

FARM AND RANCH DISTRICT--A3

Sections:

17.38.010 Uses permitted.

17.38.020 Area and width requirements.

17.38.030 Setback requirements.

17.38.010 Uses permitted.

Uses permitted in the A-3 district on a lot or parcel having the required area and width:

- A. All uses permitted in zones A-1 and A-2;
- B. Borrow pits, cemeteries, rifle ranges, highway and maintenance camps, sawmills; all subject to a special use permit;
- C. In all areas designated on the land use map as "flood plain," all uses shall be subject to the issuance of a special use permit. Building and development to be in accordance with the regulations issued by the United States department of housing and urban development and the federal emergency management agency;
- D. Residential housing developed as a planned unit development where individually owned parcels conform to the required area and width numbers contained in the PUD chapter of this title, and where land in common is devoted to open space uses other than residential uses, is subject to issuance of a special use permit.

(Ord. 94-4 § 12.05.03 (part), 1994)

17.38.020 Area and width requirements.

The required area and width for the A-3 district are as follows: twenty acres minimum area; five hundred feet minimum width. There may be one or more single-family dwellings on a lot or parcel having an area in excess of forty acres, provided there is not less than twenty acres for each unit and that such structures are not less than one hundred feet apart.

(Ord. 94-4 § 12.05.03 (part), 1994)

17.38.030 Setback requirements.

Setback regulations in the A-3 district are as follows:

- A. Front. Structures shall be located no less than fifty feet from the front property line.
- B. Side. The minimum side yard for each main structure shall be twenty-five feet.
- C. Rear. The minimum rear yard for each main structure shall be fifty feet.

(Ord. 94-4 § 12.05.03 (part), 1994)