#### **SECTION 14**

## AGRICULTURE DISTRICT (AG)

#### 14-100 Purpose of District

The Agriculture District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, and land which has been newly annexed into the City of Garland. This district functions as a temporary "holding zone" for land until development patterns warrant more intensive urban use. At that time, it is anticipated that Agriculture Districts will be changed to an appropriate permanent zoning classification.

#### 14-200 Permitted Uses

Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

# 14-300 Lot Requirements

No requirements for minimum lot area, width and depth are set forth for non-residential uses. Lots used for residential purposes shall conform to the following:

14-310	Minimum Lot Area: unit.	Two (2) acres for each dwelling
14-320	Minimum Lot Width:	One Hundred Fifty (150) Feet
14-330	Minimum Lot Depth:	One Hundred Fifty (150) feet

#### 14-400 Yard (Setback) Requirements

All portions of all main buildings or structures shall be set back from all property lines to provide the following minimum yards (setbacks). Every part of a required yard shall be open and unobstructed as set forth in Sections 11 and 13 except that:

- 1. Ordinary projections of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other similar architectural features may not project more than four (4) feet into required front and rear yards and roof overhangs may not project more than four (4) feet into a required side yard.
- 2. Fireplaces, bay windows and other similar construction not exceeding seven (7) feet in width may extend two (2) feet into a required yard; provided the total length of all such projections into a yard shall not exceed one-third (1/3) the length of the exterior wall, excluding garages adjacent to that yard.

# 14-410 <u>Yards Adjacent to Streets</u>

Yards adjacent to streets shall be measured from the existing right-of-way line of adjacent streets or the proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback. Minimum yards shall be provided as follows:

14-411	Front Yards Adjacent to Streets: Thirty (30) Feet
14-412	Side Yards Adjacent to Streets: Thirty (30) Feet
14-413	Rear Yards Adjacent to Streets: Thirty (30) Feet
14-420	Yards Not Adjacent to Streets

14-421 <u>Minimum Side Yards</u>: Twenty-Five (25) Feet

14-422 <u>Minimum Rear Yards</u>: Thirty (30) Feet

## 14-500 Maximum Lot Coverage

Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than thirty (30) percent of the lot.

### 14-510 Floor Area Ratio

No floor area ratio is set forth.

### 14-600 Height Limits

Buildings or structures shall not exceed thirty-five (35) feet in height. See Section 38 Definitions ("Grade, Average").

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms, (not exceeding 50% of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various districts.

#### 14-700 Minimum Dwelling Unit Area

The City Council shall at the time of establishing, changing, or amending any Agriculture District designate one minimum dwelling unit area from the Schedule of Minimum Dwelling Unit Area, Section 17-510, indicated as permitted for the Agriculture District.

#### 14-800 Accessory Building Standards

14-810 Residential accessory buildings shall comply with provisions of Section 13, except farm buildings shall be treated as main buildings for purpose of setbacks.

# **Uses Permitted in the AG (Agriculture) District**

Accessory Building

Animal Hospital\*

Animal Kennel or Pound\*

Antenna, Commercial Type 1\*

Antenna, Private

Athletic Club/Instruction, Indoor Facilities\*
Athletic Club/Instruction, Outdoor Facilities\*

Batching Plant (Temporary)

Bed and Breakfast\*

Care of Alcoholic, Drug Dependent or Psychiatric Patients - In Home\*

Charter School\*

Church

Day Camp

Electric Generating Plant\*

Electric Substation\*

Farms, Ranches, Orchards

Firewood Bulk Sales\*

Foster Home\*

Greenhouse, Commercial\*

Guest House\*

Kindergarten, Preschool, or Child Care Center\*

Landscape Nursery\*

Livestock Auction (Permanent)\*

Mining\*

Mobile Home\*

Produce Stand, Outdoor\*

Riding Academy/Stables

Sanitary Landfill\*

Schools, Public and Private

Sewage Treatment Plant\*

Shooting Range, Outdoor\*

Single Family Detached

Slaughterhouse/Feed Yard\*

Stadium, Arena, Athletic Field\*

Water Reservoir or Well

Water Treatment Plant\*

Wind Generator\*

<sup>\*</sup> Allowed by Specific Use Permit only.