

SEC. 420.2 - A-2, RURAL AGRICULTURAL DISTRICT

(As amended by Ord. No. O-2432 – August 3, 1971; O-7475-4 – July 9, 1974; O-7879-42 – January 30, 1979; O-8182-5 – October 13, 1981; O-8182-32 – January 5, 1982; O-8384-135 – June 19, 1984; O-8485-65 – June 11, 1985; O-8687-9 – August 5, 1986; O-8687-49 – March 14, 1987; O-8990-42 – July 24, 1990; O-9293-38 – August 24, 1993; O-9495-28 – January 24, 1995; O-9596-19 – December 12, 1995; O-9697-37 – March 11, 1997; O-9697-42 – May 27, 1997; O-0405-23 – November 16, 2004; O-1213-17 – November 27, 2012; O-1617-31 – May 23, 2017; O-1718-36 – March 27, 2018; O-1718-38 – March 27, 2018; O-1819-17 – December 11, 2018; O-1920-4 – August 29, 2019)

1. General description. This district is intended to provide a zoning classification for land situated relatively remote from the urban area which is used for agricultural and related purposes and will not be undergoing urbanization in the immediate future. The types of uses, the area and the intensity of use of land which is authorized in this district is designed to encourage and protect all agricultural uses until urbanization is warranted and the appropriate change in district classification is made. Areas included within this district are considered to be sufficiently remote from developed urban areas that exploration for and production of oil and gas will not be hazardous or detrimental to persons and property within the developed portions of the city. Further, the purpose of the following regulations for properties within the Ten Mile Flat Conservation Area, is to:

- (a) Address unique conditions in the area commonly known as Ten Mile Flat, much of which land lies within the historical floodplain of Ten Mile Creek and the South Canadian River;
- (b) To protect exceptional and irreplaceable natural resources located in the Ten Mile Flat area; and,
- (c) To protect against flood damage in the 100-year floodplain and other flood prone areas within the Ten Mile Flat area. (O-0405-23)

2. Uses permitted. Property and buildings in an A-2, Rural Agricultural District shall be used only for the following purposes:

- (a) Detached one family dwelling.
- (b) Church, temple or other place of worship.
- (c) Public school or school offering general educational courses the same as ordinarily given in the public schools and having no rooms regularly used for housing or sleeping.
- (d) Agricultural crops.
- (e) The raising of farm animals.
- (f) All of the following uses:
 - Country club.
 - Family day care home.
 - Golf course (excluding miniature golf courses).
 - Home occupation.
 - Library.
 - Park or playground.
 - Plant nursery.
- (g) Accessory buildings, including barns, sheds and other farm buildings which are not part of the main building. One guest house may be utilized provided (a) it is clearly secondary to the larger main dwelling; (b) the structure is not rented or leased, nor used as a permanent dwelling; and (c) is not a mobile home.
- (h) Type 2 mobile home.
- (i) Medical Marijuana Commercial Grower, as allowed by state law. (O-1920-4)
- (j) Medical Marijuana Education Facility (cultivation activities only), as allowed by state law. (O-1920-4)

3. Special Use. The following uses may be permitted, after review, in accordance with Section 434.1:

- (a) Skeet and trap shooting, public or private.
- (b) Riding academy and public stable.
- (c) Dry dock boat storage, but not including sales or service. (O-2165)
- (d) A home-oriented retail fish bait establishment, with accessory retail sales, conforming with all of the following requirements:
 - (1) Said establishment shall be operated solely by the owner-occupant and members of his immediate family, all of whom shall be permanent residents on the premises.
 - (2) Said establishment shall be operated as a secondary function to the dwelling unit located on the premises.
 - (3) The operation of said establishment, including vehicle parking, shall not encumber more than fifteen thousand (15,000) square feet of the land area owned by the owner-occupant of the dwelling unit existing on the premises.
 - (4) Said establishment may be operated either in an existing structure or part thereof, or in a constructed accessory structure having a horizontal roof coverage of the ground below of not more than three hundred (300) square feet.
 - (5) Retail sales of accessory retail merchandise associated with said establishment shall not encumber more than one hundred (100) square feet of floor area within the covered area permitted in Paragraph (4) above. (O-2432)
- (e) University or College offering undergraduate and/or graduate degrees. (O-7475-4)
- (f) Rodeo facilities and show barns. (O-7879-42)
- (g) Recreational Camp. (O-8182-5)
- (h) Slaughterhouse, conforming with all of the following requirements:
 - (1) The business must be limited to custom slaughtering;
 - (2) Employees must be limited to residents living on the site;
 - (3) Offal and blood waste from processing must be removed and not be disposed of on site; and
 - (4) The use and the disposal of the waste from the use shall not be permitted in the Little River Watershed.
- (i) Commercial storage of liquified petroleum.
- (j) Type I Bed and Breakfast Establishment. (O-8990-42; O-9293-38)
- (k) One and only one of the specific uses permitted in the M-1, Restricted Industrial District, except Section 428.1(2)(a), for which application is made. (O-8990-42)
- (l) Veterinary clinic/hospital. (O-9495-28)
- (m) Zoological park, with limited auxiliary uses, currently licensed by the Federal government as an exhibitor with a Class "C" license, as defined in the Animal Welfare Act, as amended by the Act of December 23, 1985. (O-9697-37)
- (n) Crematorium, subject to all the following conditions and requirements:
 - (1) Crematoriums shall meet the setback requirements of the underlying zoning district, except that they will be located a minimum of 400 feet from any residential building, measured from the closest point of the crematorium building to the nearest residential building.
 - (2) Facilities shall meet all applicable state and federal requirements for incineration equipment and shall be licensed at all times.
 - (3) All storage shall be inside.
 - (4) Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
 - (5) Crematoriums shall have direct vehicle access to an arterial street. (O-1213-17)
- (o) Municipal use, public buildings and public utility. (O-1617-31)
- (p) Tiny Houses as regulated in Section 434.2(b) of Chapter 22. (O-1718-36)
- (q) Agri-Wedding Event Venues as regulated in Section 434.2(a) of Chapter 22. (O-1718-38)

4. Area Regulations. (O-1739 and O-1793)

- (a) Front Yard: The minimum front yard shall be 50 feet or 100 feet from the center line of the public street or road, whichever distance shall be the greater.
- (b) Side Yard: The minimum side yard shall be 25 feet.
- (c) Rear Yard: The minimum rear yard shall be 50 feet.
- (d) Lot Width: The minimum lot width shall be 330 feet measured at the front building line, and such lot or parcel on which a dwelling structure is or to be located shall abut on a single public street or road officially opened by action of the City Council a distance of not less than 250 feet. (O-8384-135; O-9697-42)
- (e) Administrative Adjustments: In cases where the dimensions or configuration of proposed lots must be modified in order to comply with requirements pertaining to transfer of density out of flood plain areas, the Director of Planning and Community Development shall have the authority to modify the proposed area regulations in subsections (a) through (d) listed above by twenty percent (20%). (O-0405-23)
- (f) Intensity of Use:
 - (1) For each dwelling or other permitted use allowed within the district, and buildings accessory thereto there shall be a lot area of not less than ten (10) acres. (O-9697-42)
 - (2) Where required by Section 429.1.4(h)(4), in order to accomplish the transfer of density out of the flood plain areas, lots may be reduced to a minimum of two (2) acres.
 - (3) However, in the area depicted as Ten Mile Flat Conservation Area (as delineated on the attached Ten Mile Flat Conservation Area map dated November 16, 2004 and made a part of this Ordinance hereto), the lot area shall be not less than twenty (20) acres, except as provided below.
 - (4) Where a lot has less area than herein required and all of the boundary lines of that lot touch lands under other ownership at the effective date of this section that lot may be used for the purpose authorized in this district.
- (g) Coverage: Main and accessory buildings shall not cover more than twenty-five percent (25%) of the lot area on interior lots, and thirty percent (30%) of the lot area on corner lots. Accessory buildings shall not cover more than twenty percent (20%) of the rear yard. In the Ten Mile Flat Conservation Area as depicted on the attached map, the main and accessory buildings shall not cover more than fifteen percent (15%) of the lot area and accessory buildings shall not cover more than ten percent (10%) of the rear yard. (O-1255, Sec. 1; O-1375, Sec. 1.)
- (h) In the Ten Mile Flat Conservation Area, the area required for any building envelope (as defined in Section 429.1.2, as amended) for permissible principal and accessory buildings and on-site waste disposal systems shall be minimized to the maximum extent feasible. When applicable, all building envelopes and the location and extent of on-site waste disposal systems shall be subject to approval of the Flood Plain Permit Committee. (O-0405-23)

