

5.1 A-1 – AGRICULTURAL DISTRICT

5.1.01 INTENT: This district is intended as a transitional area for general agricultural purposes generally within one mile of Broken Bow and residential uses within the corporate limits of Broken Bow.

5.1.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single-family dwelling.
2. General farming and ranching activities, excluding any expansion of existing or development of intensive livestock confinement facilities/operations, and sales and auction yards and barns.
3. Public uses: including but not limited to public parks, playgrounds, golf courses, recreational uses, fire stations, public elementary and high schools, public utilities and facilities and utility distribution systems.
4. Churches, places of worship and public cemeteries.
5. College or private school

5.1.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Home occupations in accordance with Section 9.11.
4. Roadside stands for the sale of agricultural produce grown on the agricultural farm or operation.
5. Small wind energy systems up to fifty (50) feet and broadcast towers including television, amateur radio or land mobile towers under fifty (50) feet in height, subject to Section 9.13 and 9.15.
6. Detached barn, garage or other accessory buildings, provided such buildings shall not be placed closer to a front building line than sixty (60) feet, or, on a corner lot, closer to a side street line than a distance equal to one-half of the width of the lot up to a distance which need not exceed seventy-five (75) feet. In relation to an attached garage or carport built as a structural part of a dwelling, with or without breezeway connection, the same side and front yards shall be required as for a dwelling and such side yards shall be measured from the outer walls or roof lines of such garage or carport. An attached garage or carport may extend into a rear yard.

7. A garage or accessory building used as a secondary dwelling by a person or persons employed on the premises.

5.1.04 CONDITIONAL USES: A building or premise may be used for the following purposes in the A-1 District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Sewage disposal and water systems, including agricultural irrigation wells, industrial pipelines and pumping stations, and asphalt or concrete batch plants.
2. Private uses including parks, recreational facilities, playgrounds, golf courses, country clubs, golf driving ranges, campgrounds, recreation uses, riding stables, and dude ranches.
3. Airport.
4. Broadcast towers and stations, including television, amateur radio or land mobile towers of more than fifty (50) feet, subject to Section 9.13.
5. Bed and breakfast establishments.
6. Mineral extraction, which shall include the following: oil wells, sand and gravel extraction and quarries.
7. Utility substations.
8. Facilities used for commercial storage and motor vehicle storage yards.
9. Bulk grain and produce storage, retail sales of feed, grain, and seed, agricultural chemical and fertilizer storage, but excluding commercial warehouses and storage facilities.
10. Private cemeteries.
11. Dog breeding establishments and kennels.
12. Fairgrounds, race tracks and amusements parks.
13. Amphitheaters, stadiums, drive-in movies, arenas and field houses.
14. Greenhouses and garden centers.
15. Veterinary clinics and facilities.
16. Private elementary and high schools.
17. Motor vehicle body shop and repair services and related facilities.
18. Farm implement sales and repair.

19. Any similar uses that are determined by the City Council after referral to and recommendation by the Planning Commission to be of a use similar to the above listed uses.
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5.1.05 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specially permitted or not permissible as special uses shall be prohibited from the A-1 District.

5.1.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows, unless provided for herein:

1. General Requirements:

	Lot Area	Lot Width	Required Front Yard	Required Side Yard	Required Read Yard	Height*
Dwellings & uses w/ water & sewer	3 acres	100'	25'	10'	15'	35'
Other Uses	3 acres	100'	25'	10'	15'	35'
Accessory Uses	3 acres	100'	25'	10'	15'	35'

* Non-residential structures have no height limits

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line. All requirements of sight triangle shall be met.

5.1.07 PARKING REGULATIONS: Parking within the A-1 District shall be in accordance with the provisions of this ordinance.

5.1.08 SIGN REGULATIONS: Signs within the A-1 District shall be in conformance with the provisions of this ordinance.

5.1.09 ADDITIONAL MINIMUM YARD REQUIREMENTS

Front Yard: There shall be a minimum front yard of twenty-five (25) feet from the established road right-of-way, provided however, that any grain bin or building used for grain storage which requires filling by use of a portable auger, elevator or conveyor or requires overhead probing of stored grain shall be set back from any existing primary voltage electric power distribution line owned and maintained by a public utility by distance at least equal to the height of the highest filling or probing opening on such bin or building plus eighteen (18) feet or the distance prescribed in Section 234 of the latest published edition of the National Electrical Safety Code, whichever is greater.

The owner of such bin or grain storage building may opt to pay whatever costs are necessary to meet the requirements of Section 234 of the latest edition of the National Electric Safety Code in order to reduce the setback requirement, but under no circumstances shall the front yard setback for any such bin or grain storage building be less than twenty-five (25) feet from the established road right-of-way.