

## Zone District: **A-3 and A-4** (Agricultural Three & Agricultural Four)

Purpose. The standards of these districts (A-3) and (A-4) are designed to provide and retain certain lands for orderly low density residential development in a rural atmosphere, with rights retained for limited agricultural activity for the exclusive use of the occupants.

Setbacks:	Front	25'	Side	15'	Rear	15'
Coverage:	50%					
Max. Height	35'					
Minimum Lot Width:	140'					
Minimum Lot Size:	A-3: 1 Acre		A-4: ½ Acre			

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.**

- |                                         |                                  |                                             |
|-----------------------------------------|----------------------------------|---------------------------------------------|
| 1. Accessory community garden           | 3. Home, Disabled                | 5. Residence, accessory dwelling unit (ADU) |
| 2. Accessory dwelling unit, established | 4. Manufactured home, one-family | 6. Residence, one-family                    |
|                                         |                                  | 7. Retail sales, garden center              |

#### **Uses by review.**

- |                                      |                                 |                                   |
|--------------------------------------|---------------------------------|-----------------------------------|
| 1. Accessory pigeon and dove keeping | 5. Commercial, established      | 10. Public utilities              |
| 2. Bed and breakfast home            | 6. Community center             | 11. Recreation facilities, indoor |
| 3. Cemetery                          | 7. Crematory                    | 12. Religious institution         |
| 4. Child care center                 | 8. Nursery                      | 13. Wedding facility              |
|                                      | 9. Parks, trails and open space | 14. Wind Turbine                  |

#### **Conditional uses:**

- |                                                 |                              |                                         |
|-------------------------------------------------|------------------------------|-----------------------------------------|
| 1. Accessory medical marijuana home cultivation | 4. Community garden          | 8. Legal non-conforming uses            |
| 2. Accessory solar array                        | 5. Development in floodplain | 9. Temporary construction yard          |
| 3. Child care home                              | 6. Farming or ranching       | 10. Temporary model home (sales office) |
|                                                 | 7. Home based business       |                                         |