

Chapter 16.07 (RA-5) RESIDENTIAL-AGRICULTURAL ZONE.

Section 16.07.14 Other Requirements.

(1) Signs. Please refer to Chapter 16.26 for specific sign regulations. Generally the following regulations apply to this zone.

(a) Signs or name plates not exceeding two (2) square feet in area and displaying only the name and address of the occupant.

(b) Home occupational signs not exceeding two (2) square feet in area.

(2) Landscaping. See Section 16.21.10 for a detailed discussion of landscaping requirements for general development within this zone.

(3) Trails. See Section 16.21.18 regarding trail requirements in this zone.

(4) Walls and Fences. Non sight-obscuring fences, that exceed thirty six (36) inches in height, may be placed within the front setback or the side setback on a corner lot. Fences may not extend into the road right-of-way area. If a sight-obscuring fence is desired it may not protrude into a twenty five (25) foot visibility triangle on the street sides of a corner lot, or near a driveway used for ingress and egress on all lots. (See Figure 6 of Appendix 2.)

(5) Water Requirements.

(a) Each dwelling shall be considered a fulltime residence and must have sufficient culinary water available as required by the State Water Engineer and/or governing water district for residential use only.

(b) Other Requirements. Each dwelling must have sufficient water for outside irrigation to provide water for a minimum of one-quarter (0.25) acres of landscaped area, plus any water required for irrigation of any agricultural use intended. All lots must prove sufficient water to irrigate any land, which has been historically irrigated. An appropriate reduction of acreage may be given for: 1) water which is converted to provide culinary water service for the dwelling, and 2) certain surface areas that do not require irrigation and that may be created in association with the development of the land. These areas include, but are not limited to, building pads, sidewalks, roadways, driveways and parking areas. The amount of water required for outside irrigation will be determined by the Water Resources Director, based upon the needs of the property after taking into consideration the existing irrigation patterns and any landscaping or agricultural plans of the owner. The Director will also be guided by the policies of the irrigation company involved as well as the State Engineer.

(c) The water requirements for any other use in this zone will be determined as part of the Conditional Use approval process.

(6) Septic Drainfields. Septic Tank Drainfields shall be separated by a minimum of two hundred (200) feet.

(7) Compliance with Land Use Restrictions not a Guarantee of Building Permit. All applicable requirements for issuance of a building permit from all Departments must be met before the permit may be issued.

(8) Additional Regulations. See also Chapter 16.27 (Development Standards) for regulations that apply to this zone.

In the event of a conflict between that chapter and the regulations contained in this chapter, the regulations of this chapter would control.

(2005-18, Amended, 03/09/2006, [Prior Text](#); 2004-26, Amended, 11/17/2004, [Prior Text](#); 2003-22, Amended, 11/24/2003, [Prior Text](#))