5.1 RA-20: Residential-Agricultural District

This district is established to promote low density residential and agricultural uses. The regulations of this district are intended to protect the agricultural sections of the community from an influx of uses likely to render them undesirable for farms and future development, and to insure that residential developments on private wells and septic tanks will occur at sufficiently low densities to insure a healthful environment. In promoting the general purposes of this Ordinance, the specific intent of this subsection is as follows:

A. To encourage the construction of and continued use of the land for low density residential and light agricultural purposes;

B. To prohibit commercial and industrial use of the land and to prohibit any other use which would substantially interfere with the development or continuation of dwellings and light agriculture in the district;

C. To encourage the discontinuation of existing uses that would not be permitted as new uses under the provisions of this subsection;

D. To discourage any use which would generate traffic on minor streets other than normal traffic to serve the residences and small farms on those streets;

E. To ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at sufficiently low densities to insure a healthful environment;

F. Any commercial livestock or poultry growing operation will be limited to a density of forty (40) animals per acre for livestock and one hundred (100) birds for poultry, neither of which can be congregated on a smaller parcel of land, with the balance of the land used for other purposes.

Permitted Uses

Single Family Dwellings.

Any form of agricultural, horticultural, or husbandry uses including the sale of products on the property where produced, provided that no retail stand or other commercial structure shall be located thereon, and no greenhouse heating plant shall be operated within fifty (50) feet of any

front property line and not less than within ten (10) feet from any other property line.

Churches.

Grounds and facilities for recreation and community center buildings, lakes, parks and similar facilities operated on a nonprofit basis, not including miniature golf courses.

Hospitals, nursing homes or sanitariums provided no buildings so used shall be within three hundred (300) feet of any lot line.

Public or private stables.

Home Occupations.

Day nurseries.

Municipal or County owned buildings.

Public schools and private schools.

Public utility distribution lines, but no service, storage yards, or transformer substations.

Radio and television transmitting stations and towers.

Type A Manufactured homes with the exception of the RA-20 zone in the NW quadrant of the Town, bordered by Veterans Road and I-95, prohibits the location of manufactured homes (type A or B) or any mobile home park.

Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard.

Conditional Uses

The following uses may be permitted as conditional uses by the Town Board subject to the provisions of Section 12:

Cemeteries.

Funeral Homes.

Type B Manufactured homes, with the exception of the RA-20 zone in the NW quadrant of the Town, bordered by Veterans Road and I-95, prohibits the location of manufactured homes (type A or B) or any mobile home park.

Mobile home parks (refer to Section 13).

Planned unit developments.

Solar Farm.

An existing building that has been used for the purpose of a business may be reopened for a similar use.

Dimensional Requirements

Within the RA-20 District as shown on the Zoning Map, all of the following dimensional requirements shall be complied with:

Minimum lot area - 20,000 square feet (without public water and sewer).

10,000 square feet (with public water and/or sewer).

Minimum additional lot area for each dwelling unit in excess of one:

5,000 square feet.

Minimum lot width: 75 feet.

Minimum living area in any dwelling shall be 700 square feet.

Minimum required front yard: 30 feet measured from the front property line.

Minimum required side yard: 15 feet measured from the side property line.

Minimum required rear yard: 25 feet measured from the rear property line.

Maximum permissible lot coverage: The total ground area covered by the principal building and all accessory buildings shall not exceed twenty (20) percent of the total lot area.

Building Height Limits: 35 feet.

Location of Accessory Buildings

No accessory building shall be erected in any required front or side yard or within

ten (10) feet of any lot line. An accessory building shall not be located closer

than ten (10) feet to any other building.

Corner Visibility

On a corner lot, within the triangular area formed by the inside curb lines or the edge of the pavement lines of the intersecting streets and a line joining points on such lines at a distance of forty (40) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average center line grade of each street.

Signs

See Section 7.

Off-Street Parking

See Section 8.