

## Chapter 20.15

### AS - AGRICULTURAL SUBURBAN DISTRICT

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**20.15.010** **Purpose.** The purpose of the AS district is to provide areas rural in nature and with sufficiently large lots to allow for the maintenance of certain animals and farm crops while at the same time establish and maintain a living environment of high standards for residential use. (Ord. 765, September 2003.)

**20.15.020** **Permitted Uses.** The following uses are permitted subject to conformance to applicable regulations stated below and elsewhere in the zoning title:

- A. One single-family building per lot of not less than 720 square feet of habitable room. A manufactured home to be sited on the premises must comply with the standards as designated on the data plate and with all the provisions of the Manufactured Housing Construction and Safety Standards in effect at the time of its construction and with the requirements of Section 20.09.285 of this Code.
- B. Agricultural crops on any platted lot.
- C. The keeping of farm animals such as horses, bovine, goats, sheep; provided, however, no more than one animal unit per half acre of land is kept on any site under five acres in size. On all lots five acres or more, five animal units per acre shall be allowed. No swine shall be allowed within this zone. Corrals, pens, and similar animal containing areas need not maintain said setback requirements. For the purpose of these regulations, an animal unit shall consist of one adult horse or bovine, two ponies, three small livestock) or equivalent thereof (except sucklings), provided that miniature horses and feeder calves (up to one year of age) shall be considered small livestock.
- D. Farmer markets; display and sale of agricultural products, equipment, feeds, classic vehicles, antiques, collectables, and crafts.
- E. Home occupation businesses.
- F. Nurseries and greenhouses.
- G. Off-street parking appurtenant to permitted uses.
- H. Temporary roadside stand for the display and sale of agricultural products, equipment, and feeds. (Ord. 863, November 2009; Ord. 781, October 2004; Ord. 774, March 2004; Ord. 765, September 2003; Ord. 755, February 2003; Ord. 704, April 2000; Ord. 660, November 1997; Ord. 653, March 1997.)

**20.15.025** **Administrative Permitted Uses.** The following uses may be permitted by the Council, or their designee, subject to reasonable conditions mitigating potential impacts on neighboring properties and public service systems:

- A. "Flea Markets."
- B. Landscaping businesses.
- C. Other similar, compatible, uses that do not significantly increase intensity of use.
- D. Off-street parking appurtenant to "administrative" permitted uses. (Ord. 781, October 2004.)

**20.15.030** **Conditional Uses.** The following uses are permitted subject to approval of a conditional use permit:

- A. Public and quasi-public uses.
- B. Warehouses and cooling houses for storage, grading, packing and processing of farm products.
- C. Public and private stables, corrals and riding academies.
- D. Nursery school and day care centers.
- E. Off-street parking appurtenant to conditional uses.
- F. Golf courses.
- G. Public parks and open spaces. (Ord. 863, November 2009; Ord. 781, October 2004; Ord. 765, September 2003.)

**20.15.040** **Minimum Development Standards.** The following are minimum development standards for the AS district:

- A. Lots:
  - 1. Lot size: The minimum lot size shall be twenty thousand square feet in area.
  - 2. Minimum lot width: One hundred twenty feet for lots having an area of twenty thousand square feet or more.
- B. Where tracts of land are consolidated into larger parcels, the planning commission may require an arrangement of lots and streets such as to permit a resubdivision into smaller lots in conformity with the streets and lot requirements specified in this chapter. It may also require setback lines in order to preserve future rights-of-way.
- C. Yards:
  - 1. Street frontage: Twenty feet.
  - 2. Side: Ten feet.
  - 3. Rear: Twenty-five feet.
- D. Temporary stands for the sale of produce shall be located not less than twenty feet from the street property line. (Ord. 1004, July 2019; Ord. 765, Sept. 2003.)

**20.15.050** **Height of Buildings.** Building heights for the AS district shall be as follows:

- A. Single-family dwellings shall not exceed thirty-five feet in height;
- B. Stand for the sale of produce shall not exceed ten feet in height;
- C. Height for conditional uses will be determined at the time the conditional use is granted but in no event shall exceed fifty feet in height. (Ord. 765, September 2003.)

**20.15.060** **Maximum Lot Coverage.** Maximum lot coverage shall be forty percent. (Ord. 765, September 2003.)

**20.15.070** **Additional Requirements.**

- A. No manufactured or modular home, or any addition or accessory building thereto, may be placed upon a lot in any AS District without first obtaining a building permit and sewer and water connection permits from the building inspector. Any required fees shall be in accordance with the current City Fee Schedule.
- B. Any attached addition or attached accessory building shall be compatible with the design, color and exterior covering, including roofing, to the manufactured or modular home.
- C. Any addition or accessory building shall be in compliance with Chapters 20.02 through 20.67 and the City Building Code.
- D. All plumbing in any AS District shall comply with state and city plumbing laws and regulations. Connections shall be made to the city sewer systems, if available. The sewer connection shall be provided with suitable fittings so that a watertight connection shall be so constructed that it can be closed, when not linked to a manufactured home, and shall be capped so as to prevent any escape of odors.
- E. All equipment, including but not limited to tires, wheels and axles, which are needed to transport the structure to the site shall be removed from the structure, and said structure shall be attached to a permanent foundation to the approval of the building inspector. (Ord. 934, 2014; Ord. 774, 2004)