

## CHAPTER 9. RA – RURAL AGRICULTURAL DISTRICT

- 9.1 **PURPOSE.** This district is primarily intended for agricultural operations and the limited development of very low-density single-family dwellings. Such areas may not be well suited for the development of residential neighborhoods and may not be served with utilities.
- 9.2 **PERMITTED USES.** No building or structure, or any part thereof, shall be erected, altered, or used, or land or premises used, in whole or in part, for other than one or more of the following specified uses:
- A. Accessory Buildings Less Than or Equal to the Foot Print of the Principal Structure, subject to Section 8.2
  - B. Commercial Agriculture.
  - C. Single Family Detached Dwelling
  - D. Farming
  - E. Raising or Keeping Farm Animals
  - F. Farming Operations and Farm Buildings
  - G. Greenhouses and Nurseries.
  - H. Group Homes
  - I. Home Occupation, Subject to Section 8.18
  - J. Public Parks
  - K. Roadside Stands
  - L. Subdivisions or Condominiums, subject to Chapter 3
  - M. Open Space Preservation Development or Condominiums
- A. **SPECIAL LAND USES.** The following may be permitted after the review and approval of the special land use by the Planning Commission.
- A. Accessory Buildings greater than the footprint of the principal structure, subject to Section 8.2, and Section 20.11.
  - B. Agricultural Service Establishments, subject to Section 20.13.
  - C. Animal Clinic, subject to Section 20.14.
  - D. Bed and Breakfast, subject to Section 20.15.
  - E. Boarding/Lodging House, subject to Section 20.17.
  - F. Cemeteries, subject to Section 20.20.
  - G. Church, subject to Section 20.21.
  - H. Group Day Care Having 7-12 children, subject to Section 20.23.
  - I. Earth Sheltered Dwelling, subject to Section 20.25.

- J. Educational Facilities, subject to Section 20.28.
- K. Foster Care, subject to Section 20.29.
- L. Golf Courses, subject to Section 20.30.
- M. Gravel Pit, subject to Section 20.31.
- N. Institutional Use, subject to Section 20.34.
- O. Keeping of Horses, subject to Section 20.35.
- P. Kennels, subject to Section 20.36.
- Q. Mini-Warehouse, Self Storage 8,000 Square Feet or Less, subject to Section 20.38.
- R. Large and Small Places of Assembly, subject to Section 20.39.
- S. Recreation Facilities, subject to Section 20.41.
- T. Wireless Communication Facilities, subject to Section 8.44.

**9.4 DISTRICT REGULATIONS.** The following requirements are the minimum permitted in the RA District.

- A. Minimum Lot Area: The minimum net lot size in the RA Rural Agricultural District shall be five (5) acres.
- B. Minimum Lot Width: The minimum lot width shall be two hundred and fifty (250) feet wide at the front setback line.
- C. Maximum Lot Coverage: The maximum lot coverage in the RA Rural Agricultural District shall be ten (10) percent.
- D. Maximum Building Height: No dwellings, buildings, or structures, or parts thereof shall be hereafter erected, altered or moved on any land or premises in this district which shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet from the ground level, whichever is less; except that buildings and structures permitted in this district under this Ordinance for agricultural purposes may be erected, altered or moved on any land or premises in this district to a height of not exceeding fifty (50) feet if first approved by the Planning Commission as a part of the review and approval of a site plan pursuant to Chapter 21 of this Zoning Ordinance.
- E. Minimum Building Setbacks:
  - 1) Measurement: All setbacks shall be measured to the foundation, or the face of the building, if cantilevered.
  - 2) Front: Each lot shall have a front yard of not less than fifty (50) feet in depth from the right-of-way line.
  - 3) Side: All lots shall maintain a twenty five (25) foot side yard along each side lot line.
  - 4) Rear: Every dwelling or other principal building hereafter erected shall have a rear yard not less than fifty (50) feet in depth.

- 5) Exceptional Yard Conditions: Where the shape of the lot or other circumstance results in conditions to which the provisions of this section governing yard requirements are inapplicable or would create a hardship, the Zoning Board of Appeals shall prescribe such requirements.
- F. Dwelling Units per Acre: The maximum number of dwelling units per acre in the RA - Rural Agricultural District is two-tenths (.2) of a unit per acre or one dwelling unit per five (5) acres.
- G. Minimum Floor Area: All dwellings shall contain a minimum of nine hundred (900) square feet of floor area and a minimum area of living space measuring at least twenty (20) feet by twenty (20) feet in size.

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