ARTICLE VIb

R-A ZONE (RESIDENTIAL AGRICULTURAL) The following regulations shall apply to all R-A Zones:

SECTION 6.50. USES PERMITTED.

a.

(1) One-family dwellings.

(2) Field crops, and vegetables gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.

(3) Repealed.

Added Effective:
02-12-1999 (Ord. 348.3857)
07-23-1999 (Ord. 348.3881)

(4) Repealed.

Amended Effective:
(Ord. 348.3881)

(5) Home occupations.

(6) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

(7) The noncommercial keeping of horses, cattle, sheep, and goats on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept, fed and maintained not less than 50 feet from any residence existing at the time such use is established. Two such animals may be kept on each 20,000 square feet up to one acre and two such animals for each additional acre.

(8) Poultry, crowing fowl and rabbits for the use of the occupants of the premises only. All poultry, crowing fowl and rabbits shall be kept in an enclosed area, located not less than 20 feet from any property line and not less than 50 feet from any residence existing at the time such use is established.

Amended Effective:
9-15-00 (Ordinance 348.3954)

(9) Wholesale nurseries, greenhouses, orchard, aviaries, apiaries (subject to County Ordinance No. 551), the rasing of field crops and tree crops, berry and bush crops, and vegetable, flower and herb gardening on a commercial scale; the drying, packing and processing of fruits (other than canning), nuts, vegetables and other horticultural products where such drying, packing or processing is primarily in conjunction with a farming operation and provided

the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than 20 feet from the boundaries of the premises.

(10) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

Amended Effective:
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)

(11) The raising or breeding of guinea pigs, parakeets, chinchillas, or other similar small fowl or animals (excluding crowing fowl), provided that all such uses are kept and maintained in an enclosed area, located not less than 20 feet from any property line and at least 50 feet from any residence existing at the time such use is established.

Amended Effective:
9-15-00 (Ordinance 348.3954)

(12) A temporary stand, not exceeding 200 square feet in area, used exclusively for the sale of products grown on the premises, and a sign, not to exceed six square feet, advertising the sale of said product. Off-street parking shall be as required in Section 18.12 of this ordinance, except than no paving shall be required.

(13) Farms or establishments for the selective or experimental breeding and raising of cattle, sheep, goats, and other farm stock or animals subject to the permissible number, conditions, and provisions set forth in Subsection a.(7) of this section.

(14) One mobilehome, as a principal residence only, provided:

a) The minimum lot size shall be 21/2 acres.

b) The mobilehome shall have a floor area of not less than 750 square feet.

c) The area between the ground level and the floor of the mobilehome shall be screened from view by an opaque skirt which shall be securely fastened to the mobilehome in a manner which insures that the skirting is rigid and not movable. The skirting shall be the same material and color as the siding on the mobilehome although other materials may be used if they are weather-resistant.

d) The location of the mobilehome, sanitary facilities and utilities shall conform with all of the requirements of the County Health Department, County Building and Safety Department and State law.

(15) The grazing of sheep where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit

as to the number of animals per acre, for a period of not more than 30 days in any six-month period for each parcel.

(16) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.

(17) An additional one family mobilehome, excluding the principal dwelling, shall be allowed for each ten acres being farmed. Said additional mobilehomes shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence provided:

a) The mobilehome shall have a floor area of not less than 750 square feet.

b) The mobilehome is not rented or held out for lease.

c) The mobilehome is located not less than 50 feet from any property line.

d) The mobilehome is screened from view from the front property line by shrubs or trees and has a sprinkler system installed to insure the proper maintenance of plant materials.

e) The number of dwellings for employees shall not exceed two per established farming operation.

f) The arrangement of the mobilehomes, sanitary facilities and utilities conforms with all of the requirements of the County Health Department, County Building and Safety Department and State law.

(18) The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

b. Any miniature pig kept or maintained on a lot with a use permitted under section 6.50.a (1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c. No miniature pig may weigh more than two hundred (200) pounds.

d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit

other than the dwelling unit on the subject lot.

Added Effective:
02-12-99 (Ord. 348.3857)

(19) The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels between 20,000 square feet and 39,999 square feet or not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

(20) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.

Amended Effective:
9-15-00 (Ord. 348.3954)
02-24-04 (Ord. 348.4087)

b. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance.

(1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.

(2) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

(3) Public parks and public playgrounds, golf courses with standard length fairways, and county clubs.

(4) Child Day Care Center.

Added Effective:
07-23-99 (Ord. 348.3881)
03-12-09 (Ord. 348.4596)

c. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:

(1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Added: (Ord. 348.153)

d. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:

(1) Churches, temples and other places of religious worship.

Amended Effective:
09-10-99 (Ord. 348.3883) repealed
10-21-99 (Ord. 348.3888)

e. Subject to the provisions of Section 18.28b, the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.

Amended Effective:
9-15-00 (Ordinance 348.3954)

Amended Effective:
12-23-82 (Ord. 348.2140)
12-06-84 (Ord. 348.2414)
04-04-87 (Ord. 348.2669)
07-16-98 (Ord. 348.3828)
07-23-99 (Ord. 348.3881)
09-10-99 (Ord. 348.3883)
10-21-99 (Ord. 348.3888)
09-15-00 (Ord. 348.3954)

SECTION 6.51. BUILDING HEIGHT LIMIT. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

Amended Effective:
07-16-98 (Ord. 348.3828)
05-24-01 (Ord. 348.3990)

SECTION 6.52. REQUIRED LOT AREA AND DIMENSIONS. Minimum lot size of 20,000 square feet, with minimum width of 100 feet and a minimum depth of 150 feet. No animals or fowl, other than domestic pets and poultry and rabbits, for the exclusive use of the occupant, shall be permitted on lots of less than 20,000 square feet.

Amended Effective:
07-16-98 (Ord. 348.3828)

SECTION 6.53. FRONT YARD REQUIRED. The front yard shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

Amended Effective:
07-16-98 (Ord. 348.3828)

SECTION 6.54. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:
01-15-64 (Ord. 348.251)
06-10-70 (Ord. 348.737)
07-22-70 (Ord. 348.753)
05-30-74 (Ord. 348.1327)
01-19-66 (Ord. 348.422)
12-12-74 (Ord. 348.1396)
11-29-79 (Ord. 348.1729- Operative 1-1-80)

Amended Effective:
12-23-82 (Ord. 348.2140)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
09-10-99(Ord. 348.3883)
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)
05-24-01 (Ord. 348.3990)