
Sec. 144-3.4. Zoning districts and regulations for property zoned subsequent to June 22, 1987.

3.4-1. "APD" agricultural/pre-development district.

Purpose. This district is designed for newly annexed areas, agricultural uses, and for areas where development is premature because of a lack of utilities, capacity, or service, or where the ultimate use has not been determined. The following regulations shall apply in all "APD" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows

(1) *Uses permitted by right.*

Residential uses:

Accessory building/structure.

Accessory dwelling (one accessory dwelling per lot).

Community home (see definition).

Family home adult care.

Family home child care.

Home occupation (see section 144-5.5).

One-family, dwelling, detached.

Single-family industrialized home (see section 144-5.8).

[Recreational Vehicle \(RV\) \(on lots that have a gross area of 5 acres or more\).](#)

Non-residential uses:

Barns and farm equipment storage (related to agricultural uses).

Cemetery and/or mausoleum.

Church/place of religious assembly.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Country club (private).

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6) (section 144-5.9 is not applicable).

Farms, general (livestock/ranch) (see chapter 6) (section 144-5.9 is not applicable).

Flour mills, feed mills, and grain processing.

Golf course, public or private.

Governmental building or use with no outside storage.

Grain elevator.

Hay, grain, and/or feed sales (wholesale).

Livestock sales/auction.

Park and/or playground (public).

Plant nursery (growing for commercial purposes but no retail sales on site).

Recreation buildings (public).

Rodeo grounds.

School, K-12 (public or private).

Stables (as a business) (see chapter 6).

Stables (private, accessory use) (see chapter 6).

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Any comparable use not included in or excluded from any other district described herein.
