



A1 (GENERAL AGRICULTURAL)

Sec. 41-200. Applicability of division. A1 (general agricultural) districts are specifically subject to the regulations contained in this division.

Sec. 41-201. Uses permitted in the A1 district. The following uses are permitted in the A1 district:

- (a) Farming, including all types of crop agriculture and horticulture, grazing, small animal farms, and similar types of farming, except:
 - (1) Hog and commercial livestock feeding ranches; and
 - (2) Farms operated publicly or privately for the disposal of garbage, sewage, rubbish or offal.
- (b) Parks, playgrounds and recreation buildings of a public or quasi-public character, golf courses, country clubs and other similar uses.
- (c) Accessory buildings, structures and uses.
- (d) Temporary stands for the sale of agricultural or farming products grown or produced on the premises shall be permitted as accessory uses upon the following conditions:
 - (1) When placed for a period of more than ninety (90) days, plans shall be submitted to and approved by the planning commission;
 - (2) The floor area of such stand shall not exceed one hundred (100) square feet;
 - (3) The owner shall remove such stand at his own expense when not in use;
 - (4) The stand shall not be located closer than twenty (20) feet from any public right-of-way.
- (e) One (1) one-family dwelling, detached guest home and employees' quarters, all of a permanent character; a density of one dwelling unit for each six thousand (6,000) square feet of lot area shall be permitted provided the lot has an area of one-half (1/2) acre or less.

Sec. 41-201.5. Uses subject to a conditional use permit in the A1 district. The following uses may be permitted in the A1 district subject to the issuance of a conditional use permit:

- (a) Public utility buildings and structures, including electric distribution and transmission substations.
- (b) Cemeteries, mausoleums and crematories.

- (c) Mining, quarrying and other earth extraction industries.
- (d) Commercial or public airports and landing fields.
- (e) Private airplane landing fields.
- (f) Commercial dairies having herds of more than five (5) head.
- (g) Commercial stables and riding academies.
- (h) Feed mills.
- (i) Packing plants for whole agricultural products.
- (j) Commercial egg production, candling and sales; commercial production of poultry, pigeons and other fowl. Commercial production of these products if produced, raised or fattened on the premises, provided that any poultry, pigeon or rabbit enclosure, slaughtering building or place, shall be at least fifty (50) feet from any existing dwelling or milk handling facility of a dairy;
- (k) Apiaries, upon the following conditions:
 - (1) No occupied hives to be closer than one hundred fifty (150) feet to any street or highway right-of-way;
 - (2) No occupied hives to be closer than four hundred (400) feet to any existing dwelling on the premises or the premises of another apiary;
 - (3) No occupied hives to be closer than fifty (50) feet to any property lines common to other property lines other than property lines of another apiary.
- (l) Churches, public institutions, public and parochial schools and colleges and hospitals.
- (m) Trailer park or camp.
- (n) Kennels.

Sec. 41-202. Building height. No structure shall exceed thirty-five (35) feet in height.

Sec. 41-203. Front yard. There shall be a front yard of not less than twenty-five (25) feet.

Sec. 41-204. Side yard. There shall be a side yard of not less than six (6) feet. On a corner lot the side yard on the street shall be not less than ten (10) feet.

Sec. 41-205. Rear yard. There shall be a rear yard of not less than twenty-five (25) feet.

Sec. 41-206. Off-street parking. Off-street parking shall be provided in the manner prescribed in Article IV of this chapter.