

10-7-5.1: R-3 AGRICULTURAL/RESIDENTIAL DISTRICT:

A. Intent: The purpose of the agricultural/residential zoning district is to provide and preserve low density, single-family residential living areas that are semirural or agricultural in character and transitional in relationship to more urbanized residential areas of higher density; to allow for the sheltering of large domestic or farm animals on a lot or parcel in conjunction with an established residential use; and to preclude the encroachment of land use activities that may be incompatible with the character of the semirural residential environment.

B. Principal Uses Permitted:

One single-family dwelling of a permanent character in a permanent location with each dwelling unit on its own parcel of land and provided all area and setback requirements are met.

Publicly owned and operated parks and recreation areas and centers.

Sheltering of farm animals:

1. This area shall be exclusive of the area dedicated for residential use.

2. The keeping of domestic horses, cattle, donkeys, llamas and alpacas under the ownership of the resident occupant of the lot or parcel shall be considered as a permitted principal use; provided that any combination of such animals on any one lot shall be limited to one animal for the first forty three thousand six hundred fifty (43,650) square feet (1 acre) of lot area. One additional large animal may be maintained for each additional fifteen thousand (15,000) square feet of lot area contained in the same lot.

3. The keeping of domestic sheep, potbelly pigs, miniature horses and goats under the ownership of the resident occupant of the lot or parcel shall be considered as a permitted principal use; provided that any combination of such animals on any one lot shall be limited to six (6) animals for the first twenty one thousand (21,000) square feet of lot area. One additional small animal be maintained for each additional ten thousand (10,000) square feet of lot area contained in the same lot.

4. The keeping of such farm animals shall conform to all other provisions of law governing same, and no animal, nor any pen, stable, barn, or corral shall be kept or maintained within fifty feet (50') of any principal dwelling (other than that occupied by the owner of such domestic animal), any public building, park, school, hospital, or any other public plan. There shall be no killing or dressing of any such animal for commercial purposes.

5. Poultry like chickens, turkeys, pheasants, peacocks, pigeons, ducks, geese, or other domestic fowl and rabbits raised for food, education, scientific or furbearing purposes; provided not more than twelve (12) per one-half ($1/2$) acre of any one or combination of such animals and fowl may be maintained on one lot.

6. The keeping of such domestic animals or fowl shall conform to all other provisions of law governing same, and no fowl or animals, nor any pen or coop, shall be kept or maintained within fifty feet (50') of any window or door of any residence, dwelling or any other building used for human habitation (other than that occupied by the owner of such animals or fowl).

7. Pigs may be allowed with a special use permit only.

C. Special Use Permits: Any of the following uses may be permitted as principal uses upon approval of a special use permit in accordance with the provisions of this chapter and those set forth in section 10-3-2 of this title regarding special use permits. In reviewing special use permit applications, the planning commission shall ensure that adequate light and air, ingress and egress, and compatibility with other uses in the neighborhood are maintained.

Churches, church facility complexes and places of religious worship.

Public buildings provided cultural, educational, administrative and fire and police service to residents of the district.

D. Accessory Uses Permitted: Accessory buildings, structures, and uses customarily incidental to a permitted use such as the following may be permitted, except as otherwise provided in this chapter:

Childcare family home.

Garden house, tool house, ramada; outdoor swimming pool and similar home recreational facilities provided that such facilities are used solely by occupants of the premises and their guests.

Guesthouse or servants' quarters.

Home occupations in accordance with other provisions of this chapter.

Private garage or carport.

Storage parking for recreational vehicles owned by the occupant provided that it is located in a garage, carport, rear or interior side yard, and is not provided water and sewer connections.

Storage parking of boat, utility trailer, horse trailer and similar equipment owned by the occupant provided that such equipment is located in garage, carport or rear or interior side yard.

E. Property Development Standards:

1. Development standards shall adhere to factory built and manufactured homes as set forth in section 10-7-19 of this chapter. Noncomplying situations may be allowed, only with a special use permit.

2. Subdivisions within an agricultural/residential district which are essentially independent and self-contained, and which are characterized by lots which are no less than one-half ($1/2$) acre in size, may utilize rural road standards upon recommendation by the planning commission and approval of the Wells board of councilmen. (Ord. 198, 10-22-2002)