

**CHAPTER 10**  
**A-1 AGRICULTURAL RESERVE DISTRICT**

**Section 1. Purpose.**

The regulations set forth in this Chapter, or set forth elsewhere in this Ordinance when referred to in this Chapter, are the district regulations for the A-1 Agricultural Reserve District. The purpose of this district is to preserve land suitable for eventual development until such time as the necessary facilities and services are provided to such areas.

**Section 2. Permitted Uses.**

A building or premises shall be used for the following purposes:

1. Farms excluding feedlots.
2. Feedlots existing at the time that this ordinance was approved provided that the intensity of the use does not increase, and there are no structural alterations to the feedlot buildings.
3. Cemeteries.
4. Golf courses, except miniature golf courses and driving ranges operated for commercial purposes.
5. Single family dwellings.
6. Churches.
7. Private schools having curriculum similar to that offered by public schools.
8. Public schools.
9. Country clubs.
10. Public park, playground, and recreational area.
11. Home occupations, in compliance with Ch.4, Sec. 11 of this Ordinance.
12. Truck gardens, orchards and wooded areas.
13. Accessory uses incidental to and on the same zoning lot as the principal permitted use as follows:
  - a) A single family detached home when occupied by the owner or lessee of the principal use;
  - b) Agricultural buildings and structures;
  - c) Garages and carports;
  - d) Private non-commercial greenhouses;
  - e) Roadside stands for the display and sale of agricultural products on zoning lots where the principal permitted use is agricultural;
  - f) Stable, private.

**Section 3. Special Uses.**

The following uses may be permitted by obtaining a special use permit in accordance with Chapter 30 of this ordinance.

1. Extraction of sand, gravel, topsoil and other natural resources

**Section 4. Bulk Requirements.**

The following requirements shall be observed:

Front Yard	50 feet minimum, except for lots where the front yard is on a major arterial or major collector street as defined in the most recent City of Marshalltown Comprehensive Plan as Amended, then a 75 foot minimum shall be the standard.
Side Yard	15 feet minimum 40 feet minimum both side yards combined <u>Corner Lots:</u> Width of yard on the side street line shall not be less than half (1/2) the depth of the front yard.

Rear Yard	50 feet minimum
Lot Area	Single-family use: 25 acres minimum Other permitted use: 35,000 sq ft minimum
Lot Width	An average width of 120 feet minimum
Building Height	2 ½ stories or 35 feet maximum

**Section 5. Parking Requirements.**

Whenever structures are erected or structurally altered, parking space shall be provided on the same lot as the main building in accordance with Ch. 7 of this ordinance.