

TITLE TWO--Uses Permitted by District

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CHAPTER 1105
A Agricultural District

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1105.01 PURPOSE.

The purpose of this district is to provide for areas of open space or of managed growth in which agricultural uses of land may establish or continue until such time as the City is able to provide municipal services required of urban development. In some areas agricultural uses may be the ultimate preferred development. Upon the provision of municipal services, the City or a property owner may initiate rezoning of property for uses consistent with the intended use of the property in the future. Accordingly, A districts are illustrated on the Zoning Map as to their future intended land use by the designations of either A (for agricultural use) A-R (for residential use), A-C (for commercial use), or A-I (for manufacturing use).

1105.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Agricultural use.
- (b) Dwelling, farm.

1105.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Composting operation, provided it shall be located a minimum of 1320 feet from an R district boundary.
- (b) Stable or kennel, subject to the requirements of Chapter 1135.
- (c) For an agricultural use with hogs, a certificate from the Clark County Combined Health District shall be obtained.
(Ord. 03-288. Passed 8-19-03.)

1105.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Cemetery or mausoleum, subject to the requirements of Chapter 1135.
- (b) Club, subject to the requirements of Chapter 1135.
- (c) Communication tower or satellite receiving device, subject to the requirements of Chapter 1136.
- (d) Dwelling, family home or day-care home, provided the dwelling existed as a farm dwelling on the effective date of this ordinance. The resident family need not maintain and operate, own, nor have a leasehold interest in the farm of which the original farm dwelling was a part.
- (e) Public utility or public use.
- (f) Recreation camp.

1105.05 ACCESSORY USES.

The accessory uses as regulated in the RR-1 district shall be permitted. However, the following accessory uses shall meet the requirements noted:
(Ord. 02-177. Passed 4-16-02.)

- (a) Roadside stand for the sale of produce grown on the premises, provided the following conditions are met:

- (1) The maximum floor area shall be 600 square feet.
- (2) The stand shall be located no closer than the required setback from a street as established in Chapter 1150.
- (3) Vehicular access to the stand shall be from an existing principal entrance to the farm or farm dwelling.

1105.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the general requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1105.07 SPECIAL PROVISIONS.

None.