

### **13-1-35 A-G Urban Agricultural District**

(Advisory Note: The following requirements are applied in conjunction with this entire Code of Ordinances. Other sections of this Code of Ordinances may also be applicable to any given situation and should be reviewed as well as the following requirements.) (Rev. 12/97)

- (a) **Purpose.** The A-G Urban Agricultural District is intended to provide for the continuation of general farming and the promotion of biointensive urban agriculture. Urban agriculture encompasses a wide range of activities including the production, processing, marketing and distribution of food in urban and peri-urban areas. Urban agriculture is an important component of food policy and food system planning.

(b) **Permitted Uses**

- (1) General farming, including horticulture, floriculture, forest grazing, hay, orchards, truck farming, and viticulture (grape growing) provided that farm buildings housing animals, barnyards, and feed lots shall not be located in a flood land, and shall be at least three hundred (300) feet from any navigable water or district boundary.
- (2) Vegetable gardens for food cultivation, greenbelts or corridors, peri-urban farms, community and backyard gardens, greenhouses, processing facilities, compost facilities, rooftop gardens, beehives, aquaculture, and farmers' markets.

(c) **Permitted Accessory Uses.**

- (1) Attached or detached private garages and carports accessory to permitted or permitted accessory uses.
- (2) General farm buildings including barns, silos, sheds, storage bins and including not more than one (1) roadside stand for the sale of farm products produced on the premises. Any such stand shall conform to the setback, sign and other provisions of this Chapter.
- (3) One (1) farm dwelling.
- (4) Private garages and parking space.
- (5) Home occupation.
- (6) Signs as regulated by the Village.
- (7) Buildings temporarily located for purposes of constructing on the premises for a period not to exceed time necessary for such constructing.
- (8) Gardening and other horticultural uses where no sale of products is conducted on the premises.

(d) **Conditional Uses.**

- (1) Keeping and raising of domestic stock for agribusiness, show, breeding, or other purposes incidental to the principal use of the premises, and for the use of the occupants of the premises.
- (2) Transmitting towers, receiving towers, relay and microwave towers without broadcast facilities or studios.
- (3) Veterinary clinics, provided that open animal structures shall not be located closer than three hundred (300) feet to a property boundary.

- (4) Public and parochial schools, provided no building shall be located within fifty (50) feet of any lot line.
- (5) Essential service structures, including but not limited to buildings such as telephone exchange stations, booster or pressure-regulating stations, wells, pumping stations, elevated tanks, lift stations and electrical power sub stations, provided no building shall be located within ten (10) feet from any lot line of an abutting lot in a residential district. Prior to granting such permit, it shall be found that the architectural design of service structures is compatible to the neighborhood in which it is to be located and thus will promote the general welfare.

**(e) Lot, Building and Yard Requirements.**

- (1) Lot Frontage. Minimum two hundred fifty (250) feet.
- (2) Lot Area. Minimum three (3) acres.
- (3) Principal Building.
  - a. Front Yard: Minimum sixty-five (65) feet.
  - b. Side Yards: Minimum twenty-five (25) feet.
  - c. Rear Yard: Minimum fifty (50) feet.
- (4) Accessory Building.
  - a. Front Yard: Minimum eighty (80) feet.
  - b. Side Yards: Minimum twenty-five (25) feet.
  - c. Rear Yard: Minimum fifty (50) feet.
- (5) Building Height. Maximum thirty-five (35) feet.

- (f) **Site Plan Approval and Design Review**. Refer to Article M, Section 13-1-174 for applicable requirements.