

2.2 AGRICULTURAL DISTRICT

A. Agricultural District (A-1)

1. The A-1 district is established for the following purposes:
 - a. To provide for the continued use of land for predominately agricultural purposes;
 - b. To preserve undeveloped areas until they can feasibly be developed at urban standards and with adequate public safeguards of health, safety, and welfare; and
 - c. To provide a base (or holding) zoning classification for all newly annexed property.

2.3 RESIDENTIAL DISTRICTS

A. General Purposes of Residential Districts

The residential zoning districts contained in this section are intended to:

1. Provide appropriately located areas for residential development that are consistent with the Comprehensive Plan and with standards for public health, safety, and general welfare;
2. Allow for a variety of housing types that meet the diverse economic and social needs of residents;
3. Protect the scale and character of existing residential neighborhoods and community character;
4. Discourage any use that would generate traffic or create congestion on neighborhood streets other than the normal traffic that serves the residents of the district; and
5. Discourage any use that, because of its character or size, would create additional requirements and costs for public services that are in excess of such requirements and costs if the district were developed solely for the intended type of residential uses.

B. Residential Estate (RE)

The RE district is intended to promote and encourage a suitable environment for residential development on large parcels of land at a low rate of urban population density. It is the intent of this district to encourage the construction of and the continued use of the land for single-family dwellings, and to prohibit commercial and industrial use or any other use that would substantially interfere with development or continuation of single-family dwellings or any use not performing a neighborhood function. The district also is intended to encourage low to moderate density neighborhoods to help manage the floodplain and encourage low density near and around flood-prone and low-lying areas. On-site sewage disposal may be used in this district; future rezonings to the RE district should be consistent with the City's plans for sanitary sewer line extension.