

## CHAPTER 3

### AGRICULTURE DISTRICTS

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#### SECTION 300. PURPOSE

##### A. General Purpose

Agriculture Districts are designed to:

1. Achieve the Agriculture objectives of the Comprehensive Plan;
  2. Provide space for Agriculture and related uses;
  3. Protect rural areas from premature and scattered development; and
  4. Secure economy of public fund expenditures for improvements and services.
- B. The AG Agriculture General District is intended primarily for areas designated as Agriculture on the Comprehensive Plan and which are likely to remain in Agriculture use during the planning period.
- C. The AI Agriculture Industrial District is intended primarily for areas designated as industrial on the Comprehensive Plan but which are not ready for industrial use.
- D. The AR Agriculture Residential District is intended primarily for areas designated as residential on the Comprehensive Plan but which are not yet ready for residential use on an urban scale.
- E. The AO Agriculture Open Space District is intended primarily for areas designated as open space on the Comprehensive Plan and for buffering of mining operations from existing or planned abutting residential uses.

**SECTION 301. PRINCIPAL USES**

The principal uses permitted in the Agriculture Districts are designated by Use Units. The Use Units are groupings of individual uses and are fully described, including their respective off-street parking, loading, screening requirements and other use conditions in Chapter 15. The Use Units permitted in the Agriculture District are set forth in Table 3-1 below.

**TABLE 3 - 1****USE UNITS PERMITTED IN AGRICULTURE DISTRICTS**

Use Units		District			
No.	Name	AO	AG	AI	AR
1.	Area-Wide Uses by Right	X	X	X	X
2.	Area-Wide Special Exception		E <sup>7</sup>	E <sup>7</sup>	E <sup>7</sup>
3.	Agriculture		X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>
4.	Public Protection & Utility Facilities		E	E	E
5.	Single-Family Dwelling		X	X	X
8.	Multifamily Dwelling & Similar Uses		E <sup>2</sup>	E <sup>2</sup>	E <sup>2</sup>
9.	Manufactured Home Dwelling		X <sup>3</sup>	X <sup>3</sup>	X <sup>3</sup>
11.	Offices, Studios & Support Services		E <sup>4</sup>	E <sup>4</sup>	E <sup>4</sup>
21.	Commercial Recreation, Intensive		E <sup>8</sup>	E <sup>8</sup>	
22.	Outdoor Advertising Signs		X <sup>5</sup>	X <sup>5</sup>	
31.	Oil and Gas Extraction		X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>

X Use by Right

E Special Exception

<sup>1</sup>The keeping or raising of wild or exotic animals is not permitted in the AR, AO, or AI District and requires approval of a Special Exception in the AG District. (See also Section 303.E).

<sup>2</sup>Community group home, convent, monastery and novitiate are the only uses within Use Unit 8 permitted by Special Exception in the AG, AI or AR Districts.

<sup>3</sup>Allowed in unincorporated areas only on ten (10) acres or more. A hardship temporary manufactured home parking permit may be approved as a Special Exception from the Board of Adjustment in AG, AI or AR Districts. (See Section 303.F).

<sup>4</sup>Adult day care and children's nursery are the only uses within Use Unit 11 permitted by Special Exception in the AG, AI or AR Districts in incorporated and unincorporated areas. Medical Clinics-Out-Patient services are permitted by Special Exception in unincorporated areas only.

<sup>5</sup>Subject to the conditions set forth in Section 1522.

<sup>6</sup>Only in accordance with Section 102 for incorporated or unincorporated areas and Section 1531.

<sup>7</sup>Churches are permitted by Right only in the AG District.

<sup>8</sup>Paint ball facilities require a minimum of ten (10) acres in the AG or AI District.

**SECTION 302. ACCESSORY USES**

**A. Accessory Uses Permitted**

Accessory uses customarily incidental to a principal use permitted in an Agriculture District are permitted in such District. In addition, the uses set forth in Table 3 - 2 are permitted as accessory uses.

**TABLE 3 - 2**

**ACCESSORY USES PERMITTED IN AGRICULTURE DISTRICTS**

Accessory Uses
1. Bulletin Boards
2. Family Day Care Homes*
3. Home Occupation**
4. Identification Signs***
5. Real Estate Signs***
6. Parking/Storage of a Recreational Vehicle
7. Accessory Antenna (see 302.B)

\* By Right if in accordance with Section 402.B.

\*\* By Right or Special Exception requiring Board of Adjustment approval subject to the requirements set forth in Section 402.B and 403.B.

\*\*\* For information relative to permitted signs in Agriculture Districts see Chapter 11, Signs.

**B. Accessory Use Conditions**

**1. Accessory Buildings**

An accessory building in AR Districts constructed as an integral part of the principal building shall be made structurally a part thereof, and shall comply with the requirements applicable to the principal building. (See also Section 402.B.1).

2. Accessory Antenna and Antenna Supporting Structures

- a. Antennas and Antenna Supporting Structures which are accessory to a principal use are permitted to be mounted on a permitted Agriculture building or a customary accessory building as follows:
  - 1) Provided that it does not exceed 65 feet in height measured from the average ground elevation at the base of such building to the highest horizontal point of the accessory Antenna or Antenna Supporting Structure; and
  - 2) The surface area of all such mounted Antennas shall not exceed ten (10) square feet. Only one side which has the largest surface area is to be measured.
  - 3) These provisions do not apply to principal use Antennas or to Antennas which are accessory to uses requiring Board of Adjustment approval.
- b. Structures other than a permitted principal structure or customary accessory building which are used to support accessory Antennas (including guy lines) shall:
  - 1) Be limited to one such structure;
  - 2) Be located in the rear yard only;
  - 3) Not exceed 65 feet in height, measured from the average ground elevation at the base of the structure to the highest horizontal point of the Antenna and or Antenna Supporting Structure;
  - 4) Not encroach upon the land or airspace of any abutting property; and
  - 5) Not exceed 24 inches in width above 25 feet in height, exclusive of guy lines.

3. Accessory Signs in Agriculture Districts

All accessory signs in the Agriculture Districts shall be regulated as per Chapter 11, Signs.

### SECTION 303. REQUIREMENTS FOR SPECIAL EXCEPTION USE

The Special Exception Uses permitted in Agriculture Districts, as designated in Table 3-1, are subject to the requirements set out below, and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

- A. The accessory use provisions of the Agriculture Districts pertaining to signs are applicable to accessory signs for uses permitted by Special Exception.
- B. Special Exception uses shall conform to the bulk and area requirements of the Zoning District in which located, unless the Use Unit requirements are more restrictive, in which case the more restrictive shall control.
- C. A nursing home, community group home, convent, monastery and novitiate shall meet the use conditions as set forth in Section 1508 of this Ordinance. Medical Clinics-Out-Patient services in unincorporated areas shall meet the conditions of Section 1511 of this Ordinance.
- D. Home Occupation uses allowed by Special Exception shall conform to the requirements set forth in Section 403.B. Special Exception Uses in Residential Districts.
- E. Wild or Exotic Animals in an AG District. (See Section 224 Wild or Exotic Animals).
  1. The applicant shall provide the following information:
    - a. Types of wild or exotic animals to be kept or raised;
    - b. The size of the property and the type and size of the facilities in which the wild or exotic animals are to be confined;
    - c. The staff and operating standards of the business;
    - d. Evidence of a current, valid Breeder's License from the Oklahoma Department of Wildlife or Dealer's License from the United States Department of Agriculture; and
    - e. Other information as requested by the Board of Adjustment.
  2. The Board may approve the Special Exception after finding that:
    - a. The Special Exception will be in harmony with the spirit and intent of the Zoning Ordinance; and
    - b. The Special Exception will not be injurious to the neighborhood or otherwise detrimental to the public health, safety and general welfare.

- F. A hardship temporary manufactured home temporary parking permit in an AG, AI or AR District provided:
1. The manufactured home meets all requirements of this Ordinance;
  2. The application must be re-approved each 12-month period;
  3. The manufactured home must be removed within 60-days after the hardship ceases or the parking permit expires; and
  4. Such parking permit shall not be permitted where it would conflict with private property restrictive covenants and must comply with additional conditions of approval as specified by the Board of Adjustment.

**SECTION 304. BULK AND AREA REQUIREMENTS**

A. The bulk and area requirements in Agriculture Districts shall be as shown in Table 3-3 below.

**TABLE 3 - 3  
BULK AND AREA REQUIREMENTS IN AGRICULTURE DISTRICTS\***

Zoning District	Lot Area Minimum (Acres)	Lot Area Per Dwelling Unit Minimum (Acres)		Width Minimum Feet	Height in Feet	
					Maximum	Added Height permitted for each added foot of side and rear setback
		Manu- factured Homes	Other Dwellings			
AG	10.0	10.0	10.0	300	35	0.4
AI	20.0	20.0	20.0	300	35	0.4
AR	2.5	10.0	2.5	165	35	0.4
AO	5.0	---	---	270	N/A	N/A

\*1. Only in unincorporated areas, from any parcel of ten (10) acres or more in an AG or AR District, there may be split not more than three (3) residential lots having an area less than that required by Table 3 - 3 provided that each lot that is a product of such a split has an area of not less than one (1) acre. No parcel may be combined for the purpose of meeting the requirement that the parcel from which the lot or lots to be split shall have an area of ten (10) acres or more. All parcels created under this provision shall be subject to the requirement for rezoning in accordance with the Bulk and Area requirements of the applicable Zoning District. Additional subdivision of lots shall be subject to the Subdivision Regulations and the Bulk and Area requirements of the applicable Zoning District.

\*2. In determining the area of a residential lot in an Agriculture District, the adjacent halves of abutting streets and alleys may be included, up to a distance of 100 feet from the lot line in unincorporated areas, the same rule may be applied to the width of such lot, provided that the new width thereof, exclusive of streets and alleys, shall not be less than 60 feet.

- B. The yard requirements for residential uses in Agriculture Districts shall be shown in Table 3-4 below.

**TABLE 3 - 4  
YARD REQUIREMENTS FOR RESIDENTIAL USES IN AGRICULTURE DISTRICTS\***

Zoning District	Front Yard Minimum Feet	Side Yard – Minimum Feet				Rear Yard Minimum Feet
		Interior Lot		Corner Lots		
		One Yard	Other Yard	Interior Yard	Exterior Yard	
AG	40	10	15	10	35	35
AI	40	10	15	10	35	35
AR	40	10	15	10	35	35
AO	–	–	–	–	–	–

\* Residential uses are not permitted in the AO District. Front yards or any yard abutting a public street shall be measured from the centerline of the abutting street, adding to the distance shown in Table 3-4 one-half (1/2) the distance designated on the Major Street Plan (MSP).

- C. The minimum yard requirements for nonresidential uses in Agriculture Districts shall be as follows:
1. Front yards and exterior side yards 35 Feet Minimum
  2. Rear yards and interior side yards 25 Feet Minimum
  3. Front yards or any yard abutting a public street shall be measured from the centerline of the abutting street, adding to the distance shown in Table 3-4 one-half (1/2) the distance designated on the Major Street Plan (MSP).

D. The maximum lot coverage of the net lot area (exclusive of the area in abutting streets) for nonresidential uses in Agriculture Districts shall be as follows:

- |                  |                    |
|------------------|--------------------|
| 1. Interior Lots | 25 Percent Maximum |
| 2. Corner Lots   | 30 Percent Maximum |