

## ARTICLE 12

### RA – LOW-DENSITY RESIDENTIAL DISTRICT

#### SECTION 12.01 PURPOSE

The purpose of this district is to provide areas for outlying residential development on lots of sufficient size to accommodate the safe and healthful on-site water supply and liquid wastewater disposal, since these areas will likely remain unserved by public water and sewer services for an extended period of time. It is also the purpose of this district to protect and stabilize the essential characteristics of these areas, in order to promote and encourage suitable environments for low-density family life until such times it may be in the public interest to promote development of greater intensity requiring higher levels of public services and utilities.

#### SECTION 12.02 PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted in this district:

- A. One-family dwelling.
- B. General and specialized farming and agricultural activities including the raising or growing of crops and other farm products and foodstuffs, but not including the raising of any livestock, poultry or other farm animals, unless the following conditions are satisfied:
  - 1. The lot or parcel of land upon which these activities are conducted is no less than five (5) acres in area.
  - 2. No storage of manure or other odor or dusty producing materials or activities shall be permitted.
  - 3. All farm buildings other than dwellings shall be located a minimum of ninety (90) feet from an adjacent property line.
- C. A lot may be used for the raising or growing of plants, trees, shrubs and nursery stock.
- D. A sign, only in accordance with the regulations specified in Article 8.
- E. Essential service structures as provided in Section 10.18.
- F. Adult foster care family home or family day care home.

- G. Deleted
- H. A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- I. Wind energy conversion systems which do not exceed 65 feet in height and which otherwise comply with the requirements of Section 10.26.

**SECTION 12.03    CONDITIONAL USES**

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted in this district subject to obtaining a conditional use permit as provided in Article 10.

- A. Golf Course, which may include a golf driving range; country club, public swimming pool, swimming and recreation club, public and private park and playground.
- B. Community and governmental buildings.
- C. Public and private nursery; primary and secondary school.
- D. Temporary buildings or trailer offices.
- E. Roadside stands for the display and sale of products raised on the lot parcel, provided that: off-street parking and access to such parking shall be provided in accordance with the provisions of Article 9 and no hazardous traffic conditions shall result from such activity; such buildings and structures shall be located in conformance with all minimum yard requirements, and no more than one such roadside stand shall be permitted on each lot or parcel.
- F. A planned unit residential development in accordance with the procedures and regulations specified in Article 10.
- G. Home occupations.
- H. Deleted
- I. Adult foster care facility or group day care for 7 to 12 persons
- J. Deleted
- K. Bed and Breakfast Inns
- L. Wind energy conversion systems, which comply with Section 10.26.

## **SECTION 12.04 REGULATIONS**

The following regulations shall apply in all RA – Low-Density Residential Districts.

- A. No building or structure shall be established in this district on any lot less than thirty thousand (30,000) square feet.
- B. The minimum lot width shall be one hundred fifty (150) feet.
- C. The maximum lot coverage shall not exceed twenty (20) percent.
- D. The minimum first floor area shall not be less than eight hundred twelve (812) square feet.
- E. No accessory building shall exceed in first floor area the lesser of the first floor area of the principal building on the lot, or the size permitted by the maximum lot coverage provisions of the section.
- F. Yard and Setback Requirements:
  - 1. Front Yard: not less than fifty (50) feet between buildings and the street right of way line.
  - 2. Side Yards: Least width of either yard shall not be less than thirty (30) feet.
  - 3. Rear Yard: Not less than fifty (50) feet, except when the rear yard abuts a water body, then not less than one hundred fifty (150) feet.
  - 4. The above requirement shall apply to every lot, building or structure.
- G. Height:
  - 1. For buildings and structures: No building and no structure shall exceed a height of two and one-half (2 ½) stories or thirty-five (35) feet.
  - 2. For detached accessory buildings: No detached accessory building shall exceed a height of twenty-five (25) feet.
- H. Off-street parking shall be provided as required in Article 9.