

CHAPTER 1171
A Agricultural

1171.01 PURPOSE.

It is the purpose of the "A" District to encourage the preservation of areas within the City for agricultural activities and related uses. It is further intended to protect and preserve areas of prime agricultural soils for continued agricultural and agriculturally related uses by discouraging small lot residential development.

1171.02 PRINCIPALLY PERMITTED USES.

Principally permitted uses shall be as follows: **align with Appendix B "Schedule of Permitted and Conditional Uses by District."**

- ~~(a) Agricultural uses.~~
- ~~(b) Single family dwellings.~~
- ~~(c) Uses similar to those indicated in this district; pursuant to Chapter 1135.~~
- ~~(d) [See Appendix B, Schedule of Permitted and Conditional Uses by District].~~

1171.03 PERMITTED ACCESSORY USES.

Permitted accessory uses shall be as follows:

- (a) Uses, buildings or structures customarily incidental to a principal permitted use or conditionally permitted use located on the same lot therewith.

1171.04 CONDITIONALLY PERMITTED USES.

Conditionally permitted uses shall be as follows: **align with Appendix B "Schedule of Permitted and Conditional Uses by District."**

- ~~(a) Uses similar to those indicated in this district; pursuant to Chapter 1135.~~
- ~~(b) [Pursuant to Chapter 1133, see Appendix B, Schedule of Permitted and Conditional Uses by District].~~

1171.05 MINIMUM LOT AREA AND WIDTH.

The minimum lot area and width for properties in the A District shall be as follows:

- (a) Agricultural uses shall have a minimum lot size of 5 acres and width of not less than 300 feet.
- (b) Single family uses shall have a minimum lot size of 20 acres and a width of not less than 600 feet at the front building line.
- (c) All other uses shall have a minimum lot size of 5 acres and a width of not less than 300 feet.

1171.06 MINIMUM LOT FRONTAGE.

The minimum lot frontage for properties in the A District shall be as follows:

- (a) Agricultural uses shall have a minimum lot frontage of 300 feet.
- (b) Single family uses shall have a minimum lot frontage of 600 feet.
- (c) All other uses shall have a minimum lot frontage of 300 feet.

1171.07 MINIMUM LOT DEPTH.

The minimum lot depth for properties in the A District shall be 300 feet.

1171.08 MINIMUM FRONT YARD SETBACK.

The minimum front yard setback for properties in the A District shall be 50 feet.

1171.09 MINIMUM SIDE YARD SETBACK.

The minimum side yard setback for properties in the A District shall be a total of 60 feet with a minimum side yard setback of 30 feet each side.

1171.10 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback for properties in the A District shall be 50 feet.

1171.11 MAXIMUM HEIGHT REGULATIONS.

The minimum height for buildings and structures in the A District shall be as follows:

- (a) No principal structure shall exceed 40 feet in height unless otherwise specified in this Code.
- (b) No accessory structure shall exceed 25 feet in height.

1171.12 MINIMUM DWELLING SIZE.

The minimum size for dwellings in the A District shall be ~~1,600~~ **1,400** square feet.

1171.13 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall be required as specified in Chapter 1181 "Off-Street Parking and Loading."