

CHAPTER 16.12 RA-1-43 RESIDENTIAL-AGRICULTURAL ZONE

Section 16.12.1	Objectives and Characteristics
Section 16.12.2	Permitted Uses
Section 16.12.3	Conditional Uses
Section 16.12.4	Area Requirements
Section 16.12.5	Width Requirements
Section 16.12.6	Location Requirements
Section 16.12.7	Size of Dwellings
Section 16.12.8	Supplementary Requirements

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:

1. Dwellings - All dwellings shall be setback from front property lines a minimum distance of fifty feet (50'). On corner lots or lots with more than two frontages, the front setback for the secondary frontage(s) shall be the same as for the primary frontage.

2. Accessory Structures - All accessory structures shall be setback from front property lines a minimum distance of sixty feet (60'). On corner lots or lots with more than two frontages, the front setback for the secondary frontage(s) shall be the same as for the primary frontage.

B. Side Setback:

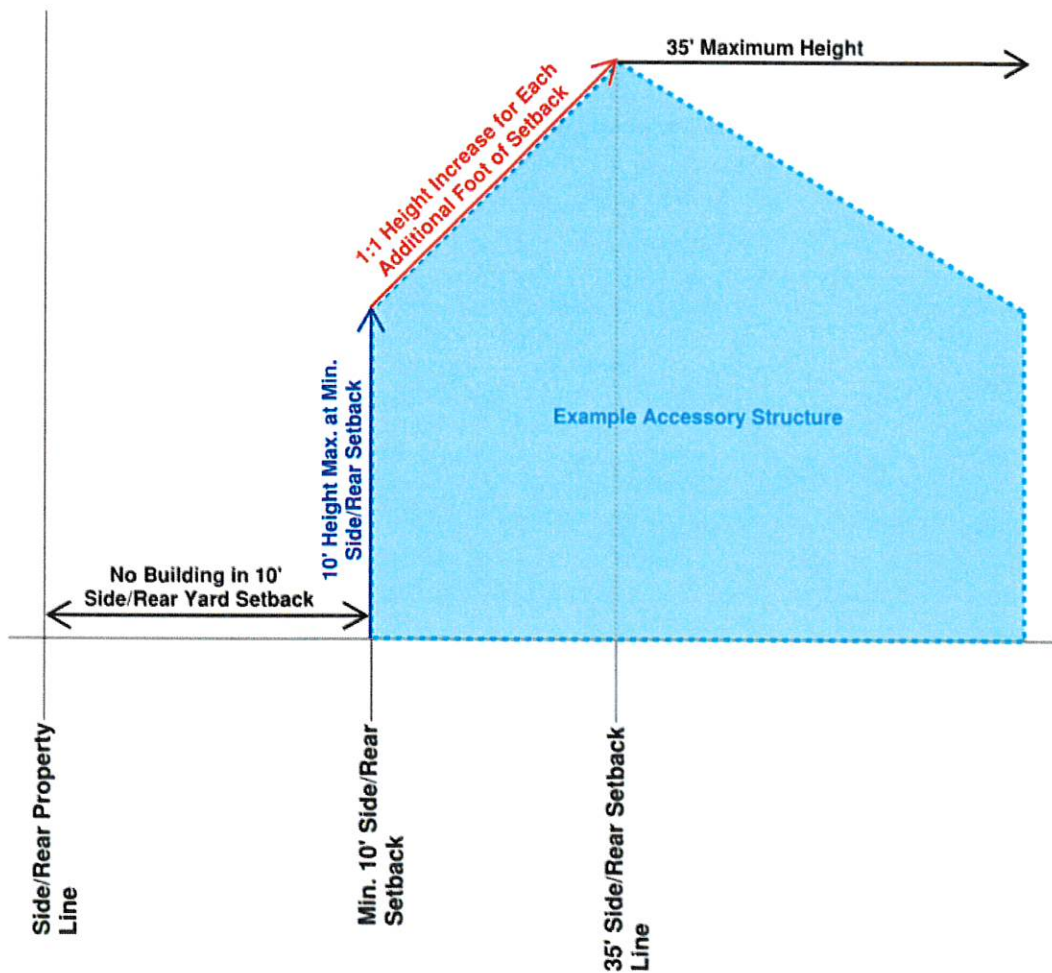
1. Dwellings - All dwellings shall be setback from side property lines a minimum distance of thirty feet (30').
2. Accessory Structures - All accessory structures shall be setback from the side property lines a minimum distance of ten feet (10'). The maximum height of an accessory structure at the minimum side setback line is ten feet (10'). The height of the accessory structure may increase by one foot for each additional foot it is setback into the property, to a maximum of 35' (e.g., a 35' building height allowed at the 35' side setback). For additional detail, see Exhibit 1 in this section.

C. Rear Setback:

1. Dwellings - All dwellings shall be setback from the rear property line a minimum distance of fifty feet (50').
 - a. If the front and rear setbacks limit the main dwelling structure to a depth that is less than 45', the rear setback may be reduced by the amount needed to allow for up to a 45' structure depth. In no case shall the rear setback be less than 40' and a reduction assumes that a proposed structure will be built to the minimum front setback line.
2. Accessory Structures - All accessory structures shall be setback from the rear property lines a minimum distance of ten feet (10'). The maximum height of an accessory structure at the minimum rear setback line is ten feet (10'). The height of the accessory structure may increase by one foot for each additional foot it is setback into the property, to a maximum of 35' (e.g., a 35' building height allowed at the 35' side setback). For additional detail, see Exhibit 1 in this section.

D. Accessory structures that are 200 square feet or less in size, are 12' or less in height, and have temporary foundations, may be located a minimum of 5' from a side or rear property line in any residential zone. There are no exceptions to the front or secondary front setback. At the owner's risk, they may be located on a platted public utility easement. If a utility is to be placed in the public utility easement, the property owner is responsible for removal of the structure to allow for the installation of the utility. A property owner is required to remove the structure within 30-days of receiving notice. All drainage from the accessory structure must be maintained on site.

Exhibit 1 –



(2022-02, Section Replaced, eff. 3/16/2022)

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.