

SECTION 2.3.B AGRICULTURE, RESERVE (AGR)

1. PURPOSE

The purpose of this district is to protect prime agricultural soils that support a diverse local and regional agricultural economy. This zone is characterized by large farm tracts and intact agricultural landscapes, mediated by the availability of irrigation. Land use and development is limited to agriculture and associated activities incidental to and supportive of agricultural use that are designed and managed in a way that protects natural resources, public health, and critical fish and wildlife habitat. Mobility and access to and through this zone is generally by private vehicle on unimproved local roads. Non-motorized facilities may be required along arterial and collector roads, and trail connectivity and access to recreational amenities may be required during the development process.

2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Agriculture, Reserve (AGR) district are found in Section 3.2.

3. PERMITTED USES

Uses permitted in the Agriculture, Reserve (AGR) district are found in Table 5, Section 2.4.

Only one principal use is permitted per lot in this district; multiple principle uses per lot may be approved as a special exception. This does not include agriculture, open space, parks, passive recreation, and minor utilities.

Accessory uses shall meet the requirements found in Section 5.3.

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

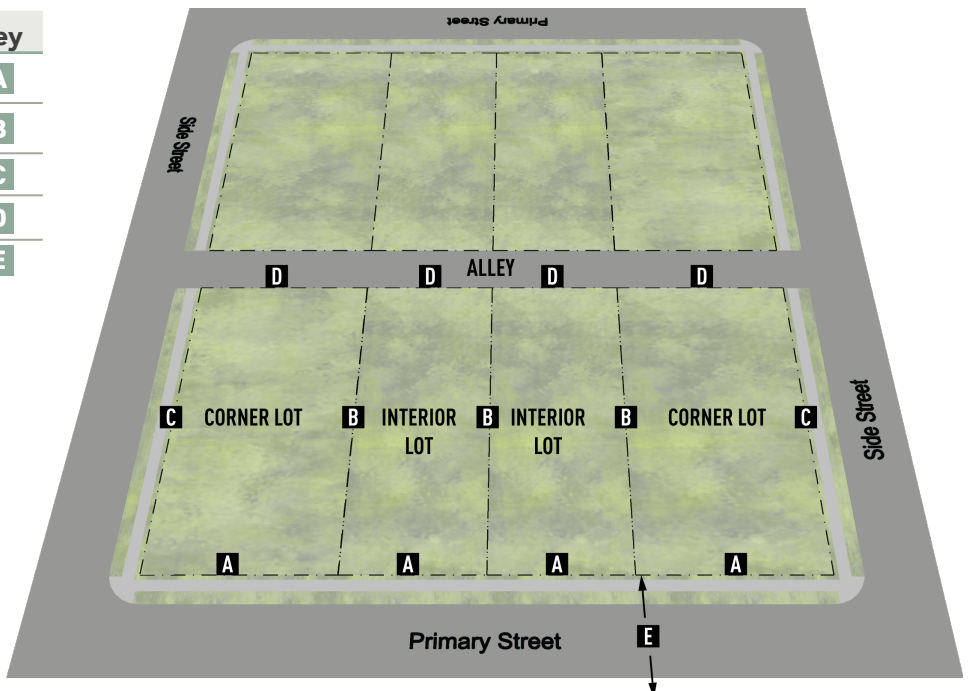


Fig. B-1 General Lot Components

4. SITE DESIGN STANDARDS

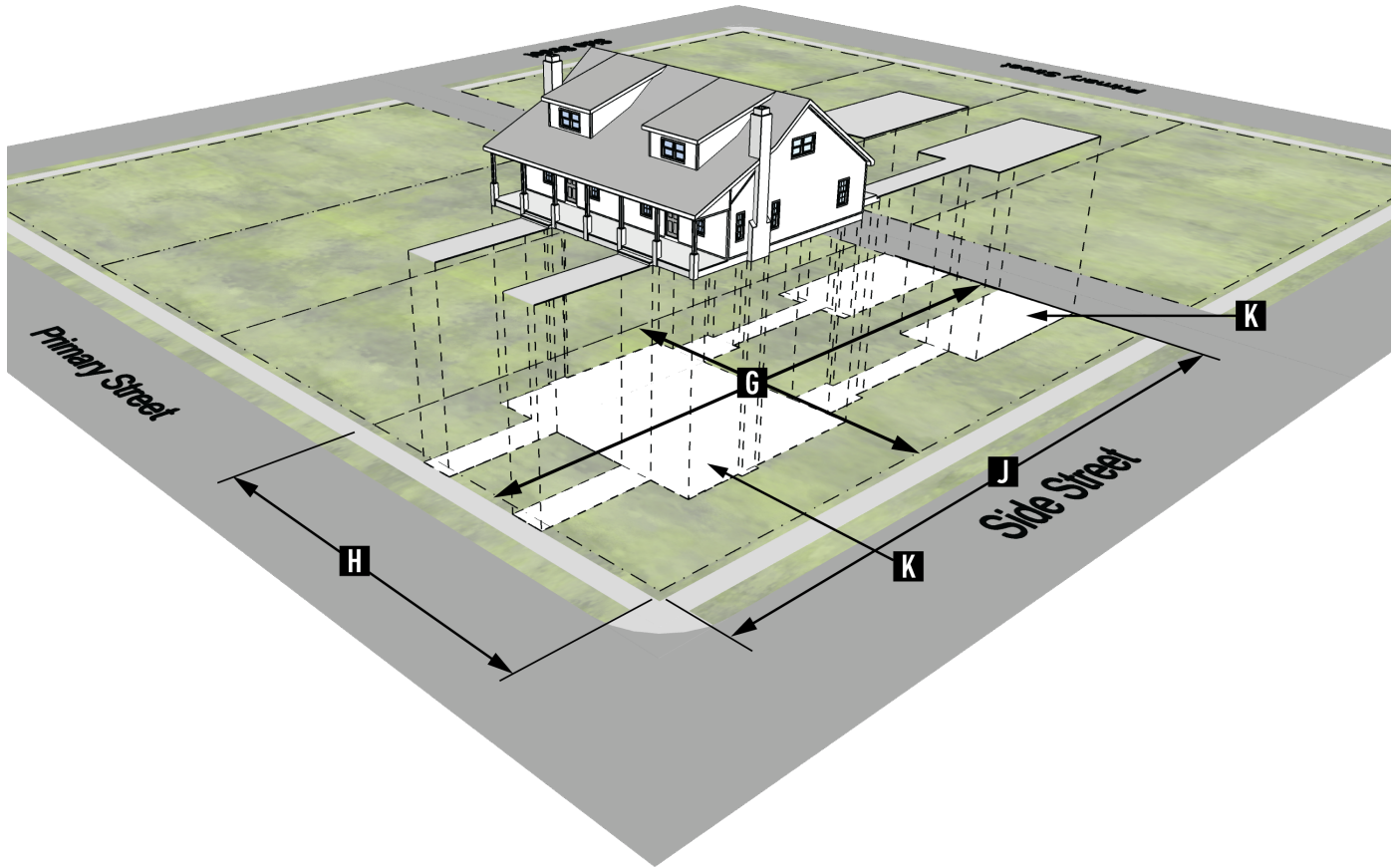


Fig. B-2 Lot Dimensions

a. Lot Dimensions and Net Density

Building Type	Lot Dimensions				Homes Per Acre	
	Min. Area (acre)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Duplex, twinhouse	80	150'	150'	35%	n/a	1 home/40 ac
All other types as permitted	40	150'	150'	35%	n/a	1 home/40 ac
Diagram Key	G	H	J	K		



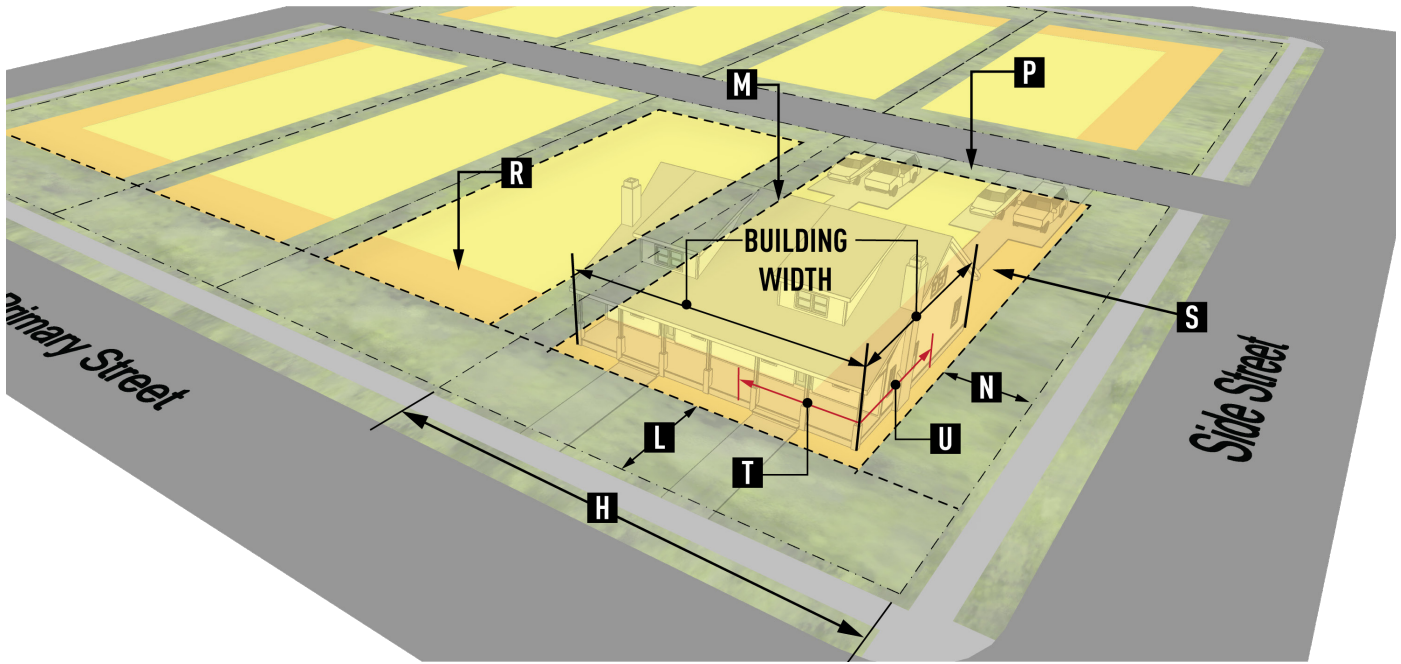


Fig. B-3 Building Placement

b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	25'	25'	L	
Side (interior)	25'	10'	M	
Side (street)	25'	25'	N	
Rear	15'	10'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U

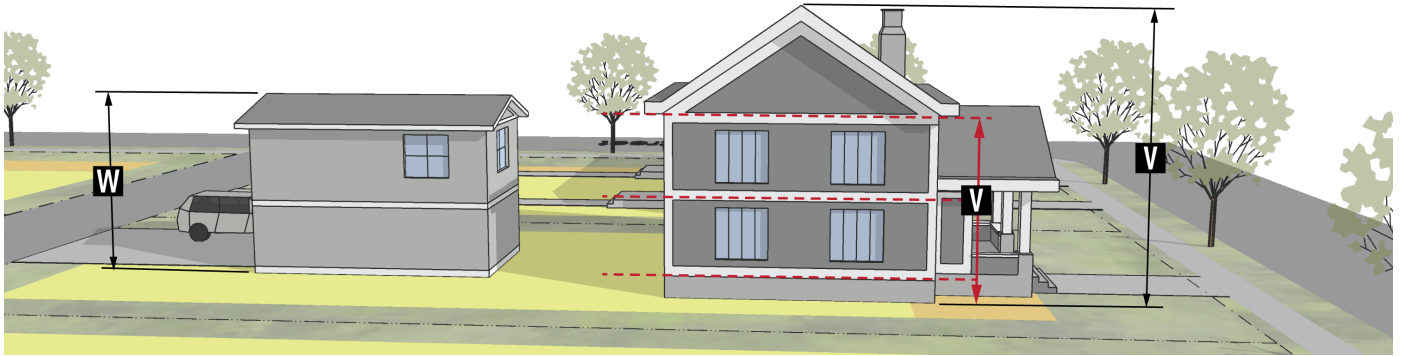


Fig. B-4 Building Height

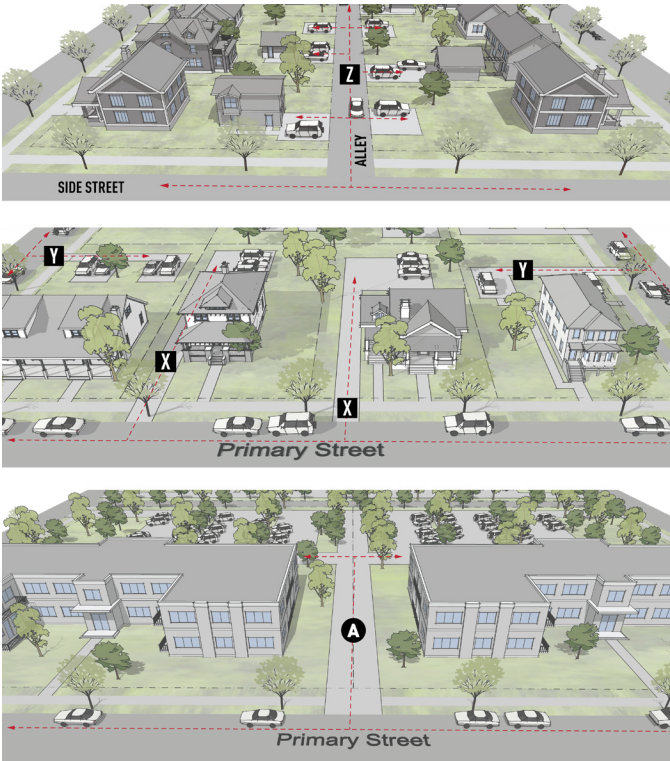
c. Building Scale

Building / Structure	Max. Height	Key	Max. Stories	Key
Principal building	n/a	V	n/a	V
Accessory structure, detached	n/a	W	n/a	n/a



5. MOBILITY

The following standards apply to all development in the AGR district as part of the Zoning Compliance Permit process, in accordance with Section 6.2.



a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	20'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

Fig. B-5 Vehicular Access

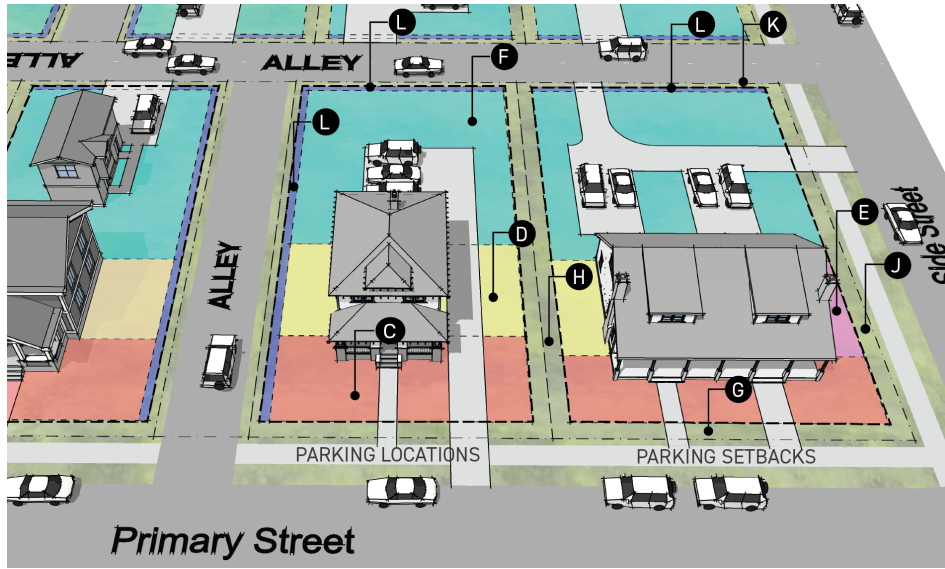


Fig. B-6 Parking Locations and Setbacks

b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard	P	C
Side yard (interior)	P	D
Side yard (street)	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front	n/a	G
Side (interior)	n/a	H
Side (street)	n/a	J
Rear	n/a	K
Alley setback	n/a	L

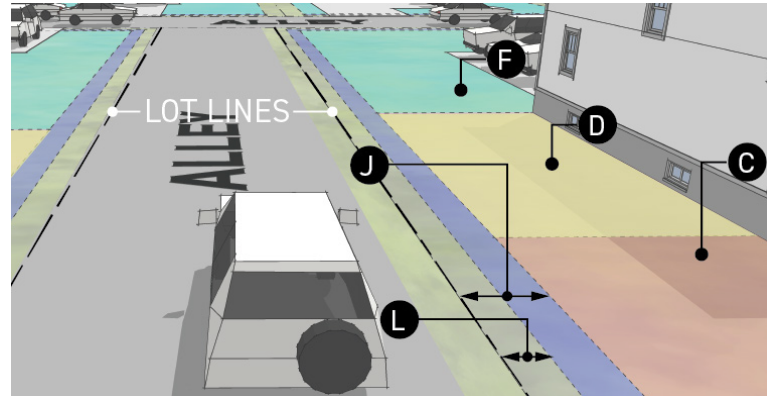


Fig. B-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.

