

AG- AGRICULTURE DISTRICT

§ 153.021 (A) The AG District is established in recognition of agriculture as the predominant and basic use of land throughout much of the city and for the conservation thereof. Permitted uses in these districts include all forms of agricultural uses, plus special exceptions as indicated in Appendix A (ON REVERSE).

DISTRICT REQUIREMENTS: SINGLE FAMILY DWELLINGS

Minimum Lot Area in Sq Ft per Unit

With Sewers:	30,000
Without Sewers:	43,560

Minimum Lot Width: 150'

Maximum Building Height: 25'

Minimum Front Yard: Arterial Highway: 50'
Local Highway or Local Street: 40'

Minimum Side Yard in Percent of Lot Width: 10%
(but not less than 5' nor more than 25')

Minimum Rear Yard: Main Building: 20'
Accessory Building: 5'

Minimum Building Front Line: 21'

Vision Clearance on Corner Lots: YES

Minimum Ground Floor Building Area in Sq Ft

One Story Dwelling:	720
Two Story Dwelling:	672

Maximum Lot Coverage in % of Lot Area: 10%

§ 153.065: SIGNAGE*

*All new, refaced, and temporary signs require a permit from the Advisory Plan Department.

-One non-flashing sign for each street frontage containing not more than 40 square feet and pertaining only to products for sale upon the premises or services rendered thereon or therefrom shall be permitted in this District.

-Name signs shall be permitted subject to the following conditions. Name signs shall display only the:

1. Name of the premises upon which it is displayed;
2. Name of the owner, lessee of said premises;
3. Address of said premises;
4. Nature of occupation engaged in on said premises;

- "For Rent" and "For Sale" signs shall be permitted.

-Advertising structures (billboards) are not permitted.

PARKING SPACES REQUIRED: BY USE*

*All parking lots must be buffered from residential uses by 6' tall landscaping or fence.

Agricultural Uses (SIC 01/02/07/08/09)

1 space per 2 employees

Amusement & Recreation Uses (SIC 78/79)

1 space per 2 of avg # of employees, customers, and users on site at one time

Industrial Uses

(SIC 10/12/13-17/20-39/9050/51/59/61)

1 space per 2 employees

Institutional Uses

(SIC 43/805/806/82) 1 space per 2 of average number of employees, customers, and users on site at one time

Large Product Retail & Services

(SIC 52/55/5712/5722) Not Applicable

Nonclassified Uses (SIC 99) As determined by BZA

Office & Business Services

(SIC 60-65/67/73/80/81/83/86/87) Not Applicable

Residential Uses (SIC 99)

-2 spaces per single family dwelling unit
-1.5 spaces per multifamily dwelling unit
-1 space per bedroom for boarding house, cooperative, tourist home, and similar group uses
-2 spaces per home business or customary home occupation, in addition to dwelling unit requirement

Retail & Service Uses

(SIC 53/54/56-59/70/72/75/76/89)

1 space per 200 square feet gross floor area

Transportation & Utility Uses (SIC 40-42/44-49)

1 space per 2 of avg # of employees, customers, and users on site at one time

Multiple Purpose/ Multiple Unit leased commercial complexes with variable office, industrial, retail uses & space open to the public Not Applicable

AG USES: PERMITTED*

*Uses not found on this list will require a Variance hearing before the BZA. Applications at the Plan Department.

Bed & Breakfast
Cemetery or crematory
Church or temple
Civic, social & fraternal organizations
Commercial facility for raising or breeding non-farm fowl & animals
Commercial fishing, hunting, trapping
Commercial greenhouses
Contractor temporary building
Customary Home Occupation
Day care center & home day nursery
Dwelling, farm, single family or two family
Elementary or secondary schools
Fairgrounds
Farm labor & management services
Farm seasonal worker housing tenant
Farm, confinement feeding less than 10 acres
Farm, general
Forestry
Golf & country clubs
Government/maintenance/service building
Guest house/caretaker
Host stay, host home
Kennel
Landscape services
Locker, cold storage for individual use
Microwave towers
Oil drilling & wells
Plant nursery
Police or fire station
Private swimming pools
Public golf courses
Public park or recreation facilities
Public water wells, water stations, filtration plants, reservoirs & storage tanks
Radio-TV transmission towers
Riding Stables
Roadside produce sales stand, produced & sold on site
Seasonal hunting or fishing lodge
Signs
Stadium, coliseum, athletic field
Telephone exchanges or public utility substations
Temporary mobile home, during construction Sec. A
Transmission lines for gas, oil, electricity, other utilities

Other uses (SIC Div. J; SIC 88, SIC 91-94, SIC 96-97)

AG USES:

SPECIAL EXCEPTIONS*

*Will require BZA hearing

Airport or heliport
Anhydrous ammonia or similar liquefied fertilizers, storage and distribution (commercial)
Auction sales yard (exclude livestock)
Bait sales
Bed & Breakfast, Inn
College & universities
Country Inn
Farm & garden supply
Government office building
Hay, grain & feed stores
Junk yard
Lake, artificial or 3+ acres
Manufacturing, storage or use of explosives
Marina
Material storage (open)
Mineral extraction, burrow pit, topsoil removal & their storage areas
Penal or correctional institution
Petroleum extraction yards & storage
Petroleum tank farm (commercial)
Postal station
Public or commercial sanitary landfill or garbage disposal plant
Railroads/R.O.W. & necessary uses
Residential condos
Sales barn for livestock resale
Shooting range (outdoor)
Temporary concrete & asphalt batching plants
Temporary mobile home, Section B
Theater (outdoor)
Travel trailer park
Veterinarian & hospital for small animals
Warehouse (grain storage facilities)
Wholesale produce terminal

Other similar uses (SIC Div. A, C, D, E, & 20-39)

Div. A - Agriculture, forestry and fishing

Div. C - Construction

Div. D - Manufacturing (code 20-39)

Div. E - Transportation, Communications, Electric, Gas, And Sanitary Services

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