

Sec. 106-90. A-1 agricultural district.

- (a) *Intent.* The A-1 agricultural district is intended to provide for the continuation of general farming and related uses in those areas of the city that are not yet committed to urban development. It is further the intent of this A-1 district to protect lands contained in such district from urban development until their orderly transition into urban oriented districts is required.
- (b) *Permitted uses.* Permitted uses in the A-1 district are as follows:
 - (1) General farming, including agriculture, dairying, floriculture, forestry, grazing, hay, orchards, truck farming and viticulture.
 - (2) Keeping and raising of domestic stock for agribusiness, show, breeding or other purposes incidental to the principal use of the premises, subject to the following limitations:
 - a. No more than one horse, cow, sheep or similar animal, over six months of age, shall be kept for each two acres;
 - b. No more than five chickens, ducks or similar poultry, over two months of age, shall be kept for each acre;
 - c. No more than eight rabbits or hares, over two months of age, shall be kept for each acre;
 - d. The keeping and raising of hogs or fur-bearing animals, except rabbits, is prohibited; or
 - e. Combinations of the above shall be apportioned to the total acreage, and the building inspector shall determine the total number of animals allowed.
 - (3) Existing dwellings not accessory to any farm operation or a dwelling remaining after farm consolidation.
 - (4) Essential services.
- (c) *Permitted accessory uses.* Permitted accessory uses in the A-1 district are as follows:
 - (1) Customary accessory buildings, including not more than one roadside stand for the sale of farm products produced on the premises. Any such stand shall conform to the setback, sign and other provisions of this chapter.
 - (2) One farm dwelling per operating farm.
 - (3) Satellite dish antennas located in the rear yard.
 - (4) Roof-mounted solar collectors which do not detract from the appearance of the structure, provided that the location of the collector is approved by the city plan commission.
- (d) *Conditional uses.* For conditional uses in the A-1 district see sections 106-122 and 106-128.

(e) *Lot area and width.*

- (1) Lots in the A-1 district shall have a minimum area of five acres and shall be not less than 300 feet in width.
- (2) Lots in the A-1 district with existing nonfarm dwellings or lots with dwellings remaining after farm consolidation shall provide a minimum lot area of 40,000 square feet and shall be not less than 150 feet in width.

(f) *Building height and area.*

- (1) No dwelling or part of a dwelling in the A-1 district shall exceed 35 feet in height. Farm buildings shall not exceed 100 feet in height. Other accessory buildings shall not exceed 15 feet in height.
- (2) The total minimum floor area of a dwelling in the A-1 district shall be 1,000 square feet.
- (3) The minimum first floor area of a bi-level or two-story dwelling in the A-1 district shall be 800 square feet.
- (4) A tri-level dwelling in the A-1 district shall have a minimum living area of 350 square feet per level.

(g) *Setback and yards.*

- (1) There shall be a minimum setback of 50 feet from the street right-of-way in the A-1 district.
- (2) There shall be a side yard on each side of all buildings of not less than 25 feet in width in the A-1 district.
- (3) There shall be a rear yard of not less than 25 feet in the A-1 district.

(h) *Erosion control.*

- (1) Topsoil removal and the sale of topsoil removed from a parcel is a conditional use in all districts except the CD conservancy district. The plan commission shall require the use of adequate soil erosion control measures to prevent pollution of surface waters caused by runoff.
- (2) See article XII of this chapter for additional provisions about erosion control.

(i) *Plans and specifications to be submitted to city building inspector.* To encourage an environment that is compatible with the residential character of the city, building permits for permitted uses in the A-1 agricultural district shall not be issued without review and approval of the city building inspector in accordance with the guidelines set forth in sections 1003--1007 [106-242--106-246]. Such review and approval shall be concerned with general layout, building plans, ingress, egress and parking.

(Ord. No. OR98-24, § I(106.0403), 10-26-1998)