

**Sec. 15-1-49. GA-5 Zone, General Agricultural (five acres).**

(A) *Purpose.* This district is intended to preserve agricultural areas with large lots (five (5) acres minimum) and very low density residential development. Land use is composed of farming, agriculture, and livestock raising, together with residences and customary accessory uses and buildings.

(B) *Permitted uses.*

- (1) One (1) single-family dwelling.
- (2) Farming and agriculture, including the raising of crops.
- (3) The keeping of animals such as cattle, horses, sheep and goats, but not to exceed one head per twenty thousand (20,000) square feet of lot area, provided such animals are kept no closer than one hundred (100) feet from any zoning district boundary except GA-5 or AR-43 zones.
- (4) The keeping of fowl, provided such animals are kept no closer than one hundred (100) feet from any zoning district boundary except GA or AR.
- (5) Customary accessory uses and buildings, provided such uses are incidental to the principal use.
- (6) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
- (7) Publicly owned and operated schools, parks and recreation areas.
- (8) Home occupations.

(C) *Conditional uses.*

- (1) Up to two (2) additional single-family dwellings, provided the total intensity of land use shall be a minimum of two and five-tenths (2.5) acres of lot area per dwelling unit.
- (2) Places of worship, fraternal, social facilities, meeting halls and similar uses.
- (3) Public utility buildings, structures, or appurtenances thereto for public service use.

- (4) Public and quasi-public facilities which provide essential services including hospitals, police and fire stations and substations, and cemeteries.
  - (5) Private schools.
  - (6) Temporary home and land sales offices, provided they are located within the same subdivision as the land and homes which are offered for sale.
  - (7) Golf, rod and gun, tennis, and country clubs.
  - (8) Commercial stables.
  - (9) Commercial rodeo grounds, a minimum of twenty (20) acres is required including the perimeter buffer.
  - (10) Bed and breakfast.
- (D) *Property development standards.*
- (1) Minimum lot area: Five (5) acres.
  - (2) Minimum lot width: One hundred (100) feet.
  - (3) Maximum lot coverage: Twenty (20) percent.
  - (4) Minimum front yard: Fifty (50) feet.
  - (5) Minimum side yard: Twenty-five (25) feet.
  - (6) Minimum rear yard: Fifty (50) feet.
  - (7) Maximum building height: Not to exceed thirty-five (35) feet, except under conditional use permit.
- (E) *General provisions.* The provisions of section 15-1-44 shall apply.
- (F) *Signs.* The provisions of section 15-1-45 shall apply.
- (G) *Parking and loading.* The provisions of section 15-1-46 shall apply.
- (H) *Plan review.* The provisions of section 15-1-33 shall apply to all uses.
- (Ord. No. 382, §§ 1 – 3, 12-20-94)

**Note**—See the editor's note following § 15-1-47.