

Section 22. Residential/Agricultural 20 (RA-20) Zone

(Amended 5/6/98)

The RA-20 zone is designed for low-density residential and agricultural purposes, in a rural or near-rural setting, and is intended to insure that residential development without access to public water and/or sewer may take place in a manner, which provides a healthful environment. This district is designed to primarily govern land use in areas of the zoning jurisdiction least developed for urban purposes. This district also permits certain service and public uses as special uses which are common to a more rural setting, have large land requirements, or benefit from a low-density setting.

A. Minimum Lot Size

Subject to the provisions of this section, all lots in the Residential/Agricultural 20 (RA-20) Zone shall be a minimum of 20,000 square feet with the following exception:

If a lot has an area of less than the above minimum requirement and was of record on April 8, 1952, a single-family dwelling can be built upon it; provided, that the requirements of Section 96. Nonconformities are met.

B. Residential Density

1. Subject to the provisions of this section, all lots in the Residential/Agricultural 20 (RA-20) Zone shall be limited to one dwelling unit per lot.
2. Subject to the provisions of this section, all lots in the RA-20 Zone shall not exceed a lot coverage requirement of thirty (30) percent.

C. Minimum Lot Width

Subject to the provisions of this section, all lots in the RA-20 Zone shall have a minimum lot width of 50 feet at the minimum building line and a minimum street frontage of 25 feet.

D. Building Setback Requirements

Subject to the provisions of the section titled Residential Zones - General Provisions and this section, no portion of any building shall be located on any lot closer to any lot line than is authorized in the table set forth in this section.

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Interior Lots:

Zone	Front (Right of Way) Setback	Rear Setback	Side Setback	Lot Coverage
RA-20	35 ft	35 ft	10 ft	30 %

Corner Lots:

Zone	Designated Front Setback (Right of Way)	Designated Side Setback (Right of Way)	Rear Setback	Side Setback	Lot Coverage
RA-20	35 ft	20 ft	20 ft	20 ft	30 %

Double Frontage Lots:

Zone	Designated Front Setback (Right of Way)	Designated Rear Setback (Right of Way)	Side Setback	Lot Coverage
RA-20	35 ft	35 ft	20 ft	30 %

E. Accessory Building Setback Requirements

All accessory buildings in the Residential Agricultural 20 (RA-20) Zone must comply with the lot setback requirements set forth in subsection D of this section with the exception of the side and rear setbacks which shall be a minimum of 5 feet.

F. Height Limitations

1. Building height in the RA-20 zone shall be limited to 35 feet.
2. Features exempt from the height limitations can be found in Section 16.

G. Additional Requirements:

The following uses are allowed as permitted uses in the RA-20 zone. However, the following uses shall additionally meet the requirements listed under each use before they can be permitted in the RA-20 zone.

1. Accessory workshops for craftsmen, skilled technicians, or repairmen, upon the following requirements:

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- a. a Type A buffer be installed adjacent to neighboring properties;
- b. that the front setback for the accessory building be a minimum of 50 feet; and in no case shall be closer to the right-of-way than the primary structure on the lot;
- c. that the area devoted to the accessory use, including outside storage, not exceed seventy-five (75%) of the square footage of the primary structure or use; and
- d. that any outside storage be screened from view from any public right-of-way.

2. **Horse Stables, private and public:** shall meet the requirements of Section 90. Provisions for Horse Stables.

H. Permitted Uses:

Accessory workshops
Agricultural and horticultural operations, including the sale of produce at roadside stands
Community Docking Facility (Minor) *(Amended 6/5/07)*
Family Care Homes *(Amended 7/17/07)*
Family Childcare Homes *(Amended 3/16/04)*
Home Occupations
Horse Stables
Mobile Homes, One unit per lot
Recreational facilities such as golf courses, playgrounds, parks, community centers, swimming pools, and similar recreation uses.
Residence, Single-family detached, One dwelling unit per lot
Telecommunications Antenna, Collocation on Existing Tower *(Amended 10/6/09)*
Telecommunications Antenna, Placement on Existing Building *(Amended 10/6/09)*
Telecommunications Tower, Stealth *(Amended 10/6/09)*
Temporary real-estate/construction offices
Temporary refreshment stands
Utility, Minor *(Amended 4/20/10)*

I. Special Uses

Assembly buildings and lodges
Cemeteries, public and private
Churches and other religious uses
Community Docking Facility (Major) *(Amended 6/5/07)*
Day care centers, nurseries, and pre-schools
Governmental uses such as offices, and emergency facilities
Homes for the elderly, convalescent homes, orphanages, and institutions for the care of the handicapped
Mobile Home Parks
Telecommunications Tower, Freestanding *(Amended 10/6/09)*

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Sections 23-24. Reserved