

**ARTICLE 6 SPECIAL DISTRICTS**

**§6.01 A-1 Agricultural District**

A district designed to provide for agriculture, forestry, environmental conservation, single-family residential on large lots and similar uses of open land.

6.01.01 Permitted Uses. Refer to Table 6-1

6.01.02 Area and Dimensional Requirements. Refer to Table 6-2.

6.01.03 Additional Requirements

- a. On lots of five acres or less, accessory structures may not exceed 1.5 stories or 15 ft in height nor a total area of 1,500 square feet. On lots of more than five acres, there is no limit on the size or number of accessory structures provided all other applicable requirements of this Ordinance are met.
- b. Livestock
  - 1. Livestock may not exceed one animal unit per acre in accordance with Table 6-3. Units for animals not listed in the table are determined by the Zoning Officer. Offspring with the mother present are not counted until breeding age.
  - 2. Structures for the housing of livestock must be set back at least 100 feet from adjoining property lines, 300 ft from street right-of-way lines and 300 ft from the nearest then existing dwelling other than that of the owner.
  - 3. Swine may not be fed or watered within 100 feet of any adjoining property line or within 300 feet of any street or street right-of-way.

**Table 6-1 Permitted Uses**

Permitted Uses. The following uses are permitted by right.	Conditional Uses. The following uses require approval by the City Council per <u>§11.06</u> .
Accessory dwellings, subject to <u>§7.01</u> Agricultural uses including but not limited to commercial and noncommercial farms, apiaries; aviaries; dairies; poultry, rabbit and other farms; forestry Amateur radio towers subject to <u>§7.02</u> Bed and breakfast, subject to <u>§7.03</u> Child day care homes Child day care group homes Detached single-family dwellings Family care homes Greenhouse or nursery, wholesale only Home occupation, subject to <u>§7.05</u> Kennel with no retail sales Parks, playgrounds and nature preserves Public utility facilities, minor Telecommunications towers, subject to <u>§7.13</u>	Campground or RV Park, subject to <u>§7.11</u> Cemetery, subject to <u>§7.04</u> Institutional uses, low intensity Manufactured homes Public utility facilities, major

**Table 6-2 Area and Dimensional Requirements**

Minimum Yard Size			Minimum Lot Size	Minimum Lot Width	Minimum floor area
Front	Side	Rear			
50 ft	25 ft	50 ft	4 acres	150 ft	600 sf

**Table 6-3 Animal Units**

	Horse	Cow	Fowl	Goat	Sheep	Swine	Rabbit
	1	0.5	.01	0.4	0.2	0.2	.025
5-acre lot example	5 horses	10 cows	500 fowl	12.5 goats	25 sheep	25 swine	200 rabbits

**§6.02 R-P Planned Unit District**

**6.02.01 General Provisions**

- a. Purpose. A district designed to provide primarily for residential development and related uses developed at a relatively large scale and to allow increased flexibility in overall design and types and density of dwelling units. Development of property under this zoning classification is considered a "Planned Unit Development (PUD)."
- b. Community objectives. Planned Unit Developments are afforded more flexibility than provided through conventional zoning regulations to achieve the following general objectives:
  - 1. Enable choice in housing type, lot size and neighborhood design.
  - 2. Preserve trees, slopes, wetlands, flood prone area and natural drainage patterns and limit disruption of natural features.
  - 3. Promote efficient development patterns that result in economically designed infrastructure
- c. Applicability
  - 1. All properties in an approved PUD are bound by the standards in its Master Plan, even if subsequently sold, until the Master Plan is voided by the City on request of the owner. No use of the property, nor construction, modification or alteration of any use or structure is permitted in conflict with the approved Master Plan. However, to maintain continuity, a PUD will not be considered nonconforming solely as a result of a portion of the tract being rezoned.
  - 2. No amendment of this Ordinance affects a PUD approved prior to such amendment. The approved Master Plan may continue in accordance with the Zoning Ordinance in effect at the time of such prior approval. Should the Master Plan approval expire or be voided, any newly submitted Master Plan must conform to the regulations in effect at the time of the new submittal.
  - 3. All provisions of the Zoning Ordinance and Subdivision Regulations apply except where specifically addressed in this Section and within the approved Master Plan. During review of any subdivision plats related to an approved PUD, the Commission may modify or waive requirements of the Subdivision Regulations, with a favorable recommendation of the Zoning Officer and City Engineer, as necessary to implementation of the approved Master Plan.