

Sec. 5.6.16 OUA - OPEN USE AGRICULTURAL.

- 5.6.16.1. STATEMENT OF INTENT. OUA districts are intended for agricultural uses and to preserve for agricultural uses those lands with agricultural development potential. Open spaces, park lands, water sheds and water recharge areas are also intended to be protected in these districts. The regulations discourage or prohibit nonagricultural oriented residential development and generally prohibit commercial and industrial development. Certain recreational activities not inappropriate to the district are permitted. Areas zoned OUA shall have a definite change in use trends and needs prior to any rezoning to a classification permitting more intensive uses.
- 5.6.16.2. PERMITTED PRINCIPAL USES AND STRUCTURES.
- 5.6.16.2.1. Agricultural and horticultural uses including keeping and raising of livestock but not to include poultry and swine.
- 5.6.16.2.2. Permanent or temporary structures on farm site for housing farm labor, with capacity of one family for each 10 acres of agriculture site.
- 5.6.16.2.3. Roadside stands for sale of products grown on the premises and sale limited only to such products.
- 5.6.16.2.4. Riding academy, or boarding stable, provided no building for housing animals shall be located within 200 feet of any residentially zoned property.
- 5.6.16.2.5. Single family detached dwellings.
- 5.6.16.2.6. Houses of worship (including temporary revival establishments), provided that minimum parcel size shall not be less than 2 acres.
- 5.6.16.2.7. Public parks, playgrounds, playfields, and city buildings in keeping with the character and requirements of the district.
- 5.6.16.2.8. Existing cemetery.
- 5.6.16.2.9. Existing railroad right-of-way, not including switching, freight or storage yards, buildings, or maintenance structures.
- 5.6.16.2.10. Private camps (including day camps).

5.6.16.2.11. Excavation, borrow pits not exceeding 50,000 cu. yds. or 5 acres per site (See Sec. 5.2.15.).

5.6.16.2.12. Kennels, provided that outdoor animal runs and outdoor structures housing animals shall be a minimum distance of 100 feet from all property lines abutting residential zoning districts and shall be completely surrounded by an eight (8) feet high solid wall or solid fence. Kennels shall be maintained so as not to violate existing city codes.

5.6.16.3. PERMITTED ACCESSORY USES AND STRUCTURES. Uses and structures which are:

5.6.16.3.1. Customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.

5.6.16.3.2. Located on the same lot as the permitted principal use or structures, or on a contiguous lot in the same ownership.

5.6.16.4. PROHIBITED USES AND STRUCTURES. Any use or structure not specifically or provisionally permitted herein. Listed permitted or permissible uses do not include either as a principal or an accessory use any of the following which are listed for emphasis:

5.6.16.4.1. Manufacturing or industrial establishments.

5.6.16.4.2. Wholesale warehouse or storage establishments.

5.6.16.4.3. Junk yard or automobile wrecking yard.

5.6.16.4.4. Sale of new or secondhand merchandise of whatsoever type or kind.

5.6.16.4.5. Contractor, construction, or equipment yard.

5.6.16.4.6. Slaughter house for livestock.

5.6.16.4.7. Livestock auction.

5.6.16.4.8. Keeping and raising of swine and poultry.

5.6.16.4.9. Uses similar in character to any of the above uses.

5.6.16.4.10. Off site advertising signs.

5.6.16.4.11. Mining.

5.6.16.4.12. Sanitary land fill.

5.6.16.4.13. Toxic waste site.

5.6.16.5. SPECIAL EXCEPTIONS. Permissible by Board of Adjustment after public hearing and subject to appropriate conditions and safeguards. (See Sec. 19.2.4.).

5.6.16.5.1. New cemeteries.

5.6.16.5.2. Golf courses, not including miniature golf course, provided lot comprises at least 110 acres of land in one parcel and that any building, accessory parking area, or structure is located at least 50 feet from any street right-of-way line and at least 100 feet from any property in separate ownership.

5.6.16.5.3. Country club, private club, or outdoor recreation club and camp provided all structures or parking must be at least 50 feet from any street right-of-way line and 100 feet from any property in private ownership.

5.6.16.5.4. Radio or television transmitting or receiving station, line or sight relay devices, structures, or tower over 100 feet in height above the ground and meeting all FCC and FAA requirements.

5.6.16.5.5. Temporary or permanent housing for farm labor, when such farm labor is not employed on the same property upon which housing is located, or when housing has greater capacity than one dwelling unit for each 10 acres of land contained in the property upon which the housing is located and the farm labor used.

5.6.16.5.6. Animal hospital, veterinary clinic, animal boarding place, fur farm, dog kennels, provided no building for the housing of animals shall be located within 125 feet of any lot line.

5.6.16.5.7. Outdoor or indoor rifle, shotgun or pistol shooting range, field archery, golf driving range, par three golf course.

5.6.16.5.8. Public and private elementary, junior, and senior high schools with conventional academic curriculums.

5.6.16.6. MINIMUM LOT REQUIREMENTS (Area and Width).

5.6.16.6.1. Single family detached dwellings:

Lot width: 300 feet.
Lot area: 5 acres.

5.6.16.6.2. Other permitted or permissible uses or structures: None except as needed to meet all other requirements specified herein.

5.6.16.8. MAXIMUM IMPERVIOUS SURFACE COVERAGE. 20% for all upland soils. All other soils shall remain unimproved.

5.6.16.9. MINIMUM YARD REQUIREMENTS. (Depth of front and rear yards, width of side yards.)

5.6.16.9.1. Single family detached dwellings:

Front: 50 feet.
Side: 25 feet.
Rear: 25 feet.

5.6.16.9.2. Other permitted or permissible uses and structures: Same as for single family detached dwellings unless otherwise specified.

5.6.16.10. MAXIMUM HEIGHT OF STRUCTURES. No portion shall exceed:

5.6.16.10.1. Residential uses: 35 feet.

5.6.16.10.2. Other permitted or permissible uses: 50 feet except as provided otherwise herein.

5.6.16.11. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS.

5.6.16.11.1. Single-family detached residences: 2 spaces.

5.6.16.11.2. Schools:

Elementary and junior high: 2 spaces for each classroom or office room, plus 1 for each 150 sq. ft. of seating area (including aisles) in any auditorium, or any gymnasium or cafeteria intended to be used as an auditorium.

Senior: 4 spaces for each classroom or office room, plus 1 for each 150 sq. ft. seating area (including aisles) in any auditorium, or any gymnasium or cafeteria intended to be used as an auditorium.

5.6.16.11.3. Municipal and neighborhood buildings and churches: 3 spaces for each office room, plus 1 for each 150 sq. ft. of seating area (including aisles) in any room to be used for public meetings.

5.6.16.11.4. Special exceptions permissible by Board of Adjustment: To be determined by the Board by general rule or by findings in the particular case.

5.6.16.12. LIMITATIONS ON SIGNS. No signs intended to be read from off the premises shall be permitted except:

5.6.16.12.1. In connection with a church, school, public park, playground or playfield, or a municipal or neighborhood building:

5.6.16.12.1.1. Not more than 2 identification signs, with combined surface area not exceeding 20 sq. ft.

5.6.16.12.1.2. Not more than 2 bulletin boards or notice boards, with combined surface area not exceeding 30 sq. ft.

5.6.16.12.1.3. Not more than 2 temporary signs or banners with combined surface area not exceeding 40 sq. ft. in connection with special events, provided that no such sign or banner shall be displayed longer than the duration of the special event plus one week before it begins. Portable signs shall be permitted under these conditions except that such signs shall not exceed 32 sq. ft. for each sign surface area.

5.6.16.12.2. Special exceptions permissible by Board of Adjustment: To be determined by the Board by general rule or by findings in the particular case.

5.6.16.12.3. No such sign shall be erected within 10 feet of any property line.

5.6.16.13. MINIMUM SQUARE FEET OF LIVING AREA.

5.6.16.13.1. All single-family detached dwellings shall contain a minimum of 1,400 sq. ft. of living area with a TWO (2) car garage which contains a minimum of 400 sq. ft.

5.6.16.13.2. The minimum square footage requirement does not include any carport or garage. It also excludes any utility room which is separated from the building.