

CHAPTER 16.12 RA-1-43 RESIDENTIAL-AGRICULTURAL ZONE

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Section 16.12.1 Objectives and Characteristics

The RA-1-43 Zone has been established for the primary purpose of providing low-density areas in the City where livestock can be maintained. This zone is currently characterized by large lots or tracts of land with occasional dwelling units, barns, corrals, and agricultural service buildings in connection with farming operations. In order to accomplish the objectives and purposes of this Chapter and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the RA-1-43 Zone.

Section 16.12.2 Permitted Uses

A. Agriculture.

B. One-family dwellings and related accessory buildings and uses. Accessory uses and buildings include garages, personal greenhouses less than one thousand (1,000) square feet and carports.

(2013-02, Sub-section Replaced, eff. 5/8/13)

C. Customary household pets, including but not limited to cats, dogs, and canaries. This does not include the breeding of dogs and cats or other pets for sale or other use. Notwithstanding the foregoing no more than three cats or three dogs are permitted at one time at any single-family residence, unless a Conditional Use Permit shall have first been obtained in conformance with the applicable animal control standards under this Code. A conditional use which allows more than three cats or dogs shall not be approved on any lot that is less than one acre in size.

D. The keeping of animals and fowl in numbers according to the following point system:

1. Animals may total 50 points per ½ acre.
2. Animals shall be worth the following points each:
 - a. Chickens, pigeons, pheasants, and other similar birds; 2 points.
 - b. Geese, ducks, peafowl, turkey and other similar birds; 10 points.
 - c. Sheep, llamas, calves, foals, and other similar sized animals; 25 points.
 - d. Horses, cattle, and other similar sized animals; 40 points.

- e. For the purpose of this point system, an animal and one offspring shall be considered to be one animal until six months after the birth of the offspring.
- 3. The keeping of swine in any numbers shall not be allowed. Permission may be granted by the Zoning Administrator to raise swine for FFA, 4-H, and similar projects. Permission must be granted annually. The number of animals requested, and location of pens shall be made known to the Zoning Administrator in order to determine approval.
- 4. The above requirements do not apply to commercial farming and dairy operations in existence at the time of the adoption of this Title.

E. Farm machinery and farm products maintenance and storage sheds.

F. Barns, corrals, pens, coops, and feed storage buildings for the keeping of animals and fowl and the storage of farm products, provided uses for the care and keeping of livestock and fowl are located at least 100 feet distance from any existing dwelling on a neighboring lot or parcel or 50 feet from side and rear property lines, whichever is greater, and 100 feet from the front property lines; also, small animal hospitals without outside runs.

G. Churches, not to include temporary revival tents or buildings.

H. Home Occupations.

(2010-21, Sub-section Added, eff. 7/28/2010)

Section 16.12.3 Conditional Uses

A. Public buildings, primary and secondary schools, and churches.

(2011-01, Sub-section Amended, eff. 2/16/2011)

B. Hobby breeders:

- 1. When located on a lot of at least 1.5 acres.
- 2. Has been inspected by the City and the Animal Control Officer and found to be in compliance with other applicable City ordinances.

C. Kennels or Catteries:

- 1. When located on a lot or property that is greater than 1.5 acres.
- 2. Has been inspected by the City and the Animal Control Officer and found to be in compliance with other applicable City ordinances.

D. Day-care nurseries.

E. Rest homes.

F. Public utility facilities and buildings.

G. Golf courses and golf clubhouses (private and public).

H. Cemeteries.

I. Plant nurseries.

J. Planned unit developments.

K. Cottage Industries.

(2010-21, Sub-section Amended, eff. 7/28/2010; 2011-01, Section Amended, eff. 2/16/2011)

L. Residential Facilities for Elderly Persons

(2012-11, Sub-section Added, eff. 4/11/2012)

M. Rest Homes/Nursing/Convalescent Facilities

(2012-11, Sub-section Added, eff. 4/11/2012)

N. Commercial Greenhouses

(2013-02, Sub-section Added, Eff. 5/8/13)

Section 16.12.4 Area Requirements

The minimum area for lots for one-family dwellings shall be one acre except for dwellings which are located within an approved large-scale development

Section 16.12.5 Width and Frontage Requirements

The minimum width and frontage for a lot for a one-family dwelling shall be 150 feet except within an approved large-scale development.

(2012-13, Section Amended, eff. 5/9/12)

Section 16.12.6 Location Requirements

A. Front Setback. All buildings and structures shall be set back at least 30 feet from the front lot line or projected street right-of-way.

B. Side Setbacks. All dwellings shall be set back from the side property line a distance of at least 14 feet, and the total distance of the 2 side setbacks shall be at least 30 feet. The minimum side setback for accessory buildings shall be the same as for main buildings, except that a 3-foot side setback shall be required for accessory buildings which are located more than 100 feet from

the front lot line and at least 12 feet to the rear of any dwelling. On corner lots, the side setback from any street shall not be less than 30 feet for both main and accessory buildings.

C. Rear Setback. For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least 30 feet. Accessory buildings on interior lots shall be set back not less than 10 feet from the rear property line, except that a 2-foot rear setback shall be permitted for accessory buildings meeting fire resistive requirements of the building code. For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least 30 feet, except that for dwellings having an attached garage or carport, the setback shall not be less than 20 feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than 3 feet.

Section 16.12.7 Size of Dwellings

The ground floor area of all dwellings shall be not less than 1,400 square feet except as may be approved in a large-scale development.

Section 16.12.8 Supplementary Requirements

See Chapter 16.13 Supplementary Requirements in Zones.