

SECTION 839

"AC" - AGRICULTURAL COMMERCIAL CENTER DISTRICT

The "AC" District is intended to provide for the location of commercial centers within agricultural areas for the purpose of providing food and services to the surrounding farm community. The "AC" District is applicable only to parcels so zoned prior to September 20, 1988.

(Added by Ord. 490.126 adopted 12-26-76); amended by Ord. T-03-297 adopted 9-20-88; amended by Ord. T-044-308 adopted 2-26-91)

SECTION 839.1 - USES PERMITTED

The following uses shall be permitted in the "AC" District. All uses shall be subject to the Property Development Standards in Section 839.5.

(Amended by Ord. 490.150 adopted 6-5-78; Ord. 490.174 adopted 4-2-79; T-044-308 adopted 2-26-91)

- A. The provisions of Section 816.1 shall apply.
- B. Legally established uses constructed pursuant to Section 839.1 prior to September 20, 1988.

SECTION 839.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

The following uses shall be permitted subject to review and approval as provided for in Section 872. (Amended by Ord. T-044-308 adopted 2-26-91)

- A. The provisions of Section 816.2 shall apply.
- B. Legally established uses constructed pursuant to Section 839.2 prior to September 20, 1988.

SECTION 839.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to a Conditional Use Permit as provided in Section 873. (Amended by Ord. T-044-308 adopted 2/26/91)

- A. The provisions of Sections 816.3 and 867 shall apply.
- B. Legally established uses constructed pursuant to Section 839.3 prior to September 20, 1988.

SECTION 839.4 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited in the "AC" District. However, enumerating of these prohibited uses shall not by implication enlarge upon the scope of permitted uses specified in Section 839.1, 839.2, and 839.3 above and Section 867, their enumeration herein being for purposes of clarity only:

(Amended by Ord. T-044-308 adopted 2-26-91)

- A. All manufacturing, service and commercial uses not specifically permitted in Section 816.1, 816.2, 816.3 and 867.
- B. Advertising structures.

SECTION 839.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "AC" District.

A. LOT AREA

The minimum lot size shall be 60,000 square feet of gross area as measured from the center of any abutting roadway, stream, railroad, or other public right-of-way forming a boundary line, except that a lesser area shall be permitted when the owner submits evidence satisfactory to the Health Officer that the soils meet the Water Quality Control Board Guidelines for liquid waste disposal, but in no event shall the lot be less than one (1) gross acre.

B. LOT DIMENSIONS

1. Width

Each lot shall have a minimum width of one hundred and sixty-five (165) feet.

2. Depth

Each lot shall have a minimum depth of one hundred and seventy (170) feet.

C. POPULATION DENSITY

The residential provisions of 816.5-C and 867 shall apply.
(Amended by Ord. T-044-308 adopted 2-26-91)

D. BUILDING HEIGHT

1. No building or structure erected in this District shall exceed thirty-five (35) feet in height, except grain elevators.
(Amended by Ord. T-080-355, adopted 12-5-06)

2. Exceptions:

Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, church steeples, flagpoles, chimneys, water tanks, or wireless masts or similar structures, when approved by the Commission, may be erected above the height limits herein prescribed; provided that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances. No roof structures or any space above the height limit shall be allowed for the purpose of providing additional habitable floor space.

E. YARDS

1. General Yard Requirements

All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky.

2. Front Yard

Each lot shall have a front yard of not less than thirty-five (35) feet extending across the full width of the lot, measured from the right-of-way line, and not less than seventy-five (75) feet measured from the center of the right-of-way.

3. Side Yard

- a. Each lot shall have a side yard on each side of not less than ten (10) feet except for special conditions provided below.
- b. Corner Lots.

On corner lots unless otherwise specified in this Division, the side yard abutting the street shall not be less than thirty-five (35) feet.

4. Rear Yard

The provisions of the side yard, Section 839.5-E.3 a and b shall apply.

F. SPACE BETWEEN BUILDINGS

No requirements.

G. LOT COVERAGE

No requirements.

H. FENCES, HEDGES, AND WALLS

1. Corner Cut-Off Areas

The following regulations shall apply to all intersections of streets, alleys, or private driveways in order to provide adequate visibility for vehicular traffic. There shall be no visual obstruction within the cut-off areas established herein.

- a. There shall be a corner cut-off area at all intersecting streets or highways. The cut-off line shall be in a horizontal plane making an angle of forty-five (45) degrees with the side, front, or rear property line as the case may be. It shall pass through the points located on both the side and front (or rear) property lines at a distance of thirty (30) feet from the intersection of lines at the corner of a street, alley, or highway.
- b. There shall be a corner cut-off area on each side of any private driveway intersecting a street or alley. The cut-off lines shall be in a horizontal plane, making an angle of forty-five (45) degrees with the side, front, or rear property line, as the case may be. They shall pass through a point not less than ten (10) feet from the edges of the driveway where it intersects the street or alley right-of-way.
- c. There shall be a corner cut-off area on each side of any alley intersecting a street or alley. The cut-off lines shall be in a horizontal plane, making an angle of forty-five (45) degrees with the side, front or rear property line as the case may be. They shall pass through a point not less than ten (10) feet from the edges of the alley where it intersects the street or alley right-of-way.

- d. Where, due to an irregular lot shape, a line at a forty-five (45) degree angle does not provide for intersection visibility, said corner cut-off shall be defined by a line drawn from a point on the front (or rear) property line that is not less than thirty (30) feet from said intersection of the side and front (or rear) property line.

I. OFF-STREET PARKING

1. There shall be at least two (2) square feet of off-street parking area for each one (1) square foot of commercial floor area or fraction thereof; except as indicated in 3 below.
2. Said space shall be provided on a site not more than five hundred (500) feet from the external boundaries of the lot upon which the building it serves is located.

This required parking area shall be provided in any of the following ways:

- a. On the lot with the building served, or
 - b. On a contiguous lot or a lot within five hundred feet (500) of the building served.
3. The provisions of the General Conditions, Section 855-I, shall apply.

J. ACCESS

1. There shall be adequate vehicular access from a dedicated and improved street, service road or alley, the design of which shall be approved by the Director of Public Works.
2. The Director shall specify the location and number of means of ingress and egress to property by conditions established at the time of review of the required site plan.

K. OUTDOOR ADVERTISING

Signs may be permitted in the "AC" District under the conditions set forth in the following paragraphs.

1. General Requirements

No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision of operators of motor vehicles, or at any location where, it may interfere with, obstruct the vision of, or be confused with any authorized traffic sign, signal, or device; or which makes use of the words "STOP," "DANGER," or any other word, phrase, symbol, or character in such manner as to interfere with, mislead, or confuse traffic.

2. Permitted Signs

- a. Signs indicating the name and nature of the occupancy, the name and address of the building, or the name and address of the owner. Time, temperature, and weather information may also be included. These signs shall be attached to the building in which the occupancy is located.
(Amended by Ord. 490.199 adopted 4-21-80)
- b. "For Rent" or "For Sale" signs posted on the subject lot or building by the owner or his authorized agent. Said signs shall not exceed six (6) square feet in area and there shall be not more than two (2) such signs for any one (1) lot, building, or occupancy.

- c. Directional signs related to the location of buildings or activities on the property on which the signs are located. Each directional sign shall not exceed six (6) square feet in area.
- d. One free-standing sign per lot subject to the following regulations:
 - (1) The sign shall contain thereon only the name of the buildings, occupants or groups thereof. Time, temperature, and weather information may also be included. (Amended by Ord. 490.199 adopted 4-21-80)
 - (2) The sign shall not exceed one hundred (100) square feet of area.
 - (3) The sign shall not exceed twenty (20) feet in height.

3. Location

No requirements.

4. Lighting

- a. No red, green, or amber lights or illuminated signs may be placed in such position that they could reasonably be expected to interfere with or be confused with any official traffic control device or traffic signal or official directional guide signs.
- b. No blinking, flashing, rotating or animating signs shall be permitted on the exterior of any building in the District, except to display time, temperature, and weather information. (Amended by Ord. 490.199 adopted 4-21-80)
- c. Lights used to illuminate signs shall be so installed as to concentrate the illumination on the sign so as to minimize glare upon a public street or adjacent property.

L. LOADING

- 1. The following off-street loading spaces shall be provided for all commercial uses.

<u>Total Square Feet of Building Space (Gross Floor Area)</u>	<u>Loading Space Required</u>
a. Commercial Buildings	
3,500 - 15,000	1
Over 15,000	2
b. Office Buildings	
3,500 - 50,000	1
Over 50,000	2

2. The requirements for size, location, treatment, and maintenance of loading spaces in the "C-P" District, Section 832.5-L.4, shall apply.

(Deletion: Section 839.5.M by Ord. T-044-308 adopted 2-26-91)

SECTION 839.6 - SITE PLAN REVIEW

Before any building or structure listed in 867 is erected on any lot in this District, a site plan shall have been submitted to and approved by the Director, pursuant to the provisions of Section 874. Such Site Plan shall encompass all contiguous property included within the Master Plan prepared pursuant to Section 867.

(Amended by Ord. T-044-308 adopted 2-26-91)

Section 839 as amended by Ord. T-039-308 reduced the pages for this section. Pages 280-282 will remain unused until the next general update of the Zoning Ordinance.