

**CITY OF ARLINGTON**

**ORDINANCE NO. 211**

**AN ORDINANCE AMENDING ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE BY ADDING SECTION 4.5 RELATING TO THE RESIDENCE AND AGRICULTURAL DISTRICT**

THE CITY COUNCIL OF THE CITY OF ARLINGTON ORDAINS AS FOLLOWS:

**Section 1**

Arlington Zoning Ordinance (Ordinance 169), shall be amended to include Section 4.5 as follows:

**SECTION 4.5: R1/AG-R2/AG RESIDENCE & AGRICULTURAL DISTRICT:**

**SUBDIVISION 1. PURPOSE**

The R1/AG-R2/AG Residence & Agricultural District is established for the purpose of accommodating large lot residential and agricultural development in recently annexed areas which are transitioning from rural to urban densities. This District allows space for both very low-density urban (with municipal utilities) residential uses and agricultural/farming/hobby farm operations in areas that have not yet developed to urban densities but are expected to do so in the future.

**SUBDIVISION 2. PERMITTED USES**

- A. General farming, except feedlots.
- B. Single family detached residences connected to municipal sewer and water.
- C. Hobby Farms and agricultural dwellings with individual private wells and individual septic facilities.
- D. State Licensed Residential Facility serving six (6) or fewer persons in a single family detached dwelling which is connected to municipal sewer and water.
- E. Day care facilities serving twelve (12) or fewer persons in a single family detached dwelling which is connected to municipal sewer and water.

**SUBDIVISION 3. CONDITIONAL USES**

The following uses require a Conditional Use Permit as regulated in this Ordinance.

- A. Governmental and public utility buildings and structures.

- B. Retail or wholesale trade related to agricultural operations and services.

#### **SUBDIVISION 4. PERMITTED ACCESSORY USES**

- A. Operation and storage of vehicles, machinery and equipment which is incidental to permitted or conditional uses allowed in this district.
- B. Home occupations as regulated by this Ordinance.
- C. Vehicle Parking. No vehicles may be parked or stored on the premises which are inoperable or unlicensed, unless such vehicles are kept in a fully enclosed structure or fully enclosed licensed trailer, so that no part of the vehicle can be viewed by the public. No vehicles may be parked or stored on the premises which are advertised for sale or rent, except that one vehicle may be advertised for sale or rent as an isolated personal transaction, and not in the ordinary course of business of sale or rent of vehicles, and such vehicle advertised for sale or rent must be operable and licensed.
- D. Signs:
  - 1) A nameplate sign identifying the owner or occupant of a building or dwelling unit, provided such sign does not exceed two (2) square feet in surface area.
  - 2) One additional sign not to exceed thirty-two (32) square feet in area.

#### **SUBDIVISION 5. LOT/DIMENSIONAL REQUIREMENTS**

- A. Minimum lot area:
  - 1) Existing single family detached base lots of record within corporate limits (with urban services): 10,000 square feet.
  - 2) New single family detached lots (with urban services): 1 acre – 43,560 square feet.
  - 3) New hobby farms/agricultural dwelling sites (individual, private well & septic): 10 acres.
- B. Minimum lot width 125 feet, except that if a lot or tract has less area or width than herein provided and was legally platted and was of record at the time of the passage of this Ordinance, that lot may be used for any of the uses permitted by this section.
- C. Setback Requirements.
  - 1) Front yard setbacks of not less than 30 feet from all other public right-of-ways, unless subject site is a lot of record as of the date of adoption of this ordinance and said lot abuts a lot with buildings that have observed a smaller front yard in which instance the minimum front yard

setback shall be the distance the existing structures are setback. A viewing triangle measuring 25 feet from the intersection of the front/side property line at street intersections shall be maintained free of structures.

- 2) Side yard setback shall be ten (10) feet, except existing lots of record less than 100 feet in width shall have minimum side yard setbacks of four (4) feet.
  - 3) Minimum rear yard setback shall be ten (10) feet.
- D. Maximum Building Height: Two stories or thirty (30) feet. Heights in excess of thirty (30) feet may be allowed provided a conditional use permit is issued.
- E. Site Coverage. No structure or combination of structures shall occupy more than fifty (50) percent of the lot area.

## **Section 2**

Effective Date: This Ordinance is effective upon its adoption and publication as prescribed by law.

Adopted by the City of Arlington on the 1<sup>st</sup> day of October, 2007.

Attest:

/s/ James R. Kreft  
James R. Kreft, Mayor

/s/ Matthew Jaunich  
Matthew Jaunich, City Administrator

First Reading: September 17, 2007  
Second Reading: October 1, 2007  
Adopted: October 1, 2007  
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