

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 50-015: Definitions

Accessory Structure or Use: A structure or use of secondary or subordinate use to the principal structure or use, located on the same lot.

Agricultural Building or Structure: Any building or structure, existing or erected which is used principally for agricultural purposes, with the exception of dwelling units.

Agricultural Use: The use of land for the growing and / or production of field crops, tree farms and horses and ponies.

Building: Any structure having a roof or other covering, built for the support, shelter or enclosure of persons, animals, cattle or movable property of any kind, and includes any structure.

Day Care Facilities: A facility licensed by the State Department of Human Services, public or private, which for gain or otherwise regularly provides one or more persons, as defined by the State Human Services Licensing Act, with care, training, or supervision habilitation, rehabilitation or developmental guidance on a regular basis, for periods of less than 24 hours per day, in a place other than the person's own home. Day care facilities include, but are not limited to: family day care homes, group family day care homes, day care centers, day nurseries, nursery schools, developmental achievement centers for children, day training and rehabilitation services for adults, day treatment programs, adult day care centers, and day services.

Dwelling: Any structure, or portion of a structure, used exclusively for residential purposes, including one-family, two-family and multiple family dwellings, but not including rental or timeshare accommodations such as motel, hotel and resort rooms and cabins.

Dwelling Site: A designated location for residential use by one or more persons using temporary or movable shelters, including camping and recreational vehicle sites.

Floor Area: Total gross area of all floors as measured to the outside surfaces of exterior walls, excluding crawl spaces, garages, carports, breeze ways, attics without floors, and open porches, balconies, decks and terraces.

Floor Area Percentage: The total floor area divided by the total lot areas.

Garage: A fully enclosed building designed or used for the storage of motor vehicles not including buildings in which fuel is sold or in which repair or other services are performed.

Group Family Daycare (see daycare facility)

Home Occupation: A use conducted entirely within an enclosed dwelling, which is clearly secondary and incidental to residential occupancy, and which does not change the character thereof. Specifically excluded are any activities that result in the alteration of a building, window display, construction features, equipment, machinery or outdoor storage, any of which is visible from outside of the lot on which such use is located.

Improved Lot: A lot that contains a single-family dwelling ready for immediate use, which is served by a sewage disposal system and water supply.

Individual Sewage Treatment System: A sewage treatment system, other than a public or community system, which receives sewage from an individual establishment. Unless otherwise indicated, the word “system”, as it appears in the ordinance, means an individual sewage treatment system.

Single-Family Dwelling: A structure designated or used for residential occupancy by one family.

Structure: That which is built or constructed, an edifice or building or appurtenance thereto, or any piece of work artificially built up, or composed of parts joined together in some definable manner, except aerial or underground utility lines such as: sewer, electric, telephone, telegraph, gas lines, towers, poles, and other supporting appurtenances.