

AGENDA ITEM 4E

**Public Hearing for Zoning Ordinance Text
Amendments – Section 5.05 (Transitional
Agriculture District) – City of La Vista**

Memorandum



To: Planning Commission

From: Christopher Solberg, City Planner

Date: 9/7/2016

Re: Public Hearing regarding text amendments to the Zoning Ordinance – Section 5.05 (TA – Transitional Agriculture District).

Upon staff review of Section 5.05 (TA – Transitional Agriculture District), it was concluded an update to the regulations was warranted. The proposed changes to the allowed uses clarify possible confusion in the future interpretation of the regulations. Additional changes are proposed to adjust setbacks to accommodate possible future recreational uses efficiently within properties with this zoning classification.

Redline copies of the aforementioned sections are attached.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendments.

Section 5.05 TA Transitional Agriculture District

5.05.01 Intent: The Transitional Agriculture District is established to recognize these properties as agricultural at present with the understanding that they may be suitable for development in the future. This district allows for existing agricultural properties to continue using the land in that manner.

5.05.02 Permitted Uses.

- 5.05.02.01 Farming, pasturing, truck gardening, orchards, greenhouses and nurseries, including the sale of products raised on the premises, provided that no livestock feedlot or yard for more than twelve (12) animals shall be established.
- 5.05.02.02 Farm dwellings for the owners and their families, tenants, and employees.
- 5.05.02.03 Public parks and recreation areas, playgrounds and conservation areas including flood control facilities.
- 5.05.02.04 Railroads, not including switching, terminal facilities or freight yards.
- 5.05.02.05 Public overhead and underground local distribution utilities.
- 5.05.02.06 Single family dwelling.
- 5.05.02.07 Churches.
- 5.05.02.08 Hydrogenation process.
- 5.05.02.09 Public services.
- 5.05.02.10 Publicly owned and operated facilities.
- 5.05.02.11 Roadside stands offering for sale agriculture products on the premises.

5.05.03 Permitted Conditional Uses:

- 5.05.03.01 Radio, television and wireless communication towers and transmitters, as per Section 7.11.
- 5.05.03.02 Cemeteries, provided all structures are located at least one hundred (100) feet from all property lines.
- 5.05.03.03 Wastewater treatment facilities.
- 5.05.03.04 Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), soccer fields, indoor and outdoor tennis courts, and swimming pools.
- 5.05.03.05 Home occupations, as per Section 7.10.
- 5.05.03.06 Raising and care of animals for 4-H, Future Farmer of America (FFA) or other rural/school organizations.
- 5.05.03.07 Wind energy systems on tracts of more than ten (10) acres, as per Section 7.18.
- 5.05.03.08 Airports.
- 5.05.03.09 Campgrounds.
- 5.05.03.10 Water reservoir.

5.05.04 Permitted Accessory Uses:

- 5.05.04.01 Buildings and uses customarily incidental to the permitted and conditional uses.
- 5.05.04.02 Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
- 5.05.04.03 Signs as provided for in Section 7.01 through 7.04.
- 5.05.04.04 Parking as provided for in Section 7.05 through 7.09.
- 5.05.04.05 Private outdoor swimming pool, ~~tennis court~~ and other similar facilities in conjunction with a residence.
- 5.05.04.06 Storage or parking of vehicles, boats, campers and trailer, as per Section 7.13.

5.05.05 Height and Lot Requirements:

5.05.05.01 The height and minimum lot requirements shall be as follows:

Uses	Lot Area (Acres)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
<u>Residential Dwelling</u>	<u>20</u>	<u>660'</u>	<u>75'</u>	<u>25'</u>	<u>25'</u>	<u>35'</u>	-
<u>Other Permitted Uses</u>	20	660'	75'	25'	25'	45'	-
<u>Other Permitted Conditional Uses</u>	20	660'	75'	25'	25'	45'	-
<u>Recreational Uses</u>	<u>20</u>	<u>330'</u>	<u>20'</u>	<u>20'</u>	<u>10'</u>	<u>75'</u>	-
Accessory Buildings	-	-	100'	25'	10'	17'	-