

ARTICLE VI. - A-1 AGRICULTURAL DISTRICT

Sec. 1. - Intent.

The intent of the A-1 agricultural district is to hold these lands in agricultural, forestry, outdoor recreational, rural residential and other limited yet compatible uses until such time as higher density development patterns may be desired and city services can be expanded to accommodate development. Agricultural uses do not include uses that may be accessory to agriculture, such as retail or wholesale stores, nor does it include industries or businesses that support or are supported by agriculture. The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article, are the regulations in the A-1 agricultural district.

(Ord. No. 135-182, 7-16-07)

Sec. 2. - Permitted uses.

1. Single-family residential dwellings.
2. Accessory structures.
3. Manufactured (mobile) homes on lots of a one-acre minimum in size in accordance with the requirements set forth in Article XXV, section 9, detailed use regulations, manufactured (mobile) homes.
4. The raising and keeping of livestock or fowl, excluding meat and poultry processing (see section 8, additional regulations, item 1, below for acreage requirements).
5. The raising of crops, except in greenhouses, including trees, wildlife refuges, and forest preserves for the sale only of products produced on the same lot.
6. Stable.
7. Riding academies.
8. Home occupations in accordance with the requirements set forth in Article XXV, section 6, detailed use regulations, home occupation.
9. Churches.
10. Public schools.
11. Golf club or golf course. A par three golf course, miniature course, or practice golf driving range operated for commercial purposes are prohibited.
12. Recreational facilities designed and intended to serve only the residents of the development.
13. Home day care.

(Ord. No. 135-182, 7-16-07)

Sec. 3. - Special exception use.

A use which is permitted in a particular zoning district only by special application and approval by the Board of Adjustment on such special exception as they are authorized to rule on by the terms of this ordinance, and which is subject to restrictions and safeguards as to number, area, character, location or relation to the neighborhood. This use is permitted further subject to appropriate permits and/or licenses being issued in accordance with the provisions of the ordinances of the City of Pelham. It should be noted that an application of a special exception is not an appeal, even though it is being considered by the board. In this case, the board is acting in an administrative role and is applying the general provisions of the ordinance to a specific site and project. The following uses are granted subject to approval by the board of adjustment, and further subject to appropriate permits and/or licenses being issued:

1. Radio or television broadcasting studio or station. A minimum 20-foot landscape buffer shall be required on all rear and side property lines, which abut a residential district.
2. Broadcasting towers or wireless communications facilities shall be in accordance with the requirements for specific uses set forth in Ordinance No. 374-2, or the most current revision thereof.

(Ord. No. 135-182, 7-16-07)

Sec. 4. - Prohibited uses.

1. The keeping of swine shall be prohibited.
2. No accessory structures are to be allowed in the front yard of the principal residence.
3. Duplex or two-family dwellings.
4. Multiple dwellings.
5. All commercial and industrial uses except as specified in sections 2. and 3. of this article, Article VI.
6. Permitted uses within this district shall not include repair garages or storage yards for materials, vehicles or equipment, warehouses, buildings and other facilities having commercial or industrial characteristics and buildings used or intended to be used as communal living facilities, detention, correctional, or penal institutions.
7. Travel trailers and recreational vehicles shall not be used as a residence within the A-1 agricultural district, with the exception of Oak Mountain State Park, at the discretion of the State of Alabama and subject to its rules and regulations.

(Ord. No. 135-182, 7-16-07)

Sec. 5. - Area and dimensional regulations.

Except as provided in Article XXIV, supplementary regulations and modifications and Article XXVII, board of adjustment, the area and dimensional regulations set forth in the following table shall be observed.

*Maximum Height of Structures		Minimum Yards (Feet)			Minimum Lot Area Per Family	Minimum Lot Width
Stories	Feet	Front	Rear	Both Sides	Acreage	Feet
2 ½	35	35	40	25	One Acre See Section 9 - Additional Regulations - Item 1, below for acreage requirements for livestock	150

* Maximum height does not apply to barns or silos provided that additional setbacks are provided in accordance with Article XXIV, supplementary regulations and modifications, and that structures greater than 35 feet in height shall not be located closer than their respective heights from any property line or residential structure, with the strictest requirement to apply. If the barn or silo is 35 feet or less in height, the minimum setback from any property line shall be 35 feet.

(Ord. No. 135-182, 7-16-07)

Sec. 6. - Parking regulations.

Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Article XXIII, off-street parking and loading requirements.

(Ord. No. 135-182, 7-16-07)

Sec. 7. - Landscape buffer regulations.

Landscaping and buffers shall be in accordance with the requirements for specific uses set forth in Article XXIV, supplementary regulations and modifications, section 9, landscaping and buffers.

(Ord. No. 135-182, 7-16-07)

Sec. 8. - Sign regulations.

Any signage shall be in accordance with the requirements for specific uses set forth in Article XXII, sign ordinance.

(Ord. No. 135-182, 7-16-07)

Sec. 9. - Additional regulations (when applicable).

1. A minimum lot area of three acres is required for the raising of livestock or fowl, other than those animals permitted in the residential zones of the city. At least one acre of lot area shall be required for each livestock animal, horse, and similar animal. A maximum of 20 fowl or poultry per acre shall be permitted.
2. Provision must be made to dispose of manure and other organic wastes in such a manner as to avoid pollution of groundwater or any lake or stream.
3. Non-agricultural accessory buildings and structures may be built in a rear yard, but such

accessory buildings and structures shall not be nearer than ten feet to any side or rear lot line.

4. All structures, cages, pens, and other facilities used for the feeding or housing of any livestock or fowl, which are not permitted within the residential zones of the city, must be set back a minimum of 200 feet from any adjacent lot and 75 feet from the front property line.

(Ord. No. 135-182, 7-16-07)