

Chapter 17.05

EXCLUSIVE AGRICULTURE (A-E) ZONE

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17.05.01 PURPOSE & APPLICATION. The purpose of the Exclusive Agriculture (A-E) zone is to designate areas suitable for agriculture uses and to prevent development of agricultural land to non-agricultural uses that will not be consistent with the General Plan. The zone can also be used for the purpose of establishing a green belt in and around the City of Huron. Uses in the A-E zone are limited primarily to agricultural uses and other activities compatible with agricultural uses.

17.05.02 PERMITTED USES. The uses as shown in Table 17-1 and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted.

17.05.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-1 and all others determined to be similar to those uses pursuant to Section 17.73.03 are permitted subject to securing a Conditional Use Permit (CUP) in accordance with the standards and procedures set forth in Chapter 17.70 of this Ordinance. In addition the Planning Department may require a Precise Development (P-D) overlay pursuant to the procedures and standards set forth in Chapter 17.54 of this Ordinance.

17.05.04 PROHIBITED USES. All other uses not permitted by sections 17.05.02 and 17.05.03 are prohibited, including final map subdivisions.

17.05.05 MINIMUM LOT SIZE. Each lot shall have a minimum size of at least forty (40) gross acres. There shall be no minimum lot size for agricultural industrial uses approved in conjunction with a CUP.

- 17.05.06 MINIMUM LOT AREA PER DWELLING UNIT. There shall be no more than one principal single family dwelling per legal lot.
- 17.05.07 YARDS AND SETBACKS. See Table 17-2.
- 17.05.08 HEIGHT LIMITS. See Table 17-2.
- 17.05.09 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-2.
- 17.05.10 PARKING. Off street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.
- 17.05.11 SIGNS. The following types of signs are permitted in accordance with the requirements of Chapter 17.61 of this Ordinance.
- A. Temporary real estate signs advertising the property for sale not to exceed eight of (8) and thirty-two 32 square feet each.
 - B. Temporary construction signs.
 - C. Temporary political, religious or civic campaign signs.
 - D. One Agricultural sign with a maximum height of 8 feet and a maximum sign area of 32 square feet per face in conjunction with a use permitted by this zone.
- 17.05.12 LANDSCAPING. None required except as follows:
- A. When a CUP is issued.
 - 1. Landscaping shall be required.
 - 2. To be done in accordance with Chapter 17.51.
- 17.05.13 SPECIAL REVIEWS PROCEDURES AND DEVELOPMENT STANDARDS.
- A. Development in the A-E zone shall also comply with the provisions of Chapter 17.71 of this title.
 - B. Temporary produce stands ("stand") for the sale of agricultural, horticultural or farm products permitted pursuant to Section 17.05.02 shall comply with the following standards:
 - 1. The floor area of the stand shall not exceed four hundred (400) square feet in size.
 - 2. The stand shall comply with the setbacks required in Table 17-2.

3. The stand shall be erected in such a manner that it may be readily moved by the means of skids or other device.
4. The owner shall remove the stand at his/her expense when the stand is not in use for a period of thirty (30) days.
5. Customer parking areas shall be treated with a dust binder in a manner to continuously prevent fugitive dust.