

**§ 14-16-2-4 RA-1 RESIDENTIAL AND AGRICULTURAL ZONE, SEMI-URBAN AREA.**

This zone permits low density houses and uses incidental thereto, including agriculture; clustering of houses is permitted.

**(A) Permissive Uses.**

- (1) Uses permissive in the R-1 zone.
- (2) Commercial agricultural activity, and incidental structures provided the lot has an area of at least one acre: Cattle, horses, goats, or sheep provided the number of head of cattle or horses does not exceed one for each 10,000 square feet of open lot area, or one sheep or goat for each 4,000 square feet of open lot area, or equivalent combination. Animals shall be so controlled that they cannot graze on any other premises. Animals under four months old are not counted.
- (3) Private Commons Development, not less than one acre in area.

**(B) Conditional Uses.**

- (1) Uses conditional in the R-1 zone.
- (2) Animal raising, other than those animals which are permissive in this section.
- (3) Kennel.
- (4) Stand and incidental signs for display or sale of agricultural products, including rabbits raised on the premises, provided the number of stands is limited to one for each lot, and provided that the size of the stand does not exceed 400 square feet of floor area.
- (5) Nursery.
- (6) Veterinary hospital.

**(C) Height.** Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code.

**(D) Open Space.** Twenty thousand or more square feet of open space per dwelling unit shall be preserved. Of the total 20,000 square feet, a minimum amount of 8,000 square feet shall be on the lot with the dwelling unit. The remaining requirement may be met by the alternatives listed in § 14-16-3-8(A) of this Zoning Code.

**(E) Lot Size.** Minimum lot area is controlled by division (D) of this section. Minimum lot width shall be 75 feet, except in a Family Housing Development where the minimum lot width shall be 60 feet.

**(F) Setback.** Setbacks shall be as provided in the R-1 zone.

**(G) Off-Street Parking.** Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

('74 Code, § 7-14-9) (Ord. 80-1975; Am. Ord. 77-1984; Am. Ord. 47-1990; Am. Ord. 10-1995; Am. Ord. 15-1999; O-16-23)

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