

Chapter 17.30

RESIDENTIAL AGRICULTURAL DISTRICTS

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I. RESIDENTIAL AGRICULTURAL-20 (RA-20) DISTRICTS

17.30.010 Purpose. The purpose of Sections 17.30.010 through 17.30.050 is to provide for the orderly and timely development of residential and agricultural uses consistent with natural conditions and desirable development patterns. (Prior code §9424(a))

17.30.020 Applicability. The regulations set forth in Sections 17.30.030 through 17.30.050 shall apply in all RA-20 residential agricultural-20 districts and TRA-20 residential agricultural-20 districts (Lake Tahoe area), and shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18. (Prior code §9424(b))

17.30.030 Uses permitted by right. The following uses are allowed by right without special use permit or variance:

- A. One single-family detached dwelling:
 - 1. Accessory uses and structures including, but not limited to, garage, swimming pool, pumphouse or boathouse,
 - 2. The renting of one room within the dwelling,
 - 3. One guest house not for rent or lease and not to exceed four hundred square feet of floor area as an accessory use to an existing dwelling. No guest house shall contain kitchen facilities,
 - 4. Home occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, dentist, handicrafts, insurance, photographer, physician, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided, that instruction is not given to groups in excess of four, and concerts or recitals are not held and no display of goods is visible from the outside of the property, such use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident thereon;
- B. Agricultural uses:
 - 1. Raising and grazing of livestock and other animals,
 - 2. Growing of trees, fruits, vegetables, flowers, grain and other crops,
 - 3. Packing and processing of agricultural products produced on the premises, without changing the nature of the products,
 - 4. Sale on the premises of products produced thereon,
 - 5. Any structure or use incidental or accessory to any of the foregoing uses;
- C. One unlighted sign not to exceed twelve square feet of message area and twelve feet above ground level advertising authorized activities on the premises;
- D. Drilling of wells and excavation of earth exclusively for authorized residential and agricultural purposes on that parcel;
- E. Local distribution lines for public utilities. (Ord. 3606 §26, 1986; Ord. 3366 §12, 1983; Ord. 3364 §23, 1983; prior code §9424(c))

17.30.040 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefor from the planning commission or zoning administrator:

- A. All other buildings, structures, signs, uses or expansion thereof;
- B. Reserved;
- C. Reserved;
- D. Reserved;
- E. Kennel, as defined in subsection 18 of Section 6.04.020. (Ord. 3606 §27, 1986: Ord. 3439 §2, 1984: Ord. 3366 §13, 1983; Ord. 3364 §24, 1983; prior code §9424(d))

17.30.050 Development standards. The following building provisions shall apply in the RA-20 residential agricultural-20 districts unless and until a variance is obtained from the planning commission:

- A. Minimum lot area of twenty acres;
- B. No maximum building coverage;
- C. Minimum lot width of three hundred feet;
- D. Minimum yard setbacks: front and rear, thirty feet (30'); sides, thirty feet (30'), except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25'); (Ord. 4236, 1992)
- E. Minimum agriculture structural setbacks of fifty feet on all yards;
- F. Maximum building height, forty-five feet (45') (Ord. 3606 §28, 1986: Ord. 3366 §§14, 15, 16, 1983; prior code §9424(e); Ord. 4236, 1992)

II. RESIDENTIAL AGRICULTURAL-40 (RA-40) DISTRICTS

17.30.060 Purpose. The purpose of Sections 17.30.060 through 17.30.100 is to provide for the orderly and timely development of residential and agricultural uses consistent with natural conditions and desirable development patterns. (Prior code §9425(a))

17.30.070 Applicability. The regulations set forth in Sections 17.30.080 through 17.30.100 shall apply in all RA-40 residential agricultural-40 districts and TRA-40 residential agricultural-40 districts (Lake Tahoe area), and shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18. (Prior code §9425(b))

17.30.080 Uses permitted by right. The following uses are allowed by right without special use permit or variance:

- A. One single-family detached dwelling:
 - 1. Accessory uses and structures including, but not limited to, garage, swimming pool, pumphouse or boathouse,
 - 2. The renting of one room within the dwelling,
 - 3. One guest house not for rent or lease and not to exceed four hundred square feet of floor area as an accessory use to an existing dwelling. No guest house shall contain kitchen facilities,
 - 4. Home occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, dentist, handicrafts, insurance, photographer, physician, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided, that instruction is not given to groups in excess of four,

and concerts or recitals are not held and no display of goods is visible from the outside of the property, such use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident thereon;

- B. Agricultural uses:
 - 1. Raising and grazing of livestock and other animals,
 - 2. Growing of trees, fruits, vegetables, flowers, grain and other crops,
 - 3. Packing and processing of agricultural products produced on the premises, without changing of the nature of the products,
 - 4. Sale on the premises of products produced thereon,
 - 5. Any structure or use incidental or accessory to any of the foregoing uses;
- C. One unlighted sign not to exceed twelve square feet of message area and twelve feet above ground level advertising authorized activities on the premises;
- D. Drilling of wells and excavation of earth exclusively for authorized residential and agricultural purposes on that parcel;
- E. Local distribution lines for public utilities. (Ord. 3606 §29, 1986: Ord. 3366 §17, 1983; Ord. 3364 §25, 1983; prior code §9425(c))

17.30.090 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefor from the planning commission or zoning administrator:

- A. All other buildings, structures, signs, uses or expansion thereof;
- B. Reserved;
- C. Reserved;
- D. Reserved;
- E. Kennel, as defined in subsection 18 of Section 6.04.020. (Ord. 3606 §30, 1986: Ord. 3439 §3, 1984: Ord. 3366 §18, 1983; Ord. 3364 §26, 1983; prior code §9425(d))

17.30.100 Development standards. The following building provisions shall apply in the RA residential agricultural-40 districts unless and until a variance is obtained from the planning commission:

- A. Minimum lot area of forty acres;
- B. No maximum building coverage;
- C. Minimum lot width of three hundred feet;
- D. Minimum yard setbacks: front and rear, thirty feet (30'); sides, thirty feet (30'), except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25'). (Ord. 4236, 1992)
- E. Minimum agriculture structural setbacks of fifty feet on all yards;
- F. Maximum building height, forty-five feet (45'). (Ord. 3606 §31, 1986: Ord. 3366 §§19, 20, 21, 1983; prior code §9425(e); Ord. 4236, 1992)

III. RESIDENTIAL AGRICULTURAL-60 (RA-60) DISTRICTS

17.30.110 Purpose. The purpose of Sections 17.30.110 through 17.30.150 is to provide for the orderly and timely development of residential and agricultural uses consistent with natural conditions and desirable development patterns. (Prior code §9426(a))

17.30.120 Applicability. The regulations set forth in Sections 17.30.130 through 17.30.150 shall apply in all RA-60 residential agricultural-60 districts and TRA-60 residential agricultural-60 districts (Lake Tahoe area), and shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18. (Prior code §9426(b))

17.30.130 Uses permitted by right. The following uses are allowed by right without special use permit or variance:

- A. One single-family detached dwelling:
 - 1. Accessory uses and structures including, but not limited to, garage, swimming pool, pumphouse or boathouse,
 - 2. The renting of one room within the dwelling,
 - 3. One guest house not for rent or lease and not to exceed four hundred square feet of floor area as an accessory use to an existing dwelling. No guest house shall contain kitchen facilities,
 - 4. Home occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, dentist, handicrafts, insurance, photographer, physician, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided, that instruction is not given to groups in excess of four and concerts or recitals are not held and no display of goods is visible from the outside of the property, such use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident thereon;
- B. Agricultural uses:
 - 1. Raising and grazing of livestock and other animals,
 - 2. Growing of trees, fruits, vegetables, flowers, grain and other crops,
 - 3. Packing and processing of agricultural products produced on the premises, without changing of the nature of the products,
 - 4. Sale on the premises of products produced thereon,
 - 5. Any structure or use incidental or accessory to any of the foregoing uses;
- C. One unlighted sign not to exceed twelve square feet of message area and twelve feet above ground level advertising authorized activities on the premises;
- D. Drilling of wells and excavation of earth exclusively for authorized residential and agricultural purposes on that parcel;
- E. Local distribution lines for public utilities. (Ord. 3606 §32, 1986: Ord. 3366 §22, 1983; Ord. 3364 §27, 1983; prior code §9426(c))

17.30.140 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefor from the planning commission or zoning administrator:

- A. All other buildings, structures, signs, uses or expansion thereof;
- B. Reserved;
- C. Reserved;
- D. Reserved;
- E. Kennel, as defined in subsection 18 of Section 6.04.020. (Ord. 3606 §33, 1986: Ord. 3439 §4, 1984: Ord. 3366 §23, 1983; Ord. 3364 §28, 1983; prior code §9426(d))

17.30.150 Development standards. The following building provisions shall apply in the RA-60 residential agricultural-60 districts unless and until a variance is obtained from the planning commission:

- A. Minimum lot area of sixty acres;
- B. No maximum building coverage;
- C. Minimum lot width of three hundred feet;
- D. Minimum yard setbacks: front and rear, thirty feet (30'); sides, thirty feet (30'), except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25'); (Ord 4236, 1992)
- E. Minimum agriculture structural setbacks of fifty feet on all yards;
- F. Maximum building height, forty-five feet (45'). (Ord. 3606 §34, 1986: Ord. 3366 §§24, 25, 26, 1983; prior code §9426(e); Ord. 4236, 1992)

IV. RESIDENTIAL AGRICULTURAL-80 (RA-80) DISTRICTS

17.30.160 Purpose. The purpose of the RA-80 districts is to provide for the orderly and timely development of residential and agricultural uses consistent with natural conditions and desirable development patterns. (Prior code §9427(a))

17.30.170 Applicability. The regulations set forth in Sections 17.30.180 through 17.30.200 shall apply in all RA-80 residential agricultural-80 districts and shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18. (Prior code §9427(b))

17.30.180 Uses permitted by right. The following uses are allowed by right without special use permit or variance:

- A. One single-family detached dwelling:
 - 1. Accessory uses and structures including but not limited to garage, swimming pool, pumphouse or boathouse,
 - 2. The renting of one room within the dwelling,
 - 3. One guest house not for rent or lease and not to exceed four hundred square feet of floor area as an accessory use to an existing dwelling. No guest house shall contain kitchen facilities,
 - 4. Home occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, dentist, handicrafts, insurance, photographer, physician, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided, that instruction is not given to groups in excess of four, and concerts or recitals are not held and no display of goods is visible from the

outside of the property, such use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident thereon;

- B. Agricultural uses:
 - 1. Raising and grazing of livestock and other animals,
 - 2. Growing of trees, fruits, vegetables, flowers, grain and other crops,
 - 3. Packing and processing of agricultural products produced on the premises, without changing of the nature of the products,
 - 4. Sale on the premises of products produced thereon,
 - 5. Any structure or use incidental or accessory to any of the foregoing uses;
- C. One unlighted sign not to exceed twelve square feet of message area and twelve feet above ground level advertising authorized activities on the premises;
- D. Drilling of wells and excavation of earth exclusively for authorized residential and agricultural purposes on that parcel;
- E. Local distribution lines for public utilities. (Ord. 3606 §35, 1986: Ord. 3366 §27, 1983; Ord. 3364 §29, 1983; prior code §9427(c))

17.30.190 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefor from the planning commission or zoning administrator:

- A. All other buildings, structures, signs, uses or expansions thereof;
- B. Reserved;
- C. Reserved;
- D. Reserved;
- E. Kennel, as defined in subsection 18 of Section 6.04.020. (Ord. 3606 §36, 1986: Ord. 3439 §5, 1984: Ord. 3366 §28, 1983; Ord. 3364 §30, 1983; prior code §9427(d))

17.30.200 Development standards. The following building provisions shall apply in the RA-80 residential agricultural-80 districts unless and until a variance is obtained from the planning commission or zoning administrator:

- A. Minimum lot area of eighty acres;
- B. No maximum building coverage;
- C. Minimum lot width of three hundred feet;
- D. Minimum yard setbacks: front and rear, thirty feet (30'); sides, thirty feet (30'), except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25'); (Ord. 4236, 1992)
- E. Minimum agricultural structural setbacks of fifty feet on all yards;
- F. Maximum building height, forty-five feet (45') (Ord. 3606 §37, 1986: Ord. 3366 §§29, 30, 31, 1983; prior code §9427(e); Ord. 4236, 1992)

V. RESIDENTIAL AGRICULTURAL-160 (RA-160) DISTRICTS

17.30.210 Purpose. The purpose of the RA-160 districts is to provide for the orderly and timely development of residential and agricultural uses consistent with natural conditions and desirable development patterns. (Prior code §9428(a))

17.30.220 Applicability. The regulations set forth in Sections 17.30.230 through 17.30.250 shall apply in all RA-169 residential agricultural-160 districts and shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18. (Prior code §9428(b))

17.30.230 Uses permitted by right. The following uses are allowed by right without special use permit or variance:

- A. One single-family detached dwelling:
 - 1. Accessory uses and structures including but not limited to garage, swimming pool, pumphouse or boathouse,
 - 2. The renting of one room within the dwelling,
 - 3. One guest house not for rent or lease and not to exceed four hundred square feet of floor area as an accessory use to an existing dwelling. No guest house shall contain kitchen facilities,
 - 4. Home occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, dentist, handicrafts, insurance, photographer, physician, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided, that instruction is not given to groups in excess of four and concerts or recitals are not held and no display of goods is visible from the outside of the property, such use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident thereon;
- B. Agricultural uses:
 - 1. Raising and grazing of livestock and other animals,
 - 2. Growing of trees, fruits, vegetables, flowers, grain and other crops,
 - 3. Packing and processing of agricultural products produced on the premises, without changing of the nature of the products,
 - 4. Sale on the premises of products produced thereon,
 - 5. Any structure or use incidental or accessory to any of the foregoing uses;
- C. One unlighted sign not to exceed twelve square feet of message area and twelve feet above ground level advertising authorized activities on the premises;
- D. Drilling of wells and excavation of earth exclusively for authorized residential and agricultural purposes on that parcel;
- E. Local distribution lines for public utilities. (Ord. 3606 §38, 1986: Ord. 3366 §32, 1983; Ord. 3364 §31, 1983; prior code §9428(c))

17.30.240 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefor from the planning commission:

- A. All other buildings, structures, signs, uses or expansion thereof;
- B. Reserved;
- C. Reserved;
- D. Reserved;
- E. Kennel, as defined in subsection 18 of Section 6.04.020. (Ord. 3606 §39, 1986: Ord. 3439 §6, 1984: Ord. 3366 §33, 1983; Ord. 3364 §32, 1983; prior code §9428(d))

17.30.250 Development standards. The following building provisions shall apply in the RA-160 residential agricultural-160 districts unless and until a variance is obtained from the planning commission or zoning administrator:

- A. Minimum lot area of one hundred sixty acres;
- B. No maximum building coverage;
- C. Minimum lot width of three hundred feet;
- D. Minimum yard setbacks: front and rear, thirty feet (30'); sides, thirty feet (30'), except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25'); (Ord. 4236, 1992)
- E. Minimum agricultural structural setbacks of fifty feet on all yards;
- F. Maximum building height, forty-five feet (45'); (Ord. 3606 §40, 1986: Ord. 3366 §§34, 35, 36, 1983; prior code §9428(e); Ord. 4236, 1992)

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