## SECTION 14A -- AGRICULTURE DISTRICT

### 14.1 GENERAL PURPOSE AND DESCRIPTION:

The A, Agriculture, district is designed to permit the use of land for the propagation and cultivation of crops and similar uses of vacant land. Single-family uses on large lots are also appropriate for this district. Territory that has been newly annexed into the City is initially zoned Agriculture until it is assigned another more permanent zoning district. It is anticipated that Agriculture zoned land will eventually be rezoned to another more permanent, urban zoning classification in the future.

### 14.2 PERMITTED USES:

A. 1. Those uses specified in Section 26 (Use Charts).

2. Single-family detached dwelling.

3. Farms, barns, nurseries, greenhouses, livestock, poultry products, or gardens on parcels one (1) acre or larger, limited to the propagation and cultivation of plants, provided no retail business is conducted on the premises except as provided under home occupation (Appendix A-1, Definitions).

4. Municipally-owned facilities and uses (including parks and open space), and public schools owned and/or operated by the White Oak Independent School District.

5. Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:

a. The term accessory use shall include customary home occupations as herein defined.

b. Accessory buildings, including a private garage, shall not occupy more than fifty percent (50%) of the minimum required rear yard. When the accessory building is directly attached to the main building, it shall be considered an integral part of the main building. See Section 28 for additional accessory use requirements.

c. A detached private garage used in conjunction with the main building.

d. Antennae (amateur or CB radio) and/or satellite dish antennae, as specified in Section 30.1.1.

e. Detached garages with living quarters (i.e., garage/accessory dwelling), detached servants (i.e., caretaker's) quarters (with a garage), or other accessory buildings such as barns, sheds, and other structures are permitted. Detached servants quarters without a garage may be allowed, and are required to be on a lot one (1) acre or larger. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide caretaker, servant or farm worker actually and regularly employed by the land owner or occupant of the main building, or is a guest or family member of the owner/occupant.

Only one (1) accessory dwelling unit (i.e., garage/accessory dwelling, servants/caretakers quarters, etc.) shall be allowed on any lot within the A district, and they shall be clearly incidental to the primary use (i.e., single-family detached residential). These accessory living structures shall not, in any case, be leased or sold.

f. Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.

6. Swimming Pool (private).

7. Utilities (public).

## 14.3 HEIGHT REGULATIONS:

A. Maximum Height:
   1. Thirty-five (35') for the main building/house.
   2. Forty-five feet (45') for agricultural structures (e.g., barns, silos, water towers, etc.), provided they are no closer than two hundred feet (200') from any residential structure on adjacent property.
   3. Twenty-five feet (25') for other accessory buildings, including detached garage/accessory dwelling units.

## 14.4 AREA REGULATIONS:

A. Size of Lots:
   1. Minimum Lot Area - One (1) acre (i.e., 43,560 square feet)
   2. Minimum Lot Width - One hundred fifty feet (150')
   3. Minimum Lot Depth - Two hundred feet (200')

B. Size of Yards (all are measured from the property line):
   1. Minimum Front Yard - Thirty feet (30')
   2. Minimum Side Yard - Ten percent (10%) of the lot width, but need not exceed thirty feet (30'); thirty feet (30') from a street right-of-way for a corner lot (i.e., same as front yard)
   3. Minimum Rear Yard - Twenty-five feet (25') for the main building

C. Maximum Lot Coverage: Forty percent (40%) by main buildings; thirty percent (30%) including accessory buildings, driveways and parking areas.

D. Parking Regulations
   1. Single-Family Dwelling Unit - A minimum of two (2) enclosed parking spaces behind the front building line on the same lot as the main structure.
   2. Other - See Section 27, Off-Street Parking and Loading Regulations

## 14.5 SPECIAL REQUIREMENTS:

A. Recreational vehicles travel trailers or motor homes may not be used for on-site dwelling purposes and must be parked on an improved surface behind the front building setback line and behind the side setback line if located on a corner lot..

B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of one (1) or more acres.

C. Outside storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).

D. Main building must be tied into the City sewer system. If City sewer is not available, the property owner must provide for some type of approved on-site sewage disposal system that is in conformance with County health regulations.

E. Other Regulations - As established by Sections 27 through 33.