

# ARTICLE 14-19 AG GENERAL AGRICULTURAL DISTRICT

(Ord. No. 02-55)

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### 14-19-1 INTENT

This district is intended to comprise lands devoted to agriculture related activities, and other open field uses. This district is further intended to constitute a "holding" district to retain land in less intensive use until the time is appropriate for more intensive development so as to prevent scattered development and the premature and costly extension of utility mains and services related thereto, and to regulate development of the town so that it occurs in stages according to market need and progresses contiguously outward from the developed urban area. Regulations are designed to limit uses to those which are compatible with agriculture, to prevent encroachment by more intensive uses and to preserve the open field characteristic of the district.

### 14-19-2 PERMITTED PRINCIPAL USES

#### A. *Agricultural uses.*

1. General agriculture on parcels not less than two contiguous commercial acres in area.
2. Soil Crops.
3. Commercial breeding, raising, training and feeding, principally by grazing of horses, cattle, sheep, goats and hogs provided that pens, buildings, corrals and yards other than open pastures are not closer than one hundred (100) feet to any street, highway or residential district.

4. Cattle and goat dairies; poultry and egg farms; fur farms; public stables, provided that pens, buildings and enclosures other than open pastures used for keeping of livestock are not closer than one hundred (100) feet to any street, highway or residential district.

**B. *General uses.***

1. Guest ranches, on parcels having an area not less than ten (10) acres, providing that pens, buildings and yards other than open pastures used for the keeping of livestock are not closer than one hundred (100) feet to any street, highway or residential district.
2. Veterinary clinic, subject to provisions of Section 14-9-3B
3. One single family dwelling.

**C. *Public and quasi-public uses.***

1. Water pumping plants and storage tanks.
2. Religious Institutions such as churches, synagogues, temples, chapels or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. (Ord. No. 02-21)
3. Public recreational uses.
4. Golf courses, subject to provisions of Article 14-5, Section 14-5-3.E. (Ord. No. 02-21)

**D. *Group Homes.*** In accordance with Article 14-3, General Provisions, Section 14-3-12 "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities " subsection 14-3-12 (A) "Group Homes". (Ord. No. 02-85)

**E. *Public/charter schools and private schools.*** Provided that the facility shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 99-89)

**14-19-3 PERMITTED CONDITIONAL USES**

**A. *Day Care Group Homes.*** With five (5) or more children, in accordance with Article 14-3, General Provisions, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (A) Group Homes" provided that the residence is a single-family detached dwelling. (Ord. No. 02-85)

**B. *Group Care Facility or Community Residential Setting Facility.*** In accordance with Article 14-3, General Provisions, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities,"

subsection 14-3-12 (C), "Group Care Facilities and Community Residential Setting Facilities". (Ord. No. 02-85)

- C. *Colleges or University Facilities.* Such facilities shall have direct vehicular access to an arterial or collector street. Facilities for repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 05-58A)
- D. *Plant Nurseries and Greenhouses.* Including on-site retail sales, for the propagation, cultivation, sales and distribution of plants produced on the premises. (Ord. No 02-55)
  - 1. Development of the plant nursery area shall require a site plan review in accordance with article 14-32 of this chapter.
  - 2. A six (6) foot high solid (opaque) fence or wall shall be provided between all plant nursery area and adjacent properties.
  - 3. Development of the plant nursery shall be subject to completion of all improvements as recommended by the Traffic Impact Analysis approved by the City Engineer.
  - 4. Retail sales shall be limited to plants grown in the ground or pots on the premises.

**14-19-4 PERMITTED ACCESSORY USES**

- A. Accessory buildings, structures and uses customarily incidental to permitted uses.
- B. Employee housing, servant's quarters, guest houses, farm labor camps.
- C. Storage of petroleum products required for use on the premises, provided that such storage shall be above ground, not exceed one thousand gallons and shall be subject to all applicable health and safety laws.
- D. Home occupations.
- E. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992 Edition). (Ord. No. 98-18)

**ARTICLE 14-19**

**GENERAL AGRICULTURAL DISTRICT**

**14-19-5 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED PRINCIPAL USES AND CONDITIONAL USES (Ord. No. 03-06)**

USE	MINIMUM LOT SIZE	MIN. LOT WIDTH & DEPTH	MIN. YARD SETBACK FRONT	MIN. YARD SETBACKS SIDE	MIN. YARD SETBACK REAR	MIN. YARD SETBACKS CORNER	MAX BLDG HEIGHT <sup>1</sup>	MAX LOT COVERAGE	MIN. SPACE BETWEEN BLDGS
Agriculture	5 acres	300 feet	100 feet	100 feet	100 feet	100 feet	30 feet	10%	10 feet
Guest Ranches	10 acres	300 feet	100 feet	100 feet	100 feet	100 feet	30 feet	15%	10 feet
Single Family Dwellings	2 acres	200 feet	40 feet	20 feet	40 feet	40 feet	30 feet	10%	100 feet
Conditional Uses	2 acres	200 feet	40 feet	40 feet	40 feet	40 feet	30 feet	10%	10 feet
Plant Nurseries & Greenhouses	5 acres	300 feet	100 feet	100 feet	100 feet	100 feet	30 feet	10%	10 feet
Colleges & Universities	5 acres	300 feet	100 feet	100 feet	100 feet	100 feet	30 feet	15%	20 feet
Public and Quasi Public Uses; Schools (Ord. No. 04-176)	2 acres	250 feet	40 feet	40 feet	40 feet	40 feet	30 feet <sup>2</sup>	15%	10 feet

<sup>1</sup> (Ord. No. 04-187)

<sup>2</sup> (Ord. No. 04-189A)

A. Fences. Fences in areas of actual "Agricultural Uses", as defined by Section 14-19-2A of this chapter, in any district may use:

1. Barbed wire fences, or
2. Electric current or charge of electricity fences on other than property perimeters so long as transformer bears the underwriters laboratory seal of approval.

**14-19-6 PROPERTY DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS**

- A. *Maximum height.* Twenty-five (25) feet. (Ord. No. 04-187)
- B. *Minimum space between a building used for sleeping or living purposes and any other detached building.* Twenty (20) feet.
- C. *Minimum side and rear setbacks of buildings not used for keeping poultry or animals.* Twenty (20) feet.
- D. *Accessory Buildings.* Whether attached or detached, shall not be erected in any required front or side yard, except as otherwise provided in this chapter.

**14-19-7 GENERAL REGULATIONS**

Maintenance of stock-tight fences. All livestock and poultry shall be kept confined to the premises by erection and maintenance of a stock-tight fence and necessary cattle guards.