

Chapter 17.06

SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL DISTRICT (R-A)

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17.06.01 PURPOSE AND APPLICATION. The district is intended primarily for application to areas located at the fringe of the City's corporate area, where denser population and full provision of urban services is inappropriate. It will provide living areas which combine certain advantages of both urban and rural location by limiting development to very low density concentrations of one (1) family dwellings and permitting limited numbers of animals and fowl to be kept for pleasures or hobbies, free from activities of a commercial nature.

17.06.02 PERMITTED USES. The uses as shown in Table 17-3 and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted.

17.06.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-3 and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted subject to securing a CUP in accordance with the standards and procedures set out in Chapter 17.70 of this title.

In addition the Planning Department may require a Precise-Development overlay to be used in connection with some projects pursuant to the procedures and standards set forth in Chapter 17.54 of this Ordinance.

17.06.04 PROHIBITED USES. All other uses not expressly permitted by Sections 17.06.02 and 17.06.03 are prohibited, including Final Tract Map Subdivisions.

17.06.05 MINIMUM LOT SIZE. See Table 17-4.

17.06.06 MINIMUM LOT AREA PER DWELLING UNIT. See Table 17-4.

- 17.06.07 YARDS AND SETBACKS. See Table 17-4.
- 17.06.08 HEIGHT LIMITS. See Table 17-4.
- 17.06.09 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-4.
- 17.06.10 PARKING. Off street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.
- 17.06.11 SIGNS. The following types of signs are permitted in accordance with the requirements of Chapter 17.61 of this Ordinance.
- A. Temporary real estate signs advertising the property for sale, not to exceed eight (8) feet in height and 32 square feet of sign area.
 - B. Temporary construction signs.
 - C. Temporary political, religious, or civic campaign signs.
 - D. One agricultural sign with a maximum height of 8 feet and 32 square feet of sign area per face in conjunction with a use permitted by this Zone.
- 17.06.12 LANDSCAPING. None required except as follows:
- A. When a CUP is issued.
 - 1. Landscaping is required.
 - 2. To be done in accordance with Chapter 17.51.
- 17.06.13 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.
- A. The breeding and raising of livestock permitted pursuant to Section 17.06.02 shall be limited to one (1) cow, horse, sheep, hog, donkey, mule, goat or other similar animal per one-half (1/2) acre of lot area.
 - B. Temporary produce stands ("stand") for the sale of agricultural, horticultural or farming products permitted pursuant to Section 17.06.02 shall comply with the following standards:
 - 1. The floor area of the stand shall not exceed four hundred (400) square feet.
 - 2. The stand shall comply with the setbacks as set forth in Table 17-4.

3. The stand shall be erected in such a manner ~~that~~ it can be readily removed by means of skids or other devices.
 4. The owner shall remove the stand at his/her ~~own~~ expense when the stand is not in use for a period of thirty (30) days.
 5. Customer parking areas shall be treated with a ~~dust~~ binder in a manner to continuously prevent fugitive dust.
- C. A Mobilehome or Recreational Vehicle ~~permitted~~ as a temporary dwelling pursuant to Section 17.06.02 shall comply with the ~~following~~ standards:
1. Building permits for the construction of the ~~conventional~~ single-family residence shall be obtained prior to or in ~~conjunction~~ with the installation permit for the Mobilehome or Recreational Vehicles.
 2. The Mobilehome or Recreational Vehicle ~~shall~~ be removed from the premises or placed in storage if:
 - a) Six (6) months has passed since the ~~Mobilehome~~ or Recreational Vehicle was installed.
 - b) Seven (7) days has passed since the ~~Mobilehome~~ or Recreational Vehicle was installed.
 - c) The building permit has lapsed due to lack of ~~activity~~.
 3. One (1) extension of time for a period not to ~~exceed~~ six (6) months may be granted by the Planning Department upon ~~written~~ request of the property owner. The extension of time may only ~~be~~ approved subject to the following conditions:
 - a) An active building permit is on file with the ~~Huron~~ Building Inspection Department.
 - b) The construction of the ~~conventional~~ dwelling unit on the site has progressed to a stage of inspection and ~~approval~~ of the framing, rough electrical, rough mechanical, and rough and ~~top-out~~ of plumbing of the dwelling.
 4. Any Mobilehome or Recreational Vehicle ~~permitted~~ as a temporary dwelling in excess of a six (6) month period of ~~time~~ pursuant to Section 17.06.13D.3 shall be removed or placed in Dead ~~Storage~~ if:
 - a) The extension of time expired.

b) Seven (7) days has passed since the conventional dwelling unit was approved for occupancy.

c) The building permit has lapsed due to lack of activity.

D. Development in the R-A zone shall also comply with the interpretations and provisions of Chapter 17.73 of this Ordinance.