

ARTICLE V. - AG AGRICULTURAL DISTRICT

Sec. 55-81. - General purpose.

The agricultural district is included in this chapter to achieve the following objectives:

- (a) To provide area for agricultural and rural uses within the metropolitan area.
- (b) To encourage a vigorous agricultural industry within the city's zoning jurisdiction.
- (c) To ensure that urban development occurs contiguous to existing urbanized or urbanizing areas.
- (d) To implement the city's comprehensive plan by promoting sound, contiguous development.
- (e) To prevent premature urban development in areas which are not adequately served by public facilities.

(Code 1980, § 55-81)

Sec. 55-82. - AG agricultural district.

Sec. 55-83. - Purpose.

The AG agricultural district is intended to encourage and continue agricultural and rural uses in outlying parts of the city's zoning jurisdiction. The AG district is designed to prohibit premature and "leapfrog" development into rural areas not fully served by public facilities and to ensure that such development occurs adjacent to previously urbanized or urbanizing areas.

(Code 1980, § 55-83)

Sec. 55-84. - Permitted uses.

The following use types are permitted:

- (a) *Agricultural uses.*
 - Horticulture
 - Crop production
 - Animal production
- (b) *Residential uses.*
 - Single-family (detached)
 - Small group living (disabled)
- (c) *Civic uses.*
 - Local utility services
 - Park and recreation services
- (d) *Commercial uses.*
 - Kennels
 - Stables
- (e) *Miscellaneous uses.*
 - Wind energy conservation system

(Code 1980, § 55-84; Ord. No. 38198, § 4, 7-29-08; Ord. No. 38847, § 1, 10-26-10)

Sec. 55-85. - Conditional uses.

The following use types are allowed, subject to approval of a conditional use permit as provided by [section 55-883](#):

- (a) *Agricultural uses.*
 - Commercial feedlots
- (b) *Residential uses.*
 - Single family (detached) on less than 20 acres
- (c) *Civic uses.*
 - Cemetery
 - Safety services

- (d) *Commercial uses.*
Campground

(Code 1980, § 55-85; Ord. No. 35917, § 2, 4-9-02)

Sec. 55-86. - Special permit uses.

The following use types are allowed, subject to issuance of a special use permit by the city council as provided by section 55-884:

- (a) *Residential uses.*
Large group living
- (b) *Civic uses.*
Religious assembly
- (c) *Industrial uses.*
Resource extraction
- (d) *Commercial uses.*
Agricultural sales and service
Outdoor sports and recreation
Veterinary services
- (e) *Miscellaneous uses.*
Broadcasting tower
Nonputrescible landfill
Putrescible and nonputrescible landfill

(Code 1980, § 55-86; Ord. No. 38198, § 4, 7-29-08)

Sec. 55-87. - Site development regulations.

Each site in the AG agricultural district shall be subject to the following site development regulations:

Regulator	Requirement
Minimum lot area	20 acres minimum
Lot width	300 feet minimum
Site area/housing unit	20 acres minimum
Floor area ratio	No restriction
Height	35 feet maximum
Front yard	50 feet minimum
Street side yard	25 feet minimum

Interior side yard	15 feet minimum
Rear yard	25 feet minimum
Building coverage	5 percent maximum
Impervious coverage	10 percent maximum

(Code 1980, § 55-87; Ord. No. 35917, § 2, 4-9-02)

Sec. 55-88. - Additional regulations.

- (a) *Waivers of building and impervious coverage regulations.* Certain conditional and special permit uses may require waivers of maximum building coverage and maximum impervious coverage regulations. These waivers may be granted by the planning board and/or city council, respectively, as part of the conditional or special use permit, pursuant to sections [55-883](#) and [55-884](#). The extent of the waiver shall be clearly stated as a condition of such a use permit.
- (b) *Lot clustering.* Certain site development regulations may be modified in accordance with [section 53-11](#) of the city's subdivision regulations and [section 55-784](#) of this chapter, providing for cluster subdivisions, subject to the following regulations:
- (1) The minimum total area required in a cluster subdivision is 20 acres.
 - (2) The cluster subdivision has a minimum of three lots.
 - (3) The minimum lot size in a cluster subdivision is one acre, provided the lot is approved by the health department for water supply, septic system and waste disposal.
 - (4) The maximum lot size in the cluster subdivision is two acres.
 - (5) The minimum lot width in a cluster subdivision is 100 feet.
 - (6) That portion of the subdivision not platted for residential lots shall be maintained as common open space and may only be used for permitted agricultural uses until such time it is located within the present development zone and properly subdivided.
 - (7) All other regulations in this section are satisfied.
- (c) *Pre-existing parcels.* A recorded parcel of land existing before the effective date of the ordinance from which this section derives having an area less than 20 acres would be considered legally nonconforming and may be used as a building site.
- (d) *Farmstead lots.*
- (1) A single-family residence may be allowed on a platted lot of less than 20 acre with approval of a conditional use permit if the following conditions exist:
 - a. The minimum lot area shall be one acre.
 - b. The remainder of the parcel must be over 20 acres.
 - c. The residential structure must be at least five years old.
 - d. The residential structure must be the primary residence associated with crop production, animal production or commercial feedlot use.

(Code 1980, § 55-88; Ord. No. 35917, § 2, 4-9-02; Ord. No. 38422, § 1, 6-2-09)

Secs. 55-89—55-100. - Reserved.