

## **SECTION 7: AGRICULTURAL DISTRICT (AG)**

### **7.A Description.**

The regulations herein established have been adopted to provide a designation for undeveloped or vacant land together with any improvements situated thereon; said land being located on the outer boundaries of the city and being used for agricultural purposes. The agricultural activities conducted in the District shall be within environmental restrictions and regulations and not be detrimental to adjacent urban land uses. The type of uses and the area and intensity of uses permitted in the District shall encourage and protect agricultural uses until urbanization is warranted. The District is also intended to protect areas that may be unsuitable for development because of physical problems, lack of infrastructure, potential health or safety hazards such as flooding, as well as providing for preservation of natural open space areas.

### **7.B Permitted Uses.**

(1) Farms, ranches, orchards, truck gardens, nurseries for the growing of plants, and similar agrarian activities involving the growing of plants and raising and pasturing of livestock, including accessory feeding pens and dairy operations, which are permitted and conducted in compliance with state and federal guidelines;

(2) Single-Family dwellings clearly incidental to the operation of the activities listed in No. 1 above including dwellings on the same farm or ranch used exclusively for the housing of employees living on the premises;

(3) Single-Family Estates. Semi-Urban estate-type residential properties with large lots or small acreage and are serviced by either or both septic tanks and/or domestic wells;

(4) Accessory buildings and structures clearly incidental to the above operations including but not limited to barns, stables, arenas, equipment sheds, processing sheds, dairy barns, poultry houses, swine pens, granaries, pump houses, water tanks and silos;

(5) Installations owned and operated by the City of Stephenville, Erath County, the State of Texas or public utility companies, which installations are necessary for the public safety, governmental services or the furnishing of utility services including communication equipment and towers into or through the Agricultural District;

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(6) Public and Parochial schools, colleges, and universities;

(7) Parks, playgrounds, community centers, or recreational areas owned and operated by the City of Stephenville, Erath County, the State of Texas or other governmental entity or owned by such agencies and operated under their control and supervision; and

(8) Churches and all church property and improvements including, but not limited to houses and structures of worship, fellowship, and recreation.

### **7.C Conditional Uses (Special Use Permit required).**

(1) Cemeteries public and private including accessory building and structures;

(2) Country Club; and

(3) Golf Course

### **7.D Area Regulations.**

All buildings and structures must be set back from the street or road right-of-way lines a minimum of 30 feet.

### **7.E Intensity of Use.**

Every lot or tract of land shall have an area of not less than two acres, except that if a lot or tract should have less area than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of this ordinance and shall not have changed since said date, such parcel of land may be used for a primary use in the zoning district.

### **7.F Height Regulations.**

(1) No building shall be erected to exceed a height of 35 feet.

(2) Public, semi-public, or public service buildings, hospitals, institutions, or schools, permitted in this district, may be erected to a height not exceeding 75 feet if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

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(3) Chimneys, fire towers, monuments, tanks, water towers, ornamental towers, and spired church steeples, radio-television-telephone, and all communication towers, or necessary mechanical appurtenances may be erected to a height in accordance with existing or hereafter adopted ordinances of the City of Stephenville, Texas.

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