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## § 155.035 PURPOSE.

The purpose of the Light Agricultural Zone is to provide for the proper utilization of those lands best suited for agricultural purposes and to prevent the encroachment of incompatible uses. The Light Agricultural Zone may also be used as a transitional classification for open or agricultural land pending classification for more permanent use. ('64 Code, § 40.00)

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## § 155.036 PRINCIPAL PERMITTED USES.

The following are the principal permitted uses in the A-1 Zone:

- (A) Farms or ranches for orchards, vineyards, tree crops, field crops, bush and berry crops, vegetable gardening, flower gardening and plant nurseries.
- (B) Single-family dwellings, not more than one on a lot or parcel of land.
- (C) The keeping of poultry and rabbits for noncommercial purposes; provided, that not more than 12 poultry and four adult rabbits shall be kept on any one lot or parcel.
- (D) Greenhouses and aviaries.
- (E) Supportive housing and transitional housing subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district.
- (F) Manufactured housing.
- (G) Community care facility, small.
- (H) Employee housing, small.

('64 Code, § 40.01) (Am. Ord. 1085, passed 2-23-17)

### **Cross-reference:**

*Business regulations; permits, see Title XI*

*Conditional use permits, see §§ 155.710 - 155.724*

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## § 155.037 ACCESSORY USES.

The following accessory uses are permitted in the A-1 Zone:

- (A) Living quarters of persons regularly employed on the premises; but not including labor camps, nor accommodations or areas for transient labor.
  - (B) Gardening sheds, lath houses and similar structures.
  - (C) Guest houses.
  - (D) The keeping of not more than three adult dogs and three adult cats and their litters up to the age of 10 weeks.
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- (E) The keeping of horses; provided, that there are not more than two horses on any parcel less than one acre in size, nor more than two horses per acre for parcels greater than one acre in size, and provided, that said horses be kept not closer than 100 feet from the boundaries of any residential zone, school, park or institution for human care.
  - (F) Offices incidental and necessary to the conduct of the permitted agricultural uses.
  - (G) Roadside stands not exceeding 400 square feet in floor area, for the sale of agricultural products grown on the premises only.
  - (H) Private swimming pools.
  - (I) Home occupations in accordance with the provisions of § 155.635.
  - (J) The keeping of not more than four pigeons; provided, that said pigeons are kept caged at all times.
  - (K) Other accessory uses and buildings customarily appurtenant to a principal permitted use. ('64 Code, § 40.02) (Am. Ord. 358, passed 7-10-69)
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## **§ 155.038 CONDITIONAL USES.**

The following uses are permitted in the A-1 Zone only after a valid conditional use permit has first been obtained:

- (A) Dairies, including the processing of milk.
  - (B) Grazing or raising of domestic farm animals, including poultry or rabbits (in excess of the number permitted as a principal permitted use), goats, sheep, cows, calves, mules, donkeys or animals of asimilar character; provided, that the minimum lot size for the keeping or raising of such animals is one acre; and provided, that said poultry or animals are not kept closer than 100 feet from the boundary of any residential zone, park, school or institution for human care.
  - (C) Keeping of bees; provided, that no hive or box where bees are kept shall be closer than 100 feet from the boundary of any residential zone, park, school or institution for human care.
  - (D) Animal feed lots and sales yards.
  - (E) Household pets not listed as permitted accessory uses.
  - (F) Kennels, riding academies and public stables.
  - (G) Private noncommercial recreation areas and facilities, including country clubs and golf courses.
  - (H) Golf driving ranges.
  - (I) Rest homes, nursing homes and sanitariums.
  - (J) Cemeteries, crematories, mausoleums and columbariums.
  - (K) Heliports and airfields.
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- (L) Electrical distribution substations.
  - (M) Worm farms.
  - (N) Public and quasi-public buildings and uses of a recreational, educational, cultural or public service nature, provided that the Planning Commission first determines that there is a definite showing of necessity for such use in the location requested. Storage yards, repair yards, warehouses, and similar facilities shall not be permitted.
  - (O) Community care facility, large.  
(‘64 Code, § 40.03) (Am. Ord. 501, passed 6-24-75; Am. Ord. 568, passed 10-25-79; Am. Ord. 1085, passed 2-23-17) Penalty, see § 10.97
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## **§ 155.039 PROPERTY DEVELOPMENT STANDARDS.**

The property development standards set forth in the following sections shall apply to all land in the A-1 Zone. In addition, the development standards set forth in §§ 155.445 through 155.463 shall also apply.

(‘64 Code, § 40.04)

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## **§ 155.040 LOT AREA, WIDTH AND DEPTH.**

- (A) Each lot shall have an area not less than one acre. (‘64 Code, § 40.05)
  - (B) Each lot shall have a width of not less than 120 feet. (‘64 Code, § 40.06)
  - (C) Each lot shall have a depth of not less than 170 feet. (‘64 Code, § 40.07) Penalty, see § 10.97
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## **§ 155.041 POPULATION DENSITY.**

There shall be a maximum of one single-family dwelling unit per parcel in the A-1 Zone and each parcel shall have a minimum area of one acre. (‘64 Code, § 40.08) Penalty, see § 10.97

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## **§ 155.042 BUILDING HEIGHTS.**

No building or structure erected in the A-1 Zone shall have a height greater than 35 feet, except as provided in §§ 155.385 through 155.598. (‘64 Code, § 40.09) Penalty, see § 10.97

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## **§ 155.043 FRONT, SIDE AND REAR YARD.**

- (A) Each lot shall have a front yard extending across the full width of the lot, with a depth of not less than 20 feet. (‘64 Code, § 40.10)
  - (B) There shall be a side yard on each side of the lot, extending from the front yard to the rear yard, of not less than 10 feet in width. (‘64 Code, § 40.11)
  - (C) There shall be a rear yard on each lot extending across the full width of the lot. The rear yard shall have a depth of not less than 10 feet. (‘64 Code, § 40.12) Penalty, see § 10.97
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## **§ 155.044 PERMITTED ENCROACHMENT INTO REQUIRED YARDS.**

Certain encroachments shall be permitted in required yard areas. The type of encroachments and the distance they may extend into yard areas are set forth in §§ 155.385 through 155.598. ('64 Code, § 40.13)

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## **§ 155.045 DISTANCES BETWEEN BUILDINGS.**

The minimum distance between the residential dwelling unit and accessory buildings shall be 10 feet. ('64 Code, § 40.14) Penalty, see § 10.97

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## **§ 155.046 MINIMUM AREA OF BUILDINGS.**

A building used as a dwelling unit shall have a minimum area of 900 square feet, exclusive of garage and porch areas. ('64 Code, § 40.15) Penalty, see § 10.97

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## **§ 155.047 LOT COVERAGE.**

The maximum coverage of the lot or parcel by all structures shall not exceed 20% of the lot area. ('64 Code, § 40.16) Penalty, see § 10.97

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## **§ 155.048 REQUIRED FENCES, HEDGES AND WALLS.**

Any area used for the grazing or keeping of animals shall be fenced with a fence high enough and of such construction that said animals will not be able to encroach upon the adjoining property by reaching through, over or under the fence. ('64 Code, § 40.17) Penalty, see § 10.97

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## **§ 155.049 REQUIRED OFF-STREET PARKING.**

Off-street parking facilities shall be provided in accordance with the provisions of §§ 155.475 through 155.502 of this chapter. ('64 Code, § 40.18) Penalty, see § 10.97

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## **§ 155.050 REQUIRED ACCESS.**

Access to required off-street parking facilities shall be provided in accordance with the provisions of §§ 155.475 through 155.502 of this chapter. ('64 Code, § 40.19) Penalty, see § 10.97

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## **§ 155.051 SIGNS.**

No signs shall be permitted in the A-1 Zone except in accordance with the following provisions. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply:

- (A) Signs or nameplates not exceeding six square feet in area and displaying only the name and address of the premises and the owner or lessee thereof shall be permitted.
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## A-1 Light Agricultural Zone District

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- (B) Two signs, each not larger than 32 square feet in area, located not closer than 25 feet apart and identifying only the premises and advertising products produced thereon shall be permitted.
- (C) "For rent," "for sale" or "for lease" signs not exceeding three in number and not exceeding a total area of 32 square feet for all such signs shall be permitted.
- (D) Architect's or builder's signs, or temporary tract signs, shall be permitted in accordance with the provisions of §§ 155.515 through 155.536.
- (E) Outdoor advertising signs shall not be permitted in this zone.
- (F) Signs which move, or which have moving parts or flashing lights, shall not be permitted in this zone ('64 Code, § 40.20) Penalty, see § 10.97