

## Zone District: **A-1 and A-2** (Agricultural One & Agricultural Two)

Purpose. The standards of these districts (A-1 and A-2) are designed to retain and promote the appropriate use of dry range, irrigated and forest lands and encourage other open use of land in keeping with its natural characteristics and agricultural functions.

Setbacks:	Front	25'	Side	15'	Rear	15'
Coverage:	25%					
Max. Height	Unlimited (See Section 17-4-6 for additional setbacks required for structures over 35' in height)					
Minimum Lot Width:	A-1: 600'		A-2: 300'			
Minimum Lot Size:						
Single Family:	A-1: 40 Acres		A-2: 5 Acres			
Duplex:	A-1: 80 Acres		A-2: 10 Acres			

**Single Family Homes** § 17-4-11 Single-family home placement standards.

**Outdoor Lighting** § 17-4-52 Outdoor Lighting Performance Standards.

**Off Street Parking** Section 17-4-42 Off-street parking residential.

**Landscape** Not required

### Permitted Uses § 17-4-51(c)

#### Uses by right.

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|--|------------------------------------|--|
| 1. Accessory community garden                | 11. Guest ranch                    | 21. Rental shop, equipment                   |
| 2. Accessory dwelling unit, established      | 12. Home, Disabled                 | 22. Residence, Accessory Dwelling Unit (ADU) |
| 3. Contractor's yard                         | 13. Kennel (cattery)               | 23. Residence, one-family                    |
| 4. Dog care facility                         | 14. Manufactured home, one-family  | 24. Residence, two-family (duplex)           |
| 5. Equestrian event facilities               | 15. Mineral springs                | 25. Retail sales, garden center              |
| 6. Farmers market                            | 16. Nursery                        | 26. Solar array                              |
| 7. Farming or ranching                       | 17. Pet shop                       | 27. Stable, commercial                       |
| 8. Food and drink processing facility, minor | 18. Recreation facilities, general | 28. Temporary farmers market                 |
| 9. Food warehousing                          | 19. Recreation facilities, indoor  | 29. Wedding facility                         |
| 10. Golf course                              | 20. Religious institution          | 30. Wholesaling uses                         |

#### Uses by review.

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|--------------------------------------|---|-----------------------------------|
| 1. Accessory composting facility     | 11. Child care center                         | 21. Home, elderly                 |
| 2. Accessory pigeon and dove keeping | 12. Commercial, established                   | 22. Livestock market              |
| 3. Airport, private                  | 13. Community center                          | 23. Natural deposits, extraction  |
| 4. Auction house                     | 14. Composting facility                       | 24. Natural deposits, processing  |
| 5. Auditorium                        | 15. Convent / Monastery                       | 25. Parks, trails, and open space |
| 6. Banquet hall                      | 16. Crematory                                 | 26. Public utilities              |
| 7. Bed and breakfast home            | 17. Dairy operation                           | 27. Recreational park             |
| 8. Bed and breakfast inn             | 18. Feedlot                                   | 28. School, preschool             |
| 9. Cemetery                          | 19. Food and drink processing facility, major | 29. Wind Turbine                  |
| 10. Charitable institution           | 20. Home, Children                            |                                   |

**Conditional uses:**

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|---|--------------------------------|---|
| 1. Accessory Antenna                            | 6. Community garden            | 12. Temporary Model home (sales office) |
| 2. Accessory commercial patio                   | 7. Temporary Construction yard | 13. Temporary Outdoor sales, seasonal   |
| 3. Accessory medical marijuana home cultivation | 8. Development in floodplain   | 14. Tower (Antenna)                     |
| 4. Accessory solar array                        | 9. Home based business         | 15. Veterinary clinic                   |
| 5. Child care home                              | 10. Legal non-conforming uses  |   |
|   | 11. Live-work unit             |   |