

DIVISION 50: AGRICULTURAL TRANSITION (AT) DISTRICT

Section 50-010 Purpose and Intent.

The Agricultural Transition (AT) District is established primarily for those un-platted areas of the City that have not been zoned for development and in the future, will undergo a transition from agricultural uses to more urban uses. The transition to urban is contingent upon development plans, availability of public utilities and services and compatibility with the Land Use Plan. As these criteria take place, a more urban zoning district will replace the Agricultural Transition District zoning regulation.

Section 50-020 Permitted Uses.

The following uses are permitted uses in the Agricultural Transition (AT) District:

- 1) Agricultural uses such as field crops and horses as defined by this Ordinance and regulated by the following standard:
 - a. On parcels of at least 5 acres, 1 horse (or pony) per every two acres is permitted.
- 2) Public parks, playgrounds, recreational areas, wildlife areas and game refuges;
- 3) One and two family detached residential dwellings;
- 4) Nurseries, greenhouses, tree farms, and landscape material operations including retail and wholesale sales operation;
- 5) Day care facilities serving twelve (12) or fewer persons and residential care facilities serving six (6) or fewer persons;
- 6) Home occupations as regulated by Section 60-100;
- 7) Cemeteries;
- 8) Animal clinics and dog kennels provided no structure or pen housing any animals shall be located within three hundred (300) feet of the boundary of any residential district;
- 9) Riding stables provided no structure housing horses shall be located within three hundred (300) feet of the boundary of any residential district; and
- 10) Accessory uses.

Section 50-030 Conditional Uses.

The following uses may be permitted with the approval of a Conditional Use Permit by the City Council following the procedures outlined in Section 95-050 of this Ordinance.

- 1) Government and public-regulated utility buildings and structures necessary for the health, safety and general welfare of the City;
- 2) Commercial recreational areas including golf courses and country clubs, swimming pools, ice arenas and similar facilities;
- 3) Churches and church related buildings;
- 4) Public and private schools; and
- 5) Other accessory uses not specified in the permitted uses section.

Section 50-040 Minimum Lot Requirements and Setbacks.

The following requirements shall apply to all structures in the Agricultural Transition District. Requirements in Division 60 on Performance Standards and other standards as noted, shall also apply.

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| 1) Lot Area: | 5 acres |
| 2) Lot Width: | 200 feet |
| 3) Lot Depth: | 200 feet |
| 4) Lot Coverage: | not more than 10% |

6) Setbacks:

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| a. | Front yard: | 30 feet |
| b. | Side Yard – residential dwellings and accessory structures to residential uses | 10 feet |
| c. | Side Yard – all other permitted and conditional uses unless otherwise specified | 25 feet |
| d. | Rear yard – residential uses | 25 feet |
| e. | Rear yard – agricultural uses | 50 feet |

- 6) Maximum Building Height: 35 feet, except for agricultural uses such as silos