



CHAPTER 13

AGRICULTURAL ESTATE ZONE (A-E)

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13. AGRICULTURAL ESTATE ZONE (A-E)

2 PURPOSE

The purpose of the Agricultural Estate Zone is to provide an acceptable buffer zone between the rural agricultural areas and the more intense residential areas within Clinton City.

3 PERMITTED USES ¹³⁴

1. Agriculture
2. One-family dwelling
3. Planned Development in accordance with Chapter 7 of this Ordinance. ¹²⁶
4. Publicly-owned and operated recreation uses and facilities; public buildings; public parks and playgrounds.

5. Raising, pasturing, and maintaining of not more than the following animal or fowl units for family food production or pleasure: 1 animal and 1 fowl unit for each one-half acre, for each additional one-half acre, 1 animal and 1 fowl unit will be permitted.

6. Handicapped Residential Facilities IAW §10-9-605 and this ordinance.

7. Household Pets. ¹²⁶

8. Accessory buildings and use customarily incidental to any permitted use.

4 ACCESSORY USES ¹³⁴

1. Home Business in accordance with Chapter 6 of this Ordinance.

2. Residential Facilities for Elderly IAW §10-9-605 and this ordinance.

5 CONDITIONAL USES ¹²⁶

1.Nameplate and identification signs in accordance with the Clinton City Sign Ordinance.

2.Animal

3.Church

4.Educational Institution

5.Golf Course

6.Immediate family dwelling unit

7.Public Utility Substation

8.Seasonal summer pasturing or grazing of domestic animals upon lots or property of 5 acres or more during the period commencing April 1 and ending October 15 the same year at a maximum density of three head of livestock per acre and not to exceed 250 head of livestock confined within the same fenced area.

9.Seasonal winter feeding, pasturing, and maintaining of domestic animals upon lots or property of 5 acres or more during the period commencing October 15 and ending April 15 of the following year at a maximum density of six head of livestock per acre and not to exceed 250 head of livestock confined within the same fenced area.

6 MINIMUM LOT DEVELOPMENT STANDARDS

1.Area – 21,780 square feet

2.Width - 110 feet

3.Yard Setback:

Front	Major Street	35 feet
	Other Street	30 feet

Side, interior	Dwelling	10 feet
	Other Main Building	20 feet
	Accessory Building	10 feet ^a
Side, facing street	Major Street	35 feet
	Other Street	30 feet
Rear	Main Building	30 feet
	Accessory Building	3 feet ^b

^a Except 3 feet if located at least 10 feet behind the main building and 20 feet from dwelling.

^b Except 10 feet where accessory building rears on the side yard of adjacent corner lots

4.Building Height ⁹²:

Main Building	Minimum	1 story
	Maximum	2 ½ stories or 35 feet
Accessory Building ⁹²	Minimum	6 feet
	Maximum	1 story or 25 feet ^a

^a not to exceed height of main building on lot

5.Building size ^{67, 126}:

Single Family Dwelling Unit Footage	1200 ^b
Minimum Finished Living Space	1250 ^b
Accessory Building ⁹²	2000 sq. ft. or the total lot size maximum ^a

^a The combined floor area of all accessory buildings on a parcel or lot can not exceed 10% of the total lot size

^b Applies to subdivisions approved for after March 30, 2005. For subdivisions approved prior to March 30, 2005, the Single Family Unit Footprint is 950 square feet and the Minimum Living Space is 950 square feet.

7 SINGLE-FAMILY GARAGE

Detached Garage:

1. A detached garage as defined in this

ordinance may satisfy the parking requirements of Chapter 4 of this ordinance providing that the garage meets the following requirements.

2. The minimum distance from any wall surface of the dwelling to any wall surface on the garage on the lot shall be six (6) feet measured at any point and the garage shall not enter into any required setback areas for the zone. The eaves of either structure shall not extend more than eighteen (18) inches into the required six (6) foot separation.

3. On corner lots the garage shall meet the following requirements:

a. When the garage is not constructed with a minimum set back of ten (10) feet behind the house the garage shall be located on the side of the house opposite from the street.

b. When constructed in the rear yard of the lot the garage shall have a minimum set-back from the street property line of twenty (20) feet, shall be located a minimum of ten (10) feet from the dwelling on the lot, eighteen (18) feet from the dwelling on any adjoining lot, and a minimum of three (3) feet from any other property line with no portion of the structure within two (2) feet.

4. Garage shall be designed with the intended use of storing vehicles intended for transportation or recreation.

5. All run-off from the roof, drive or any hard surface associated with the garage shall be designed to drain onto the building lot where the structures are located.

6. Maximum impervious surface ratio is maintained.

7. Detached garages shall have the same architectural features and utilize the same building materials as the existing dwelling. Equality of materials and features shall be determined by the Building Official at the time of plans review.