

ARTICLE 5

AGRICULTURAL DISTRICT (A)

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SECTION 5-1 INTENT

5-101. It is the intent of the A District to preserve and protect agricultural resources. The district is not intended for the homeowner who lives on a small suburban lot, but is designed to accommodate agricultural operations on substantial acreage. Uses that might have nuisance characteristics, if intermingled in developed residential areas, are permitted when those characteristics are no more intense than normal agricultural uses.

5-102. General agricultural operations--Nothing in this article shall apply to or affect any land under one ownership which is ten (10) acres or more in size and outside the corporate limits of the City but within its zoning jurisdiction, so long as such land is actually used for agricultural purposes.

SECTION 5-2 PERMITTED USES

5-201. In the A District no building, land or premises shall be used and no building or structure shall be hereafter erected or altered unless otherwise provided for in these regulations, except for the following uses:

- a. Single-family dwellings on tracts of land of at least ten (10) acres. Further, such tracts may split off one secondary tract for single-family residential use, without rezoning, if the parent tract will remain at least ten (10) acres in size following the split, and the secondary tract:
 - (1) is at least three (3) acres in size and takes access from a public road;
 - (2) complies with the Haskell County Sanitation Code; and

- (3) complies with the City's Subdivision Regulations if a public road or other public dedication results from the creation of such secondary tract.
- b. Farms and ranches, including single-family dwellings related thereto, where the land is used for general agricultural purposes.
- c. Greenhouses and nurseries.
- d. Stands for the retail sale of agricultural products or commodities raised on the premises.
- e. Oil and natural gas exploration, drilling and extraction operations, and temporary on-site storage of oil and natural gas-related equipment and supplies.

SECTION 5-3 CONDITIONAL USES

5-301. In the A District the following uses are allowed upon the issuance of a Conditional Use Permit in accordance with the provisions of Article 26 of these regulations:

- a. Airports and heliports.
- b. Any public building or land used by any department of the City, county, state or federal government.
- c. Cemetery, crematory or mausoleum.
- d. Churches and similar places of worship.
- e. Commercial agricultural product storage facilities (elevators).
- f. Commercial development of natural resources and commercial extraction of raw materials such as rock, gravel, sand, etc.
- g. Exploration and extraction of oil and natural gas.
- h. Kennels provided that:
 - 1. The minimum lot size shall be not less than ten (10) acres.
 - 2. No kennel buildings or runs shall be located nearer than seventy-five (75) feet to any property lines.
 - 3. All kennel runs or open areas shall be screened around such areas or at the property lines to prevent the distraction or excitement of

the dogs. Such screening shall be of vegetation or construction which will provide a sight barrier to the dogs.

- i. Privately owned parks, playgrounds, or other outdoor recreational areas such as campgrounds, golf courses, youth camps, gun clubs, and archery, trap and skeet ranges.
- j. Public or parochial schools.
- k. Radio, telephone or television transmitters and towers, subject to additional regulations set out at Article 23.
- l. Salvage yards, subject to the following:
 - 1. The yard must be located at least three hundred (300) feet from a residential district.
 - 2. The operation shall be conducted wholly within a building or within an area completely surrounded on all sides by a fence or wall at least six and one-half (6 1/2) feet high. No salvage, scrap or other materials shall be piled or stacked higher than the top of the required fence or wall.
 - 3. No salvage material shall be loaded, unloaded or otherwise placed either temporarily or permanently outside the enclosed building, fence, or wall or within the public right-of-way.
- m. Telephone exchange, electric substations, cable television, or similar public utilities.
- n. Temporary uses or uses of a temporary nature, such as portable auto shredders and balers, or asphalt or concrete batch plants, subject to the following requirements:
 - 1. The use must be located at least three hundred (300) feet from a residential district.
 - 2. Upon termination of the temporary use, the site shall be cleared of improvements and debris not conforming with uses permitted in the A zoning district.
 - 3. Approval of a temporary use may be granted by the City Council for up to twelve (12) consecutive months. Upon conclusion of the twelve-month period, the City Council may grant an extension, upon holding a public hearing, not to exceed twelve (12) additional consecutive months.
- o. Veterinarian clinic or animal hospital.

SECTION 5-4 HOME OCCUPATIONS

5-401. Regulations relating to home occupations in the A District are set out in Article 20, at Section 20-12.

SECTION 5-5 ACCESSORY USES

5-501. Domestic wind energy conversion system are an accessory use in the A District when in compliance with Article 19.

5-502. Additional regulations relating to accessory uses in the A District are set out in Article 20, at Section 20-8.

SECTION 5-6 MINIMUM AREA SIZE

5-601. Following the effective date of these regulations, no parcel, lot or tract of land less than three (3) acres in area shall be zoned as A District.