Section 4.120. **Zones. RA-H Residential Agricultural - Holding Zone.**

(.01) **Purpose.** It is the purpose of this zone to serve as a holding zone to preserve the future urban level development potential as undeveloped property designated for more intensive development. This zone has been applied to all urbanizable properties within the city which are planned for development and which have not previously received development approval in accordance with the Comprehensive Plan.

(.02) **Uses Permitted Outright:**

A. One single-family dwelling, per lot and accessory dwelling units subject to the standards of Section 4.113(.11). Where the Comprehensive Plan calls for future non-residential zoning of the site, the building permit for any proposed residential development shall not be granted until a statement has been recorded applying to the title of the subject property, notifying any potential buyer that future development in the area is expected to be non-residential. [Amended by Ord. #825, 10/15/18]

B. Except for existing lots of record of less than two acres, recorded prior to the effective date of this Code, partitioning or subdivision of properties designated for development shall only be considered in conjunction with or following a zone change in conformance with the Comprehensive Plan. Said zoning shall confirm the adequate provision of public facilities and the protection of future urban development potentials.

C. If the proposed development is for a less intensive interim density consisting of large lots, a pre-plat and Site Plan review shall be required that provides for future development of the property in accordance with the uses and densities shown in the Comprehensive Plan. Said plat shall be filed on the City's Lien Docket as an obligation toward the property, together with an agreement of non-remonstrance towards the formation of any local improvement district which may serve the subject site.

D. For properties designated in the City's Comprehensive Plan for nonresidential use, the intensity of use shall be restricted to activities which do not require construction of a permanent structure and which will not tend to restrict, obstruct, or adversely affect the future development of the property for its designated use. Except, however, that the development of a single-family dwelling shall be permitted as specified in subsection (.02), above.

E. Temporary structures or uses, subject to the procedures for temporary uses set forth in Section 4.163.

F. Agriculture, horticulture, greenhouses, nurseries (provided that any commercial sales of products shall require the approval of a conditional use permit), timber growing, grazing, and the small scale raising of livestock and animals.

G. Public parks, playgrounds, recreational and community buildings and grounds, public golf courses, tennis courts, and similar recreational uses, all of a non-commercial nature. Any principal building or public swimming pool shall be
located not less than forty-five (45) feet from any other lot in a residential or RA-H district.

H. Accessory Uses Permitted:
   1. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal uses permitted located on the same lot therewith.
   2. Home occupations.
   3. Signs, subject to the provisions of Sections 4.156.01 through 4.156.11.  
      [Amended by Ord. No. 704, 6/18/12]

(.03) Uses Permitted Subject to receiving approval of a Conditional Use Permit:
   A. Private parks, municipal and government buildings, public utilities, public information centers, semi-public buildings of a non-commercial nature, churches, attached family dwelling units limited to two (2) family maximum, public, private, and parochial schools as provided in Section 4.184 when approved by the Development Review Board at a Public Hearing as provided in Section 4.013.
   B. Roadside stands when located on the same property as the principal uses, selling only those products that are produced on the same property on which the stand is located, or on adjacent property.

(.04) Dimensional Standards:
   A. Minimum Lot Size: 30,000 square feet.
      1. Legal, non-conforming RA-H lots in the Old Town Overlay Zone shall have the following setbacks:
         a. Front: Ten (10) feet for single family dwellings, for all other uses: none;
         b. Rear: Fifteen (15) feet;
         c. Side: Five (5) feet.
      2. Minimum setback for residential garage or carport: At least five (5) feet behind the front of the nearest residential unit on the property. In no case shall the front of a garage or carport be located less than twenty (20) feet behind a sidewalk or a public right-of-way providing access to that garage or carport. Except, however, in the case of an alley where garages or carports are located within five (5) feet of the property line adjoining the alley.  [Amended by Ord. 682, 9/9/10]
   C. Minimum Street Frontage: Seventy-five (75) feet. A reduced street frontage may be approved, based on a finding that the proposed lot frontage will not hinder the future development of the site to densities proposed in the Comprehensive Plan.
   D. Maximum Height: thirty-five (35) feet.
   E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line
of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.

(.05) **Off-Street Parking Requirements:** As provided in Section 4.155.

(.06) **Signs:** As provided in Sections 4.156.01 through 4.156.11.
[Amended by Ord. No. 704, 6/18/12]

(.07) **Corner Vision:** As provided in Section 4.177.

(.08) **Prohibited Uses:**
   
   A. Uses of structures and land not specifically listed as permitted or conditionally permitted in the zone, or substantially similar to those uses, are prohibited in all RA-H Zones.
   
   B. The use of a trailer, travel trailer, or mobile coach as a residence.
   
   C. Service stations for petroleum products.

(.09) **Block and access standards:**

   1. Maximum block perimeter: 1,800 feet.
   
   2. Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard. [Amended by Ordinance No. 538, 2/21/02; Ord. 682, 9/9/10.]
   
   3. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.