

SECTION 502 TA TRANSITIONAL AGRICULTURAL DISTRICT

502.01 INTENT. The intent of this district is to control expanded agricultural uses in areas that are urban and suburban in nature and are transitioning from agricultural uses to residential, commercial or industrial uses; to allow the continued use of land which is suitable for agriculture but limit any land uses that may be detrimental to normal community expansion. This district is for unplatted tax lots and undivided quarter-quarter sections only. Any existing use at the time of the application of this district shall remain per the City of Blair Zoning Regulations, Article 12: Nonconformance Uses. TA Districts may exist inside or outside the corporate city limits.

502.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right.

- (1) Any form of agriculture including the raising of crops, horticultural uses, animal husbandry, and poultry husbandry conforming to one animal unit per acre.
- (2) Single family dwellings.
- (3) Irrigation and flood control projects.
- (4) Signs subject to section 1114 of this ordinance.

502.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted.

- (1) Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as exceptions.
- (2) Roadside stands for the sale of agricultural produce grown on the site.

502.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the TA Transitional Agricultural District in accordance with Article 14 of this Ordinance.

- (1) Home occupations.
- (2) Single family residences, including mobile homes, for farm residents adjacent to the principal farm residence for occupation by relatives of consanguinity and marriage or for farmhands employed on the premises.
- (3) Family day care home, group day care home, or day care center.

502.05 CONDITIONS FOR GRANTING EXCEPTIONS: The requirements of ARTICLE 14 of this Ordinance, the following regulations shall apply as minimum requirements for granting exceptions in the TA Transitional Agricultural District.

(1) Any use involving a business, service or process not completely enclosed in a structure shall be screened by a solid fence or masonry wall or a compact growth of natural plant materials not less than six (6) feet in height.

502.06 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as exceptions shall be prohibited from the TA Transitional Agricultural District.

502.07 MINIMUM LOT REQUIREMENTS:

(1) The TA District is intended for unplatted tax lots and undivided quarter-quarter sections only.
(2) The minimum lot area for all uses prescribed in TA District shall be 10.01 acres, except for AGG lots of record being rezoned to TA or when a tract of at least three (3) acres is created as a result of the one lot split permitted after January 1, 1979 per Section 705 of the Blair Subdivision Regulations, and the second lot is greater than ten (10) acres.

(2) The minimum lot width at the front building line shall be three-hundred (300) feet.

502.08 MINIMUM YARD REQUIREMENTS:

(1) Front yard: There shall be a minimum front yard of not less than a depth of one-hundred twenty (120) feet from the center line of a Federal Aid-Primary or Federal Aid-Secondary designated street or highway of fifty (50) feet from the property line, whichever is greater. On all other streets or highways there shall be a minimum front yard of not less than fifty (50) feet from the property line. These yard requirements shall apply to any yard abutting a public street or highway regardless of the lot being an interior or corner lot.

(2) Rear yard: There shall be a minimum rear yard of not less than fifty (50) feet for agricultural accessory structures used for the rearing, breeding, sheltering, or keeping of livestock or other animals, including, but not limited to, cattle, swine, horses, sheep, goats, poultry, or domestic animals. Residential accessory structures shall have a rear yard setback of not less than twenty-five (25) feet.

(3) Side yard: There shall be a minimum side yard of not less than fifty (50) feet for agricultural accessory structures used for the rearing, breeding, sheltering, or keeping of livestock or other animals, including, but not limited to, cattle, swine, horses, sheep, goats, poultry, or domestic animals. Residential accessory structures shall have a side yard setback of not less than twenty-five (25) feet.

502.085 ADDITIONAL SETBACK REQUIREMENTS – CREEKS/WATER COURSES: In addition to any other minimum yard requirements, no structure shall be installed or constructed in violation of Section 1110.5 of this Zoning Ordinance.

502.09 MAXIMUM LOT COVERAGE: The maximum lot coverage shall not exceed forty (40) percent of the total lot area.

502.10 MAXIMUM HEIGHT: The height of all structures shall not exceed thirty-five (35) feet.

502.11 SIGN REGULATIONS: All signs shall be in conformance with the regulations provided herein and with the provisions of SECTION 1114 of this Ordinance.

502.12 OFF-STREET PARKING: In granting a conditional use permit, the City Council may require that any or all of the proposed off-street parking be hard surfaced with either portland cement, concrete, or asphalt.

Notwithstanding the above, all such off-street parking shall comply with the provisions of Section 1111.03 of this Ordinance.

502.125 DRIVEWAYS: Driveways shall be paved as per section 303.01(51.5).

502.13 UTILITY AND LOT AREA FOR RESIDENTIAL STRUCTURES PER SECTION 1107

(1) It shall be unlawful to occupy a residential structure or any building for living purposes that does not have an approved waste disposal system.

(2) No waste absorption field (septic tank, cesspools, etc.) shall be constructed any closer than twenty-five (25) feet from any adjacent property line.

(3) There shall be no waste absorption field located closer than fifty (50) feet from any other residential structure.

(4) There shall be no waste absorption field located closer than one-hundred (100) feet from a water well, provided, however, where geology and subsurface conditions and topography would indicate that seepage could reach the well supply, a greater distance shall be required.

(5) An individual residential waste absorption field shall contain a minimum of ten-thousand (10,000) square feet, exclusive of the area required by structure. The entire tract shall contain not less than twenty-thousand (20,000) square feet. If tract is less than two (2) acres, public water must be available.

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