

CHAPTER 3

AG - AGRICULTURE DISTRICT

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SECTION 300 GENERAL DESCRIPTION

This district is intended to offer protection to agricultural land within Wagoner County from the depreciating affects of objectionable, hazardous, and unsightly uses and, at the same time, prevent untimely scattering of more dense urban development. The types of uses and intensity of use of lands which are authorized in this district are designed to encourage and protect all agricultural uses until urbanization is warranted, and the appropriate changes in district classification are made.

SECTION 310 PERMITTED PRINCIPAL USES

Property and buildings in an AG Agricultural district shall be used only for the following purposes:

- (a) Any use permitted in the RS-1 or RS-2 Single Family Residential district.
- (b) Church, rectories, convents, parish houses, halls, and other religious uses.
- (c) Public school or school offering general education courses the same as ordinarily given in the public schools and having no rooms regularly used for housing and/or shopping.
- (d) General farming and ranching operations, including hay barns.
- (e) Roadside sales stands; provided;
 - 1. Only products raised on the premises shall be sold in such stand.
 - 2. Such stands shall be of a temporary nature and shall not be constructed as a permanent structure; the stand shall be removed during winter months.
 - 3. The stand shall be set back from the front property line an adequate distance to permit parking and ingress and egress; and shall not be constructed in such a location as to create an undue traffic hazard.

- (f) Country clubs and golf courses, excluding miniature golf courses and driving ranges.
- (g) Municipal use, public building, and public utility.
- (h) Public park or playground.
- (i) Oil well or gas well, including the drilling thereof.
- (j) Business signs or outdoor advertising subject to the provisions of Chapter 17.
- (k) Servant or caretaker's quarters.
- (l) Water reservoir.
- (m) Neighborhood group home subject of the provisions of Section 209.
- (n) Foster home.
- (o) Cemetery.
- (p) Mobile home dwelling on individual lot.

SECTION 320 PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures customarily incident to a permitted principal use in the Agriculture district are permitted in such districts. In addition, the following uses are permitted as accessory uses:

- (a) Fallout and/or storm shelter.
- (b) Home occupation subject to the provisions of section 208.
- (c) Signs subject to the provisions of Chapter 17.
- (d) Family day care home, subject to the provisions of Section 210.

SECTION 330 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 20.

- (a) Advertising signs.
- (b) Sewer lagoon.
- (c) Public stable or riding academy.
- (d) Community group home subject to the provisions of Section 211.

SECTION 340 MINIMUM YARD REQUIREMENTS

- (a) Front yard - The depth of the required front yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated on the Coweta Metropolitan Area Major Street and Highway Plan or 25 feet if not designated on the Street and Highway Plan, to a setback of thirty-five (35) feet.
- (b) Side yard - All buildings shall be setback from the side lot line to comply with the following side yard requirements:
- (1) For principal buildings on interior lots, there shall be a minimum side yard of twenty (20) feet.
 - (2) For unattached accessory buildings on an interior lot there shall be a minimum side yard of ten (10) feet.
 - (3) On any corner lot, the depth of the required exterior side yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated in the Coweta Metropolitan Area Major Street and Highway Plan, or 25 feet if not designated on the Street Plan, to a setback distance of twenty-five (25) feet. The interior side yard requirements shall be the same as in (1) and (2) above.
- (c) Rear yard - There shall be a rear yard for principal buildings of not less than twenty-five (25) feet. Unattached accessory buildings may be located in the rear yard, but shall be setback at least ten (10) feet from the rear property line or outside any utility easement, whichever is greater.

SECTION 350 MINIMUM LOT AREA

The minimum lot area for uses permitted by right or special exception is ²/₂ acres or the land area required by the County Health Department, whichever is greater.

SECTION 360 MINIMUM LOT WIDTH AND FRONTAGE

- (a) The minimum lot width for uses allowed in the Agriculture District is 200 feet.
- (b) All lots shall abut on a street for a distance of not less than thirty (30) feet.

SECTION 370 MAXIMUM HEIGHT OF STRUCTURES

Except as hereinafter provided in Section 220, no structure shall exceed forty (40) feet in height.

