

CHAPTER 3

RESIDENTIAL AGRICULTURAL (R-A) ZONE

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11-3-1: PURPOSE: The purpose of the residential agricultural zone is to provide for and protect residential lands, conveniently located, in relation to urban centers, of substantial size for families who desire a single-family residential environment in an area transitioning from agricultural uses and to provide for gardening and family recreation opportunities and the keeping of a limited number of livestock and similar endeavors. Lots must be large enough to offer a country lifestyle without imposing upon neighboring properties. The minimum lot size and building locations in this zone must be such that water and sewer facilities and other utilities can be easily provided on an individual basis on each lot, without adversely affecting surrounding properties.

11-3-2: PERMITTED USES: The following uses are allowed in the R-A zone.

(A) Agriculture uses, excluding livestock confinement operations (LOC's). Livestock shall be allowed on all properties exceeding one (1) acre in size following the guideline of one (1) animal unit per half (1/2) acre. For the purposes of this zone, one (1) animal unit shall be equal to:

- 1. One (1) cow**
- 2. One (1) horse**
- 3. Five (5) sheep**

For all other animals not listed, the City Council may set compatible standards. Pigs or swine shall not be allowed under any circumstances.

- (B) Golf courses.**
- (C) Single-family dwellings as allowed in the R-1 zone with the exception that the minimum lot size for such use shall be twenty-one thousand seven hundred eighty (21,780) square feet (one-half acre).**
- (D) Garden or plant nurseries, selling only produce or plants, the major portion of which is raised on the premises, and excluding any use injurious, noxious or offensive to the neighborhood.**
- (E) Accessory uses.**
- (F) Other similar uses that are determined by the City Council to be compatible with the purpose and intent of this zone.**

11-3-3: CONDITIONAL USES: The City may, after notice and public hearing, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The City may require an impact statement to assess the impact of any conditional use upon surrounding properties and upon city services and infrastructure. The City may impose such conditions and safeguards, as it deems necessary to protect the best interests of the surrounding property or neighborhood and city services or infrastructure from damage, hazard, nuisance or other detriment:

- (A) Commercial kennel, small animal hospital.**
- (B) Public utility installations.**
- (C) Public buildings, hospital or churches.**
- (D) Private, commercial, and public schools.**
- (E) Automotive, truck, tractor, and home and farm utility vehicle and equipment repair.**
- (F) Riding stables and schools.**
- (G) Home occupations, subject to the provisions of 11-11-12 and 11-11-13 of this Title.**
- (H) Day Care facilities.**
- (I) Temporary buildings as uses necessary for construction purposes for a period not to exceed one (1) year.**

11-3-4: HEIGHT REGULATIONS: Any building or structure or portion thereof which is not used for agricultural purposes, shall not exceed twenty-five (25) feet in height unless a greater height is approved by conditional use permit.

11-3-5: SETBACK REQUIREMENTS: The following are setback requirements for the R-A zone.

- (A) **Front Yard.** No building or structure shall be erected nearer than thirty-five (35) feet from the front property line of the street.
- (B) **Side Yard.** No building shall be erected closer than ten (10) feet to any side property line, except corner lots, which shall maintain a thirty (30) foot side yard adjacent to the street which intersects the street upon which the building fronts.
- (C) **Rear Yard.** No main building or any other structure other than an accessory building shall be constructed closer than twenty-five (25) feet to the real property Line.
- (D) **Corner Clearance.** Within the area formed by the lines of intersecting streets or roadways and a line joining points on such lines thirty (30) feet distant from their point of intersection, or in the case of a rounded corner, the point of intersection of their tangents, no structure and no foliage shall be maintained between a height three (3) feet and a height of eight (8) feet above the plane through their curb, street or roadway grades whichever is the highest.
- (E) **Projections.** Nothing herein shall prevent the projection of steps, eaves, cornices, masonry fireplaces, window sills or belt courses into any required yard.

11-3-6: MINIMUM LOT AREA AND WIDTH: The minimum lot area shall be twenty-one thousand seven hundred eighty (21,780) square feet (one-half acre). The minimum lot width at the front lot line shall be eighty-five (85) feet.

11-3-7: ACCESSORY USES: Accessory uses shall be limited to one (1) story in height and shall not encroach upon the front yard setback or closer to the street than the front face setback line. No accessory building shall be built within five (5) feet of the side or rear property line.

11-3-8: OFF-STREET PARKING REQUIREMENTS: Off-street parking requirements for the R-A zone as set forth in Chapter 12 of this Title.

11-3-9: FARM BUILDING SET BACKS: All buildings, shelters, or enclosures

for farm animals shall be located no closer than fifty (50) feet from any property line.

11-3-10: PROTECTION OF WATERWAYS: Any development near any irrigation canal or ditch shall protect the canal or ditch right-of-way from encroachment and meet all standards required by the owner of the canal.

11-3-11: WATER AND SEWER SERVICES:

- (A) Sewer.** All residential structures within this zone shall be connected to a public sewer facility, if located within three hundred (300) feet of the terminus of any existing sewer line. If such sewer facilities are not available, then the use shall meet the requirements of the District Seven Health Department.
- (B) Water.** All domestic uses shall be connected to the domestic water system of the City.