

**CHAPTER 18.36**  
**RA-2 RESIDENTIAL-MINOR AGRICULTURAL ZONE**

**18.36.010: PURPOSE AND OBJECTIVES:**

The residential-minor agricultural (RA-2) zone is established for the primary purpose of allowing single-family residential homes on medium sized lots. Incidental and minor agricultural uses are allowed on larger lots with twenty thousand (20,000) square feet of land or greater. New developments within the RA-2 zone with a mixture of lots both greater and less than twenty thousand (20,000) square feet would not allow for animal rights within the subdivision. (Ord. 2004-12, 6-16-2004, eff. 7-13-2004)

**18.36.020: APPLICABLE REGULATIONS:**

Within the RA-2 zone, the height and number of stories, the size of buildings and other structures, the percentage of a lot that may be occupied, the size of yards, courts and other open spaces, the density of population, the location and use of buildings, structures and land are regulated and restricted as set forth in this chapter. (Ord. 2004-12, 6-16-2004, eff. 7-13-2004)

**18.36.030: PERMITTED USES:**

The following uses shall be permitted in the RA-2 residential-minor agricultural zone:

Customary residential household pets as defined in section [18.08.345](#) of this title.

Home occupations, subject to the provisions of section [18.84.380](#) of this title.

Public facilities.

Single-family residential dwelling unit.

Temporary fruit and vegetable stands, for the sale of produce raised on the premises, that shall not exceed one hundred (100) square feet; are maintained in an orderly manner.

The following standards only apply to lots greater than twenty thousand (20,000) square feet: The raising, care and keeping of limited numbers of livestock and fowl excluding swine for family food production or recreation. Also barns, corrals, pens and coops and other structures for the care and keeping of domestic livestock and fowl, subject to the following:

A. The number of animals kept shall not exceed one animal unit for each twenty thousand (20,000) square feet of a lot. No livestock or fowl shall be kept on any lot containing less than twenty thousand (20,000) square feet.

B. No structure for the housing of livestock or fowl or corrals for the close confinement of livestock shall be located closer than one hundred feet (100') to an existing dwelling on an adjacent lot or fifty feet (50') to such a dwelling on the same lot. (Ord. 2006-40, 11-21-2006)

**18.36.040: PERMITTED ACCESSORY USES:**

Accessory uses and structures are permitted in the RA-2 zone, provided they are incidental to the main residential dwelling unit, and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

Accessory buildings such as barns, garages, carports, greenhouses, gardening sheds, recreation rooms, and similar structures which are customarily used in conjunction with and are incidental to a principal use or structure.

A. Accessory structures on lots with less than twenty thousand (20,000) square feet shall be limited to a footprint size that is no greater than the main structure, with a height no taller than the main structure.

B. For lots greater than twenty thousand (20,000) square feet, the maximum size on any accessory building, barn, garage or otherwise, shall be limited to no more than one hundred twenty five percent (125%) of the footprint of the main dwelling.

Swimming pools and incidental cabanas subject to any and all requirements of the international building code (IBC). (Ord. 2004-12, 6-16-2004, eff. 7-13-2004)

### **18.36.050: CONDITIONAL USES:**

The following is a list of conditional uses. Such uses may be approved by issuance of a conditional use permit from the planning commission. Uses not specified herein as "permitted" or "conditional" shall be considered prohibited.

Places of worship, public schools, private parks and playgrounds, subject to section 18.84.320 of this title. (Ord. 2004-12, 6-16-2004, eff. 7-13-2004)

### **18.36.060: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:**

Each lot or parcel of property in the RA-2 zone shall meet all of the following requirements:

A. Lot Size And Area Per Dwelling: The minimum lot size in the RA-2 zone shall be not less than fourteen thousand five hundred (14,500) square feet. Not more than one single-family dwelling may be placed upon a legally created lot or parcel of land in the RA-2 zone.

B. Lot Width: Each lot or parcel of land in the RA-2 zone shall have an average width of at least one hundred feet (100').

C. Front Yard Requirements: No home shall have a front yard of less than thirty feet (30') measured from the front property line or the right of way to the foundation of the home.

D. Side Yard: Each lot or parcel of land in the RA-2 zone shall have a side yard of not less than ten feet (10').

E. Side Yard; Corner Lots: Lots having frontage contiguous to a street shall not be less than thirty feet (30') as measured for the front yard setback.

F. Accessory Buildings: Accessory buildings may be located no closer than three feet (3') to a property line. Buildings with fire rated walls, built to the standards outlined in the international residential building code (IRC) may be placed up to the property line. However, in no case shall an accessory building exceed twelve feet (12') in height within ten feet (10') of the required setback area. All roof drainage shall be directed away from any adjacent property lines, and shall be on the property wherein the building is located. Accessory buildings shall not exceed thirty feet (30') in height.

G. Projections Into Yards: The following structures may be erected on or projected into

any required yard:

1. Fences and walls in conformance with this code and approval by the planning and zoning director. Other city codes or ordinance also apply.
2. Landscape elements including trees, shrubs, agricultural crops, and other plants.
3. Necessary appurtenances for utility service.
4. The structures listed below may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two feet (2'):
  - a. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features.
  - b. Fireplace structures and bays, provided that they are not wider than eight feet (8') measured generally parallel to the wall of which they are a part.
  - c. Stairways, balconies, door stoops, fire escapes, awnings, and planter boxes or masonry planters not exceeding twenty four inches (24") in height.
  - d. Porte cochere over a driveway in a side yard, providing such structure is not more than one story in height and twenty four feet (24') in length, and is entirely open on at least three (3) sides except for necessary supporting columns and customary architectural features.

H. Building Height: No lot or parcel of land in the RA-2 zone shall have a building or structure used for dwelling or public assembly which exceeds a height of two (2) stories with a maximum of thirty feet (30') measured from the finished grade of the lot to the midpoint of the roof pitch. Measurement shall be taken on three (3) sides of the home. Finished grade shall be established thirty feet (30') away from the front of the home, top of the curb (if present), or the middle point of the street directly in front of the home. If the home is located more than thirty feet (30') from a city street, then the measurement shall be taken off of the established grade ten feet (10') from the home. Finished grade shall be established two feet (2') above the top of the curb or sidewalk if present, otherwise, established grade will be the existing street in front of the lot or two feet (2') above the grade or whatever is less.

I. Permissible Lot Coverage: All buildings, including accessory buildings and structures, shall cover not more than twenty percent (20%) of the area of the lot or parcel of land. (Ord. 2004-12, 6-16-2004, eff. 7-13-2004)

**18.36.070: PARKING AND DRIVEWAY REQUIREMENTS:**

A. Each home located on a lot or parcel in the RA-2 zone shall have on the same lot or parcel two (2) off street enclosed parking spaces.

B. Each home shall also have a driveway that leads from a public street to the required enclosed parking spaces. Said driveway shall have a width of at least twelve feet (12'), and be constructed of a hard surface material. (Ord. 2004-12, 6-16-2004, eff. 7-13-2004)

**18.36.080: SEPARATION OF AGRICULTURAL/NONAGRICULTURAL USES REQUIREMENT:**

A. For the purpose of separating agricultural and nonagricultural uses, new subdivision developments within the RA-2 zone shall not plat lots that would exceed twenty thousand

(20,000) square feet or greater if a simple majority of the remaining lots within the subdivision would not qualify for animal rights (be less than 20,000 square feet in size). However, the following exceptions shall apply:

1. With approval by the planning commission, lots that are twenty thousand (20,000) square feet in size or greater, may be permitted contrary to the above requirements so long as the subdivision applicant agrees to provide and have recorded with the subdivision, "codes, covenants and restrictions" (CC&Rs) that specify lots, regardless of their size, have no animals rights.

B. This section shall not apply to homes or existing development adjacent to established and existing agricultural uses. (Ord. 2004-12, 6-16-2004, eff. 7-13-2004)