

## Chapter 17.34

### ONE-ACRE AGRICULTURAL DISTRICT--A1

#### Sections:

17.34.010 Permitted uses.

17.34.020 Area and width requirements.

17.34.030 Setback requirements.

#### 17.34.010 Permitted uses.

Uses permitted in the A1 district on a lot or parcel having the required area and width:

- A. Single-family dwellings of a permanent nature and manufactured housing on a permanent or temporary foundation;
- B. Home occupations subject to the issuance of a home occupation special use permit;
- C. Farms for raising or growing and marketing on a commercial scale of poultry, rabbits, livestock, trees and bush crops, but not including commercial slaughtering;
- D. Buildings for sale and display of products grown or raised on the premises, provided no such buildings are situated closer than one hundred feet to any property classified as a residential district, or closer than thirty feet to any street or highway;
- E. Private buildings, corrals, coops, pens, stables or structures used in conjunction with farming, provided that they be located not closer than one hundred feet to any street, highway or to any land classified in a residential district;
- F. Public uses and utility serving centers, provided that they be located not closer than two hundred feet to any land classified as a residential district;
- G. Recreational and educational use and building, dude or guest ranches, churches, or other structures used exclusively for religious worship, tennis, golf, civic or country clubs, cemeteries, sanitariums, racetracks, fairgrounds, resorts, rodeo grounds, airports, radio towers, hunting, fishing, skiing lodges, game farms, garden nurseries, veterinary uses, bed and breakfast inns, public campgrounds (not manufactured housing parks) providing:
  - 1. A total area size of not less than three acres,
  - 2. Off-street parking of at least one space/three hundred square feet,
  - 3. A "buffer" strip of at least one hundred feet adjacent to all contiguous land,
  - 4. Individual units do not have kitchen facilities or equipment suitable for such use,
  - 5. Issuance of a special use permit;

- H. No detached accessory building or structure may be closer than ten feet to any property line nor between the front property line and the setback line.

(Ord. 94-4 § 12.05.01 (part), 1994)

**17.34.020 Area and width requirements.**

The required area and width for the A1 district are as follows: one acre minimum area; one hundred twenty feet minimum width. There may be one or more single-family dwellings on a lot or parcel having an area in excess of two acres, provided there is not less than one acre for each unit and that such structures are not less than fifty feet apart.

(Ord. 94-4 § 12.05.01 (part), 1994)

**17.34.030 Setback requirements.**

Setback regulations in the A1 district are as follows:

- A. Front. Structures shall be located no less than thirty feet from the front property line.

- B. Side. The minimum side yard for each main structure shall be twenty-five feet.

- C. Rear. The minimum rear yard for each main structure shall be fifty feet.

(Ord. 94-4 § 12.05.01 (part), 1994)