

Attachment I

Proposed Agricultural-Residential (AG-R) zoning district amendments

Chapter 15| Office, Commercial and Industrial Districts

Section 15.030 Lot and Building Regulations

Table 15-3: O, C and I District Lot and Building Regulations

Regulations	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
Minimum Lot Area (sq. ft.)	-	-	-	10,000	-	-	-	-	-	-	-
Minimum Street Frontage (feet)	50	50	50	-	50	50	-	-	50	50	50
Maximum Floor Area Ratio (FAR)	0.40	0.50	2.00	8.00	0.50	0.75	-	-	-	-	-
Minimum Lot Area per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Min. Open Space per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Building Setbacks (feet)											
Street [4]	10	10	10	10	10	10	-	-	10	10	10
From AG, AG-R , or R district	10	10[5]	10[5]	10	10[5]	10[5]	-	-	75[6]	75[6]	75[6]
From O district	-	-	-	-	-	-	-	-	75[6]	75[6]	75[6]
Max. Building Coverage (% of lot)	-	-	-	-	-	-	-	-	-	-	-
Maximum Building Height (feet)	35	-	-	-	-	-	-	-	-	-	-

15.030-B Table Notes

[6] Minimum building setback abutting freeway right-of-way that is zoned AG, **AG-R**, R or O is 10 feet.

15.040-A Outdoor Storage and Display

In the CS district, outdoor storage, including storage of recyclable materials, and outdoor merchandise display is prohibited within 300 feet of an abutting R **or AG-R** district.

Chapter 25| Special Districts

Section 25.020 AG, Agricultural District **and AG-R, Agricultural-Residential District** 25-1

Section 25.020 AG, Agricultural District **and AG-R, Agricultural-Residential District**

25.020- A Purposes

1. The AG, Agricultural district is primarily intended to accommodate agricultural, mining or mineral processing uses in rural areas. The district also allows very low-density residential and other uses and serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services.
2. The AG-R, Agricultural-Residential district is primarily intended for areas of the city that are generally located on the outer edge of urbanized development. The district is designed to acknowledge the desire for lower-density residential development with larger lot sizes. While land use regulations and lot and building standards are primarily geared towards residential uses, some agricultural uses could also be permitted.

25.020-B Use Regulations

1. Uses are allowed in AG and AG-R districts in accordance with Table 25-1. These uses are described in Chapter 35. Uses identified with a “P” are permitted as-of-right. Uses identified with an “S” may be allowed only if reviewed and approved in accordance with the special exception procedures of Section 70.120. All allowed uses are subject to compliance with all other applicable regulations of this zoning code.
2. Uses identified with an “–” are expressly prohibited. Uses that are not listed in the table and that cannot be reasonably interpreted (as stated in Section 35.020-E) to fall within any defined use category are also prohibited.

Table 25-1: AG and AG-R District Use Regulations

USE CATEGORY			Supplemental Use Regulations
Subcategory (Section 35.020) Specific use	AG	AG-R	
RESIDENTIAL			
Household Living (if in allowed Building type indicated in 25.1-5)			
Single household <u>1</u>	P/S	P/S	
Group Living			Section 40.160
Community group home	S	S	Section 40.100
Convent/monastery/novitiate	S	S	
PUBLIC, CIVIC AND INSTITUTIONAL			
Airport	S	S	
Cemetery	S	S	
College	S	S	
Detention and Correctional Facility	S	S	Section 40.130
Fraternal Organization	S	S	Section 40.140
Governmental Service	S	S	
Hospital	S	S	
Library or Cultural Exhibit	S	S	Section 40.200
Natural Resource Preservation	P	P	
Parks and Recreation	S	S	
Postal Service	S	S	

USE CATEGORY	AG	AG-R	Supplemental Use Regulations
Subcategory (Section 35.020)			
Specific use			
Religious Assembly	S	S	Section 40.320
School			
Established on or before Jan. 1, 1998	P	P	Section 40.350
Others	S	S	Section 40.350
Utilities and Public Service Facility			
Minor	P	P	
Major	S	S	
Wireless Communication Facility			
Freestanding tower	S	S	Section 40.420
Building or tower-mounted antenna	P	P	Section 40.420
COMMERCIAL			
Assembly and Entertainment			Section 40.040
Indoor gun club	S		
Outdoor gun club	S		
Stable or riding academy	P		
Other indoor assembly and entertainment	S		
Other outdoor assembly and entertainment	S		
Day Care	S	S	Section 40.120
Funeral and Mortuary Service			
Crematory	S		
Lodging			
Bed & breakfast	S	S	Section 40.060
Rural retreat	S		
Marina	S		
INDUSTRIAL			
Mining or Mineral Processing	S		Section 40.230
AGRICULTURAL			
Animal Husbandry [2]	P		
Community Garden	P	P	Section 40.090
Farm, Market- or Community-supported [3]	P	S	Section 40.090
Horticulture Nursery	P		Section 40.225
OTHER			
Oil or Gas Well	S	S	Section 40.270

25.020-C Table Notes

[1] Accessory dwelling units may be allowed by special exception in AG and AG-R districts on a lot occupied by a detached house. For supplemental regulations, see Section 45.031.

[2] See Title 2, Chapter 2 of the Tulsa Revised Ordinances

[3] A Farm, Market or Community supported, may only be allowed in a AG-R district where the land area of a single parcel is greater than 2 acres.

25.020-C-D Residential Building Types

Residential uses allowed in AG **and AG-R** districts must be located in residential buildings. Descriptions of the residential building types and references to applicable regulations are found in Section 35.010. The following residential building types are allowed in AG **and AG-R** districts.

*Table 25-1.5: AG **and AG-R** District Building Type Regulations for Household Living*

USE CATEGORY	Supplemental Use Regulations	
Subcategory (Section 35.020) Specific use Building Type	AG	AG-R
RESIDENTIAL		
Household Living		
Single household		
Detached house	P	P
Manufactured housing unit	S	S

Section 40.210

P= Permitted; S=Special Exception Approval Required; – = Prohibited

25.020- D E Lot and Building Regulations

The lot and building regulations of Table 25-2 apply to all principal uses and structures in AG **and AG-R** districts, except as otherwise expressly stated in this zoning code. General exceptions to lot and building regulations and rules for measuring compliance can be found in Chapter 90. Additional regulations governing accessory uses and structures can be found in Chapter 45.

*Table 25-2: AG **and AG-R** District Lot and Building Regulations*

Regulations	AG	AG-R
Min. Lot Area	2 acres	1 acre
Min. Lot Area per Unit	2 acres	1 acre
Minimum Lot Width (feet)	200	150
Min. Lot Frontage (feet)	30	30
Min. Building Setbacks (feet)		
Street	25	25
Side (one side/other side)	10/5	15
Rear	40	25
Max. Building Height (feet)	–	35

Section 25.030 PK, Parking District

25.030-C Lot and Building Regulations

Table 25-3: PK District Lot and Building Regulations

Regulations	PK
Minimum Lot Frontage (feet)	20
Min. Building Setbacks (feet)	
Street	10[1]
From abutting RE, RS, RD, AG-R	10[2]

Regulations	PK
district	
Max. Lot Coverage by Buildings and Parking Surface Area (%)	90
Maximum Building Height (feet)	35[3]

2. Table Notes

- [2] When a PK district abuts an R **or AG-R** district, a masonry screening wall must be provided along the common lot line in accordance with the F1 screening fence or wall standards of (Section 65.060-C2).

Section 25.050 SR, Scientific Research District

25.050-C Lot and Building Regulations

Table 25-6: SR District Lot and Building Regulations

Regulations	SR
Minimum Lot Area (sq. ft.)	—
Minimum Street Frontage (feet)	200
Maximum Floor Area Ratio (FAR)	0.50
Minimum Lot Area per Unit (sq. ft.)	—
Minimum Building Setbacks (feet)	
Street	50
From AG, AG-R or R district	50[1][2]
From O district	50[1][2]

- [2] Minimum building setback abutting freeway right-of-way that is zoned AG, **AG-R**, R or O is 10 feet.

Section 25.060 IMX, Institutional Mixed-Use

25.060-E Height Regulations

No maximum height limits apply in the IMX district except in the following cases:

- When an IMX district abuts an R **or AG-R** district with an intervening right-of-way that is not an alley, a maximum height limit of 48 feet applies within 100 feet of the right-of-way centerline.

3. When an IMX district abuts an R, **AG-R** district or an HP district with an intervening alley, a maximum height limit of 24 feet applies within 40 feet of the alley centerline and a maximum height limit of 48 feet applies at a distance between 40 feet and 90 feet of the alley centerline.
4. When an IMX district abuts an R, **AG-R** district or an HP district without an intervening right-of-way, a maximum height limit of 24 feet applies within 50 feet of the lot boundary and a maximum height limit of 48 feet applies at a distance between 50 and 100 feet of the lot boundary.

25.060-H Landscaping and Screening

1. L1 Landscape Transition Yards

a. When Required

L1 landscape transition yards with a minimum depth of 10 feet are required in all of the following cases:

- (1) When development occurs on a lot abutting an R district, **AG-R**, ~~an~~ **or** HP district, or a lot occupied by a detached house, duplex or townhouse without an intervening right-of-way;

25.060-J Mechanical Equipment

4. Chiller plants and similar utility structures must be screened from public rights-of-way and abutting R- **or AG-R**- zoned lots, HP districts, ~~and~~ **or** lots occupied by a detached houses, duplexes or townhouses. Required screening must consist of a masonry wall that is at least 6 feet in height. Trees must also be provided as required in L1 landscape transition yards (see

Chapter 40 | Supplemental Use and Building Regulations

Section 40.020 Animal Services

Whenever an animal services use is located on a lot abutting an R- **or AG-R**- zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2.

Section 40.030 Apartments/Condos

Whenever an apartment/condo building containing more than 5 dwelling units is located on a lot abutting an RE-~~1~~ or RS-~~1~~ or AG-R district, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2..

Section 40.040 Assembly and Entertainment

Whenever an assembly and entertainment use is located on a lot abutting an R-~~1~~ or AG-R-~~1~~ zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2..

Section 40.080 Commercial Services

Whenever a commercial services use is located on a lot abutting an R-~~1~~ or AG-R-~~1~~ zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2..

Section 40.090 Community Garden and Farm, Market or Community Supported

The supplemental use regulations of this section apply to all community garden uses, and to all farms, market or community supported, as may be allowed in a residentially zoned district.

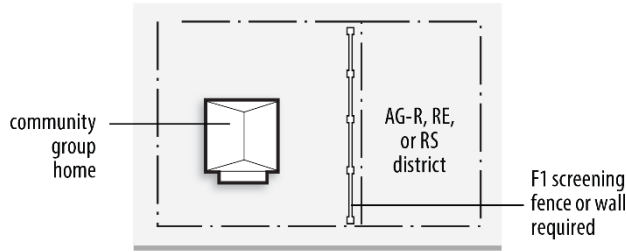
40.090-J Within an AG-R or residential zoning district, operating hours for community garden or farm, market or community supported, activities are restricted to between 5:00 a.m. and 11:00 p.m. daily.

Section 40.100 Community Group Homes

The supplemental use regulations of this section apply to all community group homes.

40.100-E When a community group home is located on a lot abutting an RE-~~1~~ or RS-~~1~~ or AG-R-~~1~~ zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2..

Figure 40-4: Screening of Community Group Home Abutting RE-~~1~~ or RS-~~1~~ or AG-R Districts



Section 40.110 Cottage Homes

40.110-G Vehicular Access and Parking

2. Required parking may be provided on each cottage house lot or in a shared parking area located within commonly owned space or in a combination of the two. Common parking areas containing 4 or more spaces must be screened from view of abutting R- or AG-R- zoned lots in accordance with the F1 screening fence or wall standards of §65.060-C2.. Parking may not be located in street yards or in the required courtyard or common open space area.

Section 40.120 Day Cares

Day camps require a minimum lot area of one acre in AG, AG-R, RE and or RS zoning districts. See also the (accessory use) family childcare home regulations of Section 45.070.

Section 40.160 Group Living Uses

Whenever any group living use is located on a lot abutting an RE- or RS- or AG-R- zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2..

Section 40.170 Hotel or Motel

Whenever a hotel or motel use is located on a lot abutting an R- or AG-R- zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2..

Section 40.180 Industrial Uses

40.180-A Whenever any industrial use, other than a junk or salvage yard, is located on a lot abutting an R- or AG-R- zoned lot, a screening wall or fence must be provided along

the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2..Junk and salvage yards are subject to the regulations of Section 40.190.

40.180-B Industrial uses located within 300 feet of an abutting R- **or AG-R-** zoned lot must be conducted within a completely enclosed building, except for storage, loading and off-loading areas.

Section 40.190 Junk or Salvage Yards

40.190-A Junk or salvage yards must be screened from view of abutting streets and all AG, **AG-R,** R, PK, O, C, CBD, SR, IL and CO zoning districts by the erection and maintenance of a screening wall or fence that is:

40.190-C The piling of junk or salvage materials may not exceed the height of the required screening wall or fence within 150 feet of the boundary required to be screened, except that storage racks designed for the stacking of automotive front-ends, hoods, doors, quarter panels, and similar parts that exceed the height of the screening wall or fence, must be set back at least 25 feet from abutting R- **or AG-R-** zoned lots and street rights-of-way, plus 2 additional feet of setback for every foot of rack height above 15 feet.

Section 40.200 Library or Cultural Exhibit

Museums, planetariums, aquariums and other cultural exhibit uses require a minimum lot area of one acre in AG, **AG-R,** RE and **or** RS zoning districts.

Section 40.210 Manufactured Housing Units

The supplemental regulations of this section apply only to manufactured housing units approved as special exception uses in R **or AG-R** zoning districts.

Section 40.260 Offices

40.260-D Whenever an office use is located on a lot abutting an R- **or AG-R-** zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2..

Section 40.310 Recycling Uses

40.310-A Whenever any recycling use is located on a lot abutting an R- **or AG-R-** zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2..

40.310-B Recycling uses located within 300 feet of an abutting R- **or AG-R-** zoned lot must be conducted within a completely enclosed building, except for storage, loading and off-loading areas.

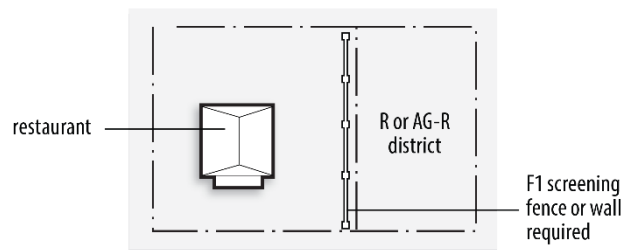
Section 40.330 Restaurants

40.330-A Restaurants must occupy completely enclosed buildings, except outdoor customer seating/dining, including rooftop seating, is permitted subject to the following regulations:

2. Outdoor customer seating/dining areas may not occupy required parking spaces or drive aisles or be located within 50 feet of R- **or AG-R-** zoned lots;
3. When a restaurant is located on a lot abutting an R- **or AG-R-** zoned lot, noise emanating from any onsite equipment or activity, including outdoor customer seating/dining areas may not exceed 65 db(A), as measured along the common lot line at the top of the required screening wall or fence.

40.330-B Whenever a restaurant is located on a lot abutting an R- **or AG-R-** zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2..

*Figure 40-10: Screening of Restaurant Abutting R **or AG-R** Districts*



Section 40.340 Retail Sales

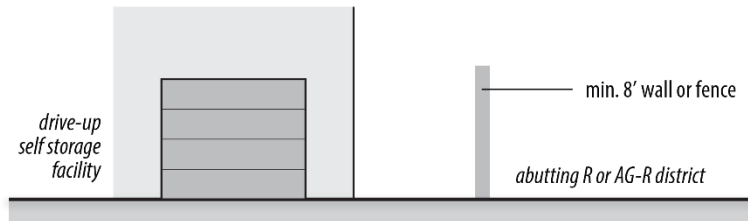
40.340-A Whenever a retail sales use is located on a lot abutting an R- **or AG-R-** zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2..

Section 40.360 Self-Service Storage Facilities

40.360-A General

2. A screening fence or masonry wall is required along all lot lines that abut R- or AG-R- zoned lots. Required screening fences and walls must be at least 8 feet in height. If buildings are masonry, the building wall can serve as the screening wall, provided that any open spaces between perimeter buildings are screened with a masonry screening wall at least 8 feet in height. The screening fence/wall requirements of this section do not apply to climate-controlled self-storage buildings in which self-storage spaces are accessed only from within the building.

Figure 40-12: Screening of Drive-up Style Self-Storage Facilities from Abutting R or AG-R Districts



40.360-B RM and O Districts

3. Access doors to drive-up style storage units may not be visible at ground-level from abutting O-, or R-, or AG-R- zoned lots or from abutting street rights-of-way.

5. In RM-1 and OL districts storage may only occur within completely enclosed buildings. All storage in RM-2, RM-3, OM, OMH or OH districts must also occur in completely enclosed buildings, except that outdoor (open-air) storage is allowed on the interior of the lot if the storage is not visible at ground level from abutting R-, or O-, or AG-R districts or from any street rights-of-way.

40.360-C CS District

In the CS district, no outdoor (open-air) storage of any kind is allowed that is visible at ground level from abutting R-, or O-, or AG-R districts or from any street rights-of-way.

Section 40.370 Sexually Oriented Business Establishments

The supplemental use regulations of this section apply to all sexually oriented business establishments.

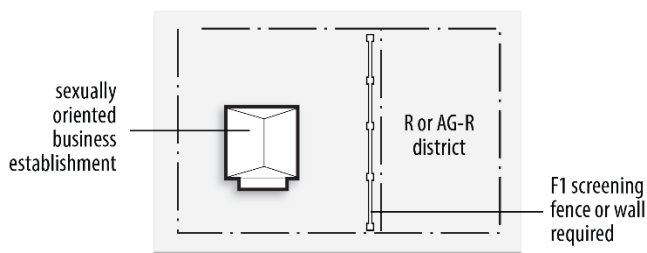
40.370-A Sexually oriented business establishments are allowed only in those districts and under those approval procedures expressly stated in this zoning code. In addition, no person may exercise supervisory control, manage, operate, cause the establishment

or permit the establishment of any sexually oriented business establishment within 1,000 feet (the “minimum separation distance”) of any of the following:

5. Residential zoning or a habitable dwelling unit in an AG **or AG-R** zoning district. The minimum separation distance must be measured in a straight line from the nearest point of the wall of the portion of the building occupied by a sexually oriented business establishment, to the nearest point on an R district boundary line (not including R-zoned expressway right-of-way) or to the nearest point of the exterior wall of a habitable dwelling located in an AG **or AG-R** zoning district.

40.370-D When a sexually oriented business establishment is located on a lot abutting R- **or AG-R-** zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards **§65.060-C2..**

Figure 40-13: Screening of Sexually Oriented Business Establishments



Section 40.380 Studios, Artist or Instructional Services

Whenever an artist studio or an instructional services studio is located on a lot abutting an R- **or AG-R-** zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of **§65.060-C2..**

Section 40.400 Vehicle Sales and Service

40.400-A Whenever a vehicle sales and service use is located on a lot abutting an R- **or AG-R-** zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of **§65.060-C2..**

40.400-B Whenever commercial or personal vehicle sales or rentals are within 300 feet of an R- **or AG-R-** zoned lot, off-street parking and vehicle display areas must comply with the parking area design standards of Section 55.090.

Section 40.410 Wholesale, Distribution & Storage Uses

Whenever any wholesale, distribution & storage use is located on a lot abutting an R- or AG-R- zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2..

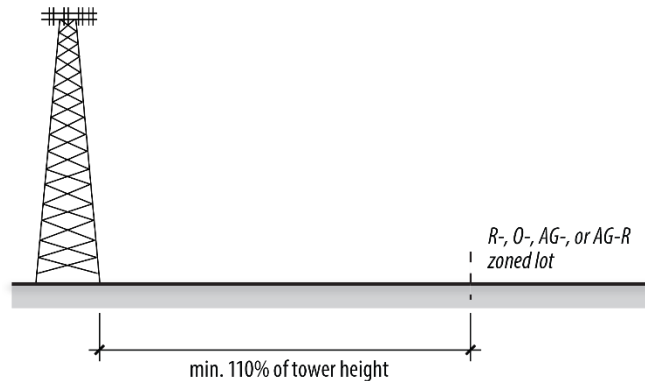
Section 40.420 Wireless Communication Facilities

40. 420-E General Requirements

All towers and antennas are subject to the general requirements of this subsection unless otherwise expressly stated.

6. The following setback requirements apply to all towers unless otherwise expressly approved by the board of adjustment as part of the special exception approval:
 - a. Towers must be set back a distance equal to at least 110% of the height of the tower from any adjoining lot line of an R-, O-, or AG-, or AG-R- zoned lot, excluding R-zoned expressway rights-of-way.
 - b. Accessory buildings are subject to applicable zoning district building setback requirements.

Figure 40-14: Tower Setback from R, O, or AG, or AG-R districts



Chapter 45 | Accessory Uses and Structures

Section 45.020 Accessory Antennas

45.020-A AG, AG-R, R and PK Districts

1. In AG, AG-R, R and PK districts, accessory antennas and their support structures are allowed to be mounted on a principal building or accessory building, provided that:

2. In AG, **AG-R**, R and PK districts, structures other than principal or accessory buildings that are used to support accessory antennas (including guy lines) must comply with all of the following regulations.

45.020-B Other Districts

In all districts other than AG, **AG-R**, R or PK districts, antenna support structures that are accessory to principal uses must be set back from any R **or AG-R** district a distance equal to at least 110% of the height of the antenna, measured from the average ground elevation at the base of the structure to the highest point of the antenna. The setback distance must be measured from the nearest point of the antenna supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding R-zoned freeways.

Section 45.050 Dumpsters and Recyclable Material Bins

45.050-C Regulations

2. Dumpsters and recyclable material bins must be located on a dustless, all-weather surface and must be screened from view of all rights-of-way and R- **or AG-R**-zoned property in accordance with Section 65.060-B2, provided that no trees are required as part of the required screening. No signs are allowed on the exterior of the required screening fence or wall.

Section 45.140 Parking and Storage of Inoperable or Unlicensed Motor Vehicles

In R **or AG-R** districts, parking or storage of inoperable or unlicensed motor vehicles is prohibited within street yards.

Section 45.150 Parking and Storage of Recreational Vehicles

45.150-A Other than for purposes of loading and unloading, which must take place within a 48-hour period, recreational vehicles located in an AG, **AG-R**, R or MX district may be parked or stored only in the following locations:

45.150-B The parking and storage of recreational vehicles in an R **or AG-R** district is permitted in accordance with §45.150-A, provided that:

1. The vehicle is not used for dwelling purposes
2. The vehicle is not permanently connected to sewer lines, water lines, or electricity; and

- The vehicle is not used for storage of goods, materials, or equipment other than those items considered to be a part of the recreational vehicle or essential for its use as a recreational vehicle.

Chapter 55 | Parking

Section 55.080 Location of Off-Street Parking

55.080-C Parking Setbacks

- Unenclosed off-street parking areas must be set back from abutting streets as indicated in [Table 55-4](#):

Table 55-4: Parking Space Setback Requirements

	Minimum Street Setback (feet)	
	1 to 5 Parking Spaces	6 or More Parking Spaces
Residential Zoning Districts		
Accessory to a household living use	3	15
Accessory to another use	15	25
Other Zoning Districts		
Within 50 feet of a residential district	15	25

- Unenclosed off-street parking areas (including drive aisles) that are accessory to apartment/condo buildings or group living uses must be set back at least 25 feet from any abutting RE-, RS-, or AG-R zoning district.
- All unenclosed, non-accessory off street parking areas must be screened from abutting R- or AG-R- zoned lots by an F1 screening fence or wall, in accordance with [§65.060-C2](#).
- All unenclosed, accessory off street parking areas containing 6 or more spaces must be screened from abutting RE-zoned lots and, RS-, or AG-R- zoned lots by an F1 screening fence or wall, in accordance with [§65.060-C2](#), provided that accessory parking areas located more than 50 feet from abutting RE-, RS-, or AG-R- zoned lots are not required to provide such screening.

Section 55.100 Stacking Spaces for Drive-through Facilities

55.100-C Location and Design

- 2. All areas associated with drive-through facilities, including drive-through signs, stacking lanes, trash receptacles, loudspeakers and service windows must be located to the rear or on the non-street-facing side of the property. Drive-through lanes must be set back at least 10 feet from abutting R- **or AG-R-** zoned lots, and a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.060-C2,

Section 55.120 Loading

Unenclosed off-street loading areas may not be located within 50 feet of any abutting R- **or AG-R-** zoned properties unless the loading areas is screened on all sides abutting the R- **or AG-R-** zoned property in accordance with the F1 screening fence or wall standards of §65.060-C2,

Chapter 60 | Signs

Section 60.050 Signs in **R,** and **AG,** and **AG-R** Zoning Districts(Page #)

60.030-B Drive-through Signs

3. Residential Separation

Drive- through signs must be set back at least 50 feet from **AG-R or** residential zoning districts.

60.030-E Temporary Signs

1. Real Estate Signs

One real estate sign is allowed per street frontage, subject to the standards in Table 60-1:

Table 60-1: Real Estate Signs

Regulation	AG, AG-R, R, O and SR Districts	All Other Districts
Maximum Sign Area (sq. ft.)		
Minor street Frontage	8	8

All Other Street Frontages	32	80
Maximum Sign Height (feet)		
Minor street Frontage	8	8
All Other Street Frontages	15	25

Section 60.040 Sign Regulations of General Applicability

60.040-B Required Setbacks, Spacing and Separations

3. Signs that are visible from an R or AG-R district (other than street, highway or freeway right-of-way) or from a designated residential development area must be separated from the R or AG-R district or residential development area by a minimum distance of 50 feet.
4. Signs with an area of more than 300 square feet that are visible from an R or AG-R district (other than street, highway or freeway right-of-way) or from a designated residential development area must be separated from the R or AG-R district or residential development area by a minimum distance of 200 feet.

Section 60.050 Signs in R₁ and AG₁ and AG-R Zoning Districts

60.050-A Applicability

The regulations of this section apply to signs in R₁ districts and AG₁ and AG-R districts. See also the general regulations of [Chapter 56](#).

60.050-B Signs Allowed

The following signs are allowed in R₁ districts and AG₁ and AG-R districts in addition to any signs allowed pursuant to [Section 60.040](#). On-premise roof signs, on-premise projecting signs and all off-premise outdoor advertising signs are prohibited in R₁ districts and AG₁ and AG-R districts.

2. Nonresidential Uses

The following regulations apply to all principal nonresidential uses in R₁ districts and AG₁ and AG-R districts.

a. Wall Signs

Nonresidential uses in R₁ and AG₁ and AG-R districts are allowed a maximum of one wall sign per public building entrance. No individual wall sign may exceed 32 square feet in area. In buildings with multiple public building entrances, the sign area of all wall signs may not exceed 32 square feet in the aggregate.

b. Freestanding Signs

Nonresidential uses in R, districts and AG, and AG-R districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 20 feet and may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

c. Dynamic Displays

Dynamic displays are prohibited in R, districts and AG, and AG-R districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

(3) Dynamic displays in R, districts and AG, and AG-R districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.

60.080-F Off-premise Outdoor Advertising Signs

5. Required Setbacks, Spacing and Separations

c. Off-premise outdoor advertising signs that are visible from an R or AG-R district (other than street, highway or freeway right-of-way) or from a designated residential development area must be separated from the R or AG-R district or residential development area by a minimum distance of 150 feet if the sign does not exceed 300 square feet in area and by a distance of at least 200 feet if the sign is greater than 300 square feet in area.

Section 60.090 Signs in Special Districts

60.090-A AG and AG-R District

See [Section 60.050](#).

Section 60.100 Dynamic Displays

60.100-F Dynamic displays may not be located within 200 feet of any of the following: (1) an R or AG-R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, and AG, and AG-R districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary.

Chapter 65 | Landscaping, Screening & Lighting

Section 65.060 Screening

65.060-C Type of Screens

3. Materials and Design

f. If painted, be earth-tone in color when abutting an R or AG-R district boundary; and

6. Screening or Setbacks Triggered by Proximity to Nonresidential Areas/Features

When the erection of a screening wall or fence or setback is required by this zoning code because a use abuts one or more R or AG-R districts, such wall, fence, or setback is not required if the actual use of the abutting R or AG-R district is a freeway, expressway, turnpike, nonresidential use previously approved by the board of adjustment; or a nonresidential development area. This exemption from screening does not apply to junk or salvage yard uses.

Table 65-1: Maximum Light Fixture Heights

Distance from AG District, <u>AG-R</u> District, R District or Public Right-of-Way (feet)	Maximum Fixture Height (feet)
0 – 50	16
50.01 – 250	20
More than 250	35
