



Purpose:

The AR district is primarily intended to preserve agricultural, forested, and other open lands and to allow for very low density residential development. Development within this district may be served by individual on-site wastewater treatment systems and roadways within a rural cross section. Development of these lands is typically limited due to lack of public utilities and services, inadequate roads, a sufficient supply of lands zoned for development elsewhere, and other factors. The AR district is intended for areas planned for agricultural/rural residential development within the Comprehensive Plan. (Predecessor districts: AG-2)

Permitted Uses:

Primary Uses:

- Single-Family Detached Residence
- Agricultural Use
- Agricultural-Related Use
- Community Garden
- On-site Agricultural Retail
- Passive Outdoor Recreation
- Public Service or Utility
- Community Living Arrangement (1-8)
- Outdoor Commercial Entertainment
- Communications Tower

Accessory Uses:

- Detached Accessory Structure (non-residential)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 children)
- Home Occupation
- Animal Fancier
- Keeping of Farm Animals on Residential Lots
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Outdoor Solid Fuel Furnace
- Private Lake (Pond)

Conditional Uses:

Primary Uses:

- Active Outdoor Public Recreation
- Indoor Institutional-General
- Outdoor Institutional
- Community Living Arrangement (9-15 Residents)
- Commercial Animal Establishment
- Airport or Heliport
- Livestock or Farm Commodity Trucking
- Bed and Breakfast
- Campground
- Tourist Rooming House
- Junkyard or Salvage Yard
- Solid Waste Disposal, Composting and/or Recycling Facility
- Non-Metallic Mineral Extraction

Accessory Uses:

- Intermediate Day Care Home (9-15 Children)
- Residential Business
- Large Exterior Communications Device
- Vehicle Course or Track

Temporary Uses:

- Garage, Yard, Estate and In-Home Sales
- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Agricultural Structure

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft) ^a	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Minimum Accessory Structure Floor Area (sf) ^b	Minimum Landscape Surface Ratio (LSR)
20 acres ^f	600	200	N/A	10,000	N/A

^a Minimum Lot Width shall be measured at the front of the building.

^b Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2).

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Hard or Gravel Surface ^d			Principal Building		Accessory Building	
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
50	30	20	40	12	12	0	0	10	35	2.5	35	2.5

^a See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings and other standards associated with detached accessory structures.

^b Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article 4 or Section 94.11.02(3)(d).

^c Minimum street side yard setbacks are equal to the minimum street side yard setbacks for principal structure.

^d Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 48 ft ² Max	Type: Monument or Arm/Post Max Area: 32 ft ² Max Height: 8 ft	ONE On Building and Freestanding sign per lot.

***If any discrepancies exist between this document and Chapter 520 of the Municipal Code (Zoning Code), the language of Chapter 520 of the Municipal Code shall prevail. This document is designed as a convenience and all information shall be corroborated with Chapter 520 of the Municipal Code prior to any actions taken.**

