

Chapter 18.06

RA RESIDENTIAL ACREAGE DISTRICT

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18.06.010 Purposes and application.

The RA residential acreage district is intended to provide living area which combines certain of the advantages of both urban and rural location by limiting development to very low density concentrations of one-family dwellings as designated by the general plan, and permitting limited numbers of animals and fowl to be kept for pleasure or hobbies, free from activities of a commercial nature. The RA district is intended to encourage the use of the subdivision or parcel map process in the creation of large residential sites to assure the provision of those physical improvements necessary to protect the health, safety and general welfare of the people. (Ord. 437 § 1 (part), 1989)

18.06.020 Permitted uses.

- A. One-family dwellings.
- B. Raising of field crops, fruit and nut trees, vines, vegetables and horticultural specialties.
- C. Breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters and other small animals and fowl on a domestic, noncommercial basis on sites of one-half acre or more in area.
- D. Raising of livestock, except swine, on a site containing not less than forty thousand square feet; provided, however, that the number of livestock shall not exceed four adult animals in any combination, and their immature off-spring, and further provided

that the number of bovine and equine animals shall not exceed more than two adults in any combination for each forty thousand square feet of site area.

E. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive noncommercial basis; provided, that no swimming pool shall be located within a utility easement.

F. Incidental and accessory structures and uses located on the same site as a permitted use, as follows:

1. Private garages and carports, storehouses, garden structures, greenhouses, recreation rooms and hobby rooms and hobby shops.

2. On sites containing not less than forty thousand square feet: barns, stables, coops and other farm-type outbuildings. Underground storage of petroleum products for the exclusive use of persons residing on the site is prohibited.

G. Other uses which are added to this list according to the procedure in Chapter 18.15.

H. Second dwelling units in accordance with Section 18.14.060. (Ord. 514 § 3, 2004; Ord. 437 § 1 (part), 1989)

18.06.030 Permitted uses—Administrative approval.

The following uses may be permitted in accordance with provisions of Chapter 18.16:

A. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, temporary subdivision sales offices and signs, and model home display areas in accordance with the provisions of Chapter 18.15.

B. Gas and electric transmission lines, in accordance with the provisions of Chapter 18.16, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

C. Mobile homes on permanent foundations designed in accordance with the standards of Section 18.14.050 of this title.

D. Home occupations in accordance with Chapter 18.14.

E. Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval or conditional use.

F. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

18.06.040 Conditional uses—City council approval.

The following conditional uses may be permitted in accordance with the provisions of Chapter 18.17:

A. Public and quasi-public uses of an educational or religious type, including public and private elementary schools, junior high schools, high schools and colleges, nursery schools, private nonprofit schools and colleges, churches, parsonages and other religious institutions.

B. Public and private charitable institutions, hospitals, sanitariums, nursing homes and rest homes, not including hospitals, sanitariums, nursing homes or rest homes for mental, drug addict or liquor addict cases except as provided under Section 18.07.040(B).

C. Public uses of an administrative, recreational, public service or cultural type, including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.

D. Private or public golf courses.

E. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty-five percent or less of the assessed value of the existing structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars and nonconforming fences, walls and hedges.

F. Repealed.

G. Expansion, remodeling, or additions to a conditional use that are not either incidental or accessory as defined in Chapter 18.24.

H. Incidental and accessory structures and uses located on the same site as a conditional use.

1. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 514 § 4, 2004; Ord. 437 § 1 (part), 1989)

18.06.050 Property development standards.

A. Fences, Walls and Hedges. Fences, walls and hedges shall be permitted, subject to the following limitations:

1. Fences or walls not exceeding seven feet in height may be erected within any portion of the required side, street side, and rear yards. Fences, walls and hedges shall be set back at least five feet from the street side property line on a reverse corner lot.

2. Fences, walls, and hedges not exceeding three feet in height may be erected within any portion of the required front yard or required street side yard of a reverse corner lot. A fence or wall not exceeding four feet in height may be located in the required front yard, or street side yard of a corner or reverse corner lot, provided that the top one foot is not visually obstructed.

3. No fence, wall or hedge exceeding two and one-half feet in height may be located within an area of a corner lot on the street side of a diagonal line connecting points located twenty-five feet along the property line as measured from the intersecting property lines at the street corner.

4. Open fences not exceeding seven feet in height, and hedges, may be located within any required yard, or along any side lot line, except as limited by the provisions of subsection (A)(3) of this section.

B. Site Area. The minimum site area shall be twenty thousand square feet; provided, that the average size of all lots or sites created by a division of land or subdivision shall be a minimum of forty thousand square feet, and further provided that not more than one-half of such lots or sites shall be at the minimum site area.

C. Frontage, Width and Depth of Site. Each site shall have not less than one hundred fifty feet of frontage, or one hundred feet of frontage when measured along the front yard setback line when a site fronts upon a cul-de-sac or loop-out street.

1. The minimum width of each site shall be one hundred feet.

2. The minimum depth of each site shall be one hundred fifty feet.

D. Number of Dwelling Units per Site. Not more than one dwelling unit shall be allowed on each site, except as provided under Chapter 18.14.

E. Coverage. The maximum site area covered by structures shall be thirty five percent.

F. Yard Requirements.

1. Front Yard. The minimum front yard shall be not less than thirty-five feet, except along those streets where a greater setback is required by the general plan or an ordinance of the city.

2. Rear Yard. The minimum rear yard shall be five feet, subject to the following conditions:

a. Where construction involves more than one story, the rear yard shall be increased by ten feet for each additional story.

b. Accessory and garden structures less than seven feet in height may be located within any portion of a required rear yard.

3. Side Yards. The minimum side yard shall be ten feet, subject to the following conditions:

a. Where construction involves more than one story, the side yard shall be increased by ten feet for each additional story.

b. Accessory and garden structures under seven feet in height may be located in any portion of a required side yard.

c. On the street side yard of a corner lot, the side yard shall not be less than ten feet.

G. Distances Between Structures. The minimum distance between a one-family dwelling and another structure shall be ten feet, except as provided by the city's building code: provided, however, that no structure housing poultry, or animals other than cat or dog household pets, shall be closer than twenty-five feet to any side yard property line or to any dwelling on the site.

H. Building Height. No building or structure shall have a height greater than thirty-five feet except as may be permitted under Chapter 18.17.

I. Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 18.14.

J. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13. (Ord. 486 § 1, 1997; Ord. 437 § 1 (part), 1989)

18.06.060 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.15. (Ord. 437 § 1 (part), 1989)