

Section 5.07 TA-1: Transitional Agricultural District

5.07.01 Intent: The Transitional Agricultural District is established for the purpose of preserving agricultural resources that are compatible with adjacent urban growth. It is not intended for commercial feedlot operations for livestock or poultry.

5.07.02 Compatible Use Categories:

The following are Use Categories identified in Section 5.06 of this Ordinance. Specific uses within the Use Categories may be allowed as a Permitted Use, Conditional Use, and Temporary Use or not permitted. Refer to Section 5.06 to determine the level allowed.

1. Agriculture and Horticulture Uses
2. Agricultural Sales and Service
3. Cultural Services
4. Residential Living
5. Residential/Commercial Institutions
6. Community Services/Civic Uses
7. Treatment, Rehabilitation and Incarceration Facilities
8. Day-care, Public and Private Schools
9. Public Parks and Open Space
10. Public and Private Utilities
11. Animal Care
12. Business and Household Services
13. General Commercial
14. Recreational Commercial

5.07.03 Permitted Uses:

Permitted Uses are allowed outright provided the uses and/or structure meet the minimum bulk requirements of the District.

5.07.04 Conditional Uses:

The following uses are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the TA-1 District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Use with specific basic conditions required:

Public and private stables and riding clubs, provided:

- a. No structure or building used to house horses or other animals is located closer than 300 feet to any residential use or district.
- b. Minimum lot area of four acres.

Private or commercial kennels and facilities for the raising, breeding and boarding of dogs and other small animals, provided:

- a. No structure or building is located closer than 300 feet to any residential use or district.
- b. Minimum lot area of four acres.

Cemeteries provided

- a. all structures are located at least 100 feet from all property lines.

5.07.05 Temporary Uses:

Temporary uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.23.

5.07.06 Accessory Uses and Structures:

Refer to the definitions of Accessory Uses and Structures, as well as Table 5.06 and Sections within Article 4 for more detail.

5.07.07 Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

Use	Lot Area (acres)	Lot Width (feet)	A Front Yard (feet)*	B Rear Yard (feet)**	C Side Yard (feet)***	Street Side Yard (feet)	Max. Height (feet)	Max. Building Coverage (%)
Single-family Dwelling	3*****	150	25	65	15	25	35	10
Other Permitted Uses	3	150	25	65	15	25	35	10
Permitted Conditional Uses	3	150	25	65	15	25	35	10
Accessory Buildings	-	-	25	8	8	25	18	5****

* Front yard setback shall be 58 feet from the centerline of a County Road, or shall be 25 feet when abutting any other platted street, road or highway.

** Rear yard setback shall be 98 feet from the centerline of a County Road, or shall be 65 feet abutting any other platted street, road or highway or interior property line.

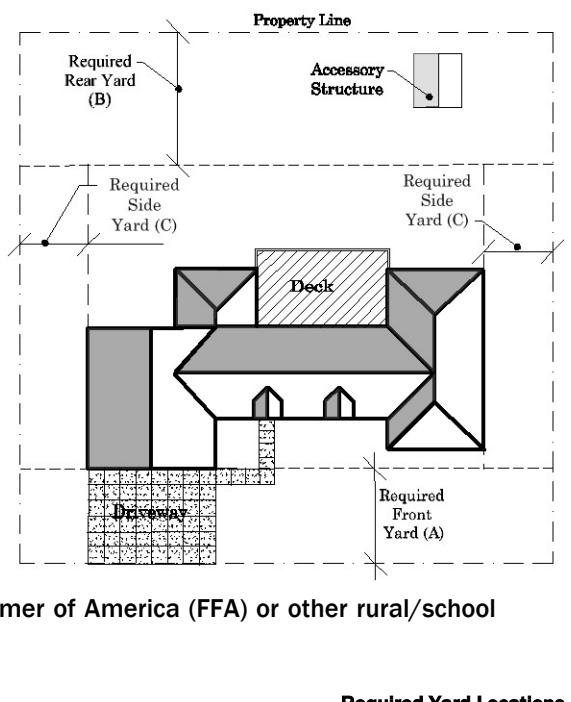
*** Side yard setback shall be 48 feet from the centerline of a County Road, or shall be 15 feet when abutting any other platted street, road, or highway or interior property line.

**** Provided the total area of an accessory structure does not exceed 1,500 sq. ft. for non-agricultural uses; and where the total lot coverage of all structures does not exceed 15%.

***** Single-family dwelling units existing as part of a larger agricultural operation may be allowed to have less Lot Area provided it meets the requirements of Section 3.09 of the Fairbury Subdivision Regulations.

5.07.08 Other Applicable Provisions:

1. The following uses shall be located a minimum of 2,640 feet from any adjacent residential, commercial, industrial, or public use, as measured from the nearest point on the lot line.
 - a. Commercial auction yards or barns provided they are enclosed.
 - b. Commercial production and husbandry of poultry, fish, and small animals, other than an LFO.
 - c. Mining and extraction of natural resources.
 - d. Feed mills.
 - e. Veterinarians' offices and hospitals, and boarding kennels, applicable only to any structure or building used to house horses or other animals.
 - f. Raising and care of animals for 4-H, Future Farmer of America (FFA) or other rural/school organizations.
 - g. Kennels, stables, and riding clubs, applicable only to any structure or building used to house horses or other animals.
 - h. Storage and distribution of anhydrous ammonia, fuel, fertilizer, and other chemicals.
2. No new residential, commercial, industrial, or public use shall be located nearer than 3,960 feet to any existing use listed in Section 5.07.08 (1)



Required Yard Locations