Commission and further subject to appropriate permits being issued in accordance with this ordinance.

a. *Agricultural uses.*

- farm support business
- livestock sales

b. *Residential uses.*

- manufactured home, class B, subject to § 105

c. *Institutional uses.*

- animal shelter
- boarding house
- penal institution
- public assembly center

d. *Commercial uses.*

- broadcast studio
- campground, subject to § 111

e. *Industrial uses.*

- resource extraction
- transmission tower

(c) *AG District dimensional regulations.* Except as provided in Art. III. *Supplemental District Regulations*, the following dimensional standards shall be required:

Minimum lot area:	5 acres
Minimum lot width:	150 feet
Minimum front yard:	30 feet
Minimum side yard:	25 feet
Minimum rear yard:	20 feet
Maximum building height:	45 feet