

165.21 A-1 AGRICULTURAL DISTRICT REGULATIONS. The A-1 Agricultural District is intended to prevent premature development at urban densities of agricultural land which is not served by streets, utilities, and community facilities at the time of designation, and to permit agricultural activity on land within the corporate limits.

1. Principal Permitted Uses. The following principal uses are permitted in the A-1 Agricultural District.

A. Agriculture and the usual agricultural buildings and structures, including specialized poultry, pigeon, rabbit, and other farm animals, but excluding confinement feeding operations, and the feeding or disposal of community or collected garbage.

B. One-family dwelling.

C. Truck gardening, private nurseries, and greenhouses.

D. Riding stables, public and private. However, any such structure must be located at least 100 feet from all boundary lines of the property on which it is located.

E. Grain elevators (non-commercial).

F. Forest and forestry.

G. Private feed lots.

2. Accessory Uses. The following accessory uses are permitted:

A. Accessory buildings and uses customarily incidental to any of the above uses.

B. Bulletin boards and signs pertaining to the lease, hire, or sale of a building or premises, or signs pertaining to any material that is mined, grown, or treated within the district; provided however, such signs shall be located upon or immediately adjacent to the building or in the area in which such materials are treated, processed, or stored.

C. The owner of a farm may set aside a plot of ground on the farm and construct on it one single-family dwelling or one mobile home to be occupied by a member of the owner's immediate family only.

3. Conditional Permitted Uses. The following are also permitted uses subject to the procedure required in 165.33(8).

A. Transmitting stations and towers.

B. Veterinary establishments.

C. Airports and landing fields.

D. Any building or use erected or maintained by any department of the City, Township, County, State or federal government.

E. Cemeteries, both public and private (minimum of 10 acres).

F. Circus, carnival, or similar transient enterprise.

G. Mining and extraction of minerals or raw materials.

H. Parks, playgrounds, recreational fields, golf courses, and both public and private outdoor recreational facilities.

- I. Public utility structures and equipment necessary for the operation thereof.
 - J. Home occupation.
 - K. Confinement feeding operations.
 - L. Accessory uses as described in Subsection 2 of this section.
4. Height Regulations. Any building erected or structurally altered may be erected to any height not in conflict with other existing ordinances of the City.
5. Lot Area, Lot Frontage, and Yard Requirements. The following minimum requirements shall be observed, subject to the modified requirements contained in Section 165.33:

Use	Lot Area	Lot Width	Lot Area Per Family	Front Yard Depth	Least Width on Any One Side	Rear Yard Depth
Dwelling	3 acres	200 feet	3 acres	30 feet	20 feet	30 feet
Other Permitted Use		200 feet		50 feet	25 feet	50 feet
Accessory Uses				30 feet	10 feet	10 feet