

ARTICLE 2: "TA" TRANSITIONAL AGRICULTURE DISTRICT

2-2.1. INTENT

This district is intended for transitional agricultural purposes within the Village of Clearwater's jurisdiction. This zone is intended to provide for low-density, acreage residential development and some agricultural uses in selected areas adjacent to or in close proximity to the corporate limits of the Village and other developed areas which will facilitate the eventual conversion of the land in this district to more intensive urban uses.

2-2.2. PERMITTED USES

In District "TA" no building structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses:

- A. Farming, pasturing, truck gardening, orchards, and nurseries, including the sale of products raised on the premises. No livestock feedlot shall be established for more than ten (10) animals (number of head).
- B. Horse stables and ranches.
- C. Accessory buildings and uses customarily incidental other listed permitted uses.
- D. Barndominium.
- E. Churches, places of worship and cemeteries.
- F. Community buildings and/or facilities owned and/or occupied by public agencies.
- G. Irrigation and flood control projects.
- H. Manufactured homes which comply with this Ordinance.
- I. Public and/or private schools.
- J. Public parks and recreational areas.
- K. Roadside stands for the sale of agricultural produce grown on the agricultural farm operation.
- L. Short-term lodging.
- M. Single-family dwelling.

2-2.3. CONDITIONAL USES

The following conditional uses may be permitted subject to approval procedures outlined in these regulations.

- A. Campground, RV Park, camper pads, and associated uses.
- B. Communication Towers.
- C. Earth – Sheltered residences.
- D. Greenhouses and nurseries.
- E. Group homes.
- F. Medical Clinics.
- G. Meteorological Towers.
- H. Mortuaries.
- I. Non-Commercial Wind Energy Systems.
- J. Non-profit institutions of an educational, philanthropic, or charitable nature, except for penal or mental institutions.
- K. Public and Private Golf Courses.
- L. Telephone exchanges, electric substations, or other similar public utilities.

2-2.4. SITE DEVELOPMENT REGULATIONS

REGULATOR	RESIDENTIAL	OTHER PERMITTED USES
Minimum Lot Area	3 acres	3 acres
Minimum Lot Width (feet)	150	150
Minimum Lot Depth (feet)	200	200
Minimum Yards (feet)		
Front Yard	50	50
Side Yard	25	25
Street Side Yard	50	50
Rear Yard	100	100
Maximum Height (feet)	35*	35*
Maximum Building Coverage	55%	55%

* Except that barns, silos, and other agriculture structures may be of any height. Communication Towers, Meteorological Towers, and Wind Energy Systems are regulated by the height restrictions set forth in the associated sections of these Regulations.

2-2.5. ACCESSORY BUILDINGS

All accessory buildings and structures within the TA District shall comply with the following regulations:

- A. No accessory buildings or structures shall be erected in the defined street side yard. The front side of an accessory building or structure may be constructed to sit in front of the front side of the principle structure, but shall not extend any further than five (5) feet.
- B. Accessory buildings may be located in the rear yard and side yard, but shall not be closer than five (5) feet to the rear or side lot-line except that if the building has a vehicular alley entrance, the setback of the structure shall not be less than ten (10) feet from the alley line.
- C. No accessory structure shall be constructed upon a lot until the construction of the principle building has been started unless the accessory structure will serve as the temporary residence.
- D. The sum of all detached accessory buildings or uses shall not exceed eight thousand (8,000) square feet in gross floor area and the maximum peak height, measured from the finished floor to the peak line of the roof, shall not exceed twenty-five (25) feet in height. No more than three (3) detached accessory buildings or uses shall be permitted.
- E. Detached accessory buildings over 225 square feet shall be permanently anchored to a foundation. All detached accessory buildings under 225 square feet shall be firmly anchored to the ground or a foundation in accordance with local building codes.
- F. Any accessory building shall have a minimum vertical rise of three (3) inches in each twelve (12) inches of horizontal run and a building design that is harmonious with the character of the neighborhood.
- G. No Quonset, hoop, or fabric covered type buildings shall be permitted. No portion of any accessory building shall be covered with unpainted or uncoated galvanized tin, “strong barn”, imperial ribbed, corrugated sheets or panels, or any other similar-type material. For the safety of vehicular traffic, metal siding or roofing must be painted or coated with an unobtrusive, non-reflective color.

2-2.6. SIGNAGE

- A. Computation of Area of Individual Signs. The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning regulations and is clearly identical to the display itself.

- B. Computation of Height of Signs. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, parcel, or tract of land, whichever is lower. When a sign is placed on a berm, the height of the sign shall include the height of the berm above grade level at the base of the berm.
- C. Permitted Signage. Permitted signs and the maximum number of signs allowed per lot and the maximum surface area and maximum height of each signage type for the Transitional Agriculture District is outlined in the table below. Signs meeting the definition of “Abandoned Sign” must be removed at the expense of the owner.

TYPE OF SIGNAGE	P/NP/T	MAX. SURFACE AREA (sq. ft.)	MAXIMUM HEIGHT (ft.)	MAXIMUM NUMBER
Animated	NP	-	-	-
Announcement	P	32	4	1
Architectural Canopy	P	205	45	1 ¹
Banner	P	32	8	3
Changeable Copy	P	32	8	2
Destination	P	16	8	1
Electronic Message Board	P	100	20	1
Flashing	NP	-	-	-
Freestanding	T	32	4	1
Ground	P	50	10	1
Illuminated	P	<i>(reference corresponding type of signage)</i>		
Marquee	NP	-	-	-
Nameplate	P	2	-	1
Off-Premises (Billboard)	NP	-	-	-
On-Premises (Billboard)	P	640	30	1
Pennant	P	32	-	-
Pole	NP	-	-	-
Portable	P	32	4	1
Projecting	P	16	45	1
Roof	P	250	42	1
Roof-Integrated	P	250	45	1
Subdivision	P	<i>(reference corresponding type of signage)</i>		
Suspended	P	20	10	1
Temporary	P	<i>(reference corresponding type of signage)</i>		
Wall	P	200 ²	15	1
Window	P	200 ²	15	1
P = Permitted		NP = Not Permitted	T = Temporary	

¹ One Canopy per window – canopy shall meet all minimum height requirements for accessibility.

² Wall/Window signs shall not exceed 10 percent of the total wall area.

D. Signs, Special Conditions.

1. **Billboard Signs.** Billboards, signboards, and other similar signs shall be subject to the same height and location requirements as other structures within the district and shall also be subject to the following conditions and restrictions.
 - a. No billboard, signboard, or similar advertising signs shall be located at intersections so as to obstruct vision, hearing, or interfere with pedestrian or vehicular safety.
 - b. No billboard, signboard, or similar advertising signs shall be located within 50 feet of any lot in a residential district.
 - c. No billboard, signboard, or similar advertising signs shall be so constructed or located where it will unreasonably interfere with the use and enjoyment of adjoining property.
2. **Hanging Signs.** Signs hung from canopies and awnings shall maintain 80-inches of clear space, as measured from the bottom edge of the sign to the grade below.
3. **Temporary Signs.** Temporary signs may be for a continual period. Said temporary signs shall not be in place for more than four days prior to the event and shall be removed within 36 hours of the conclusion of said event.
4. **Signs on Public Property.** Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation. In addition, to other remedies hereunder, the Village shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.
5. **Signs Exempt from Regulation.** The following signs shall be exempt from regulation under this ordinance, except no sign in this provision shall create an obstruction to vision, of this Ordinance and/or a collision hazard to the public:
 - a. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance;
 - b. Any religious symbol;
 - c. Construction signs on the construction site, visible from the public right-of-way, is removed at, or prior to, the end of the construction period;
 - d. Any sign identifying a public facility or public/civic event;
 - e. Any sign inside a building, not attached to a window or door, that is not legible from a distance of more than three feet beyond the lot line of the zone lot or parcel on which such sign is located
 - f. Holiday lights and decorations with no commercial message;
 - g. Traffic control signs on private property, such as Stop, Yield, and similar signs, the face of which meets the Manual on Uniform Traffic Control Devices standards and which contain no commercial message of any sort; and
 - h. A political sign exhibited in a residential zone in conjunction with the election of political candidates. Such signs may not exceed six square feet in any zone. Only four political signs shall be allowed per zone lot at any one time. All such political signs shall not be erected more than 30 days before the election and shall be removed no later than 10 days after the election. Political signs shall not create an obstruction within the R.O.W.