

CHAPTER 02-23 RESIDENTIAL/AGRICULTURAL ZONE RA-2

Section 02-23-001	Objectives and Characteristics
Section 02-23-002	Use Regulations
Section 02-23-003	Area Requirements
Section 02-23-004	Minimum Width Requirements
Section 02-23-005	Location Requirements
Section 02-23-006	Height Requirements
Section 02-23-007	Size of Dwellings
Section 02-23-008	Special Provisions

02-23-001 OBJECTIVES AND CHARACTERISTICS

The RA-2 Residential Agricultural Zone has been established for the primary purpose of providing a location where residential development associated with limited numbers of livestock can be maintained. It is also established to encourage good neighborhoods, housing, or area design thus ensuring substantial compliance with the intent of those regulations and other provisions of this chapter. Furthermore, it is established to regulate the health, safety and general welfare of Naples residents and at the same time secure the advantage of large scale site planning for residential needs. The regulations also permit the establishment, with proper controls, of public and semipublic uses such as churches, schools, parks and playgrounds, which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to single family neighborhoods.

02-23-002 USE REQUIREMENTS

Permitted Uses:

The following buildings, structures and uses of land shall be permitted in the RA-2 zone, upon compliance with requirements, as set forth in this ordinance:

1. Single family dwellings
2. Livestock and fowls may be raised, cared for, and kept in limited numbers as follows:
 - a. 1 cow, horse, donkey, or mule for every 10,000 sq. ft.
 - b. 1 hog or llama for every 6,500 sq. ft.
 - c. 1 sheep or goat for every 4,000 sq. ft.
 - d. 1 fowl for every-400 sq. ft.

The suckling offspring of a through c above are allowed and do not require any sq. ft. Any animal older than 1 year does not count as a suckling offspring.

The area requirement for each animal cannot be shared between animals.

The minimum area required to keep any livestock or fowls does not include the human dwelling area.

Other domestic animals not otherwise mentioned may be kept, subject to limitations of number and conditions of location, as may be determined by the Planning Commission to be in harmony with the objectives and purposes of this ordinance and in keeping with the characteristics of this zone.

3. Schools, churches, and recreation areas, not including privately owned commercial recreation enterprises (which would be a conditional use).
4. Sheds, buildings, and cellars for the storage of farm machinery and produce.
5. Barns, corrals, pens, netted pens, horse walkers, and feed storage for the keeping of animals, and the storage of farm products, provided uses for the care and keeping of livestock are located at least 200 feet distance from any existing dwelling, public, or private building used for human occupancy on adjacent property, at least 100 feet from any existing dwelling, public, or private building used for human occupancy on the same property, and at least 100 feet from any property lines.
6. Chicken coops shall be located at least 50 feet from any existing dwelling, public, or private building used for human occupancy on adjacent property, and at least 30 feet from any property lines and any existing dwelling, public, or private building used for human occupancy on the same property.
7. Day-care facilities, which have been approved by the appropriate state and local agencies. Day cares permitting more than 8 children are prohibited.
8. Public utility substations, and veterinary clinics.
9. Home occupation, in accordance with Chapter 13 of this ordinance.
10. "Casitas" a separate dwelling structure located on a lot with one main residential dwelling structure and used for housing of family and shall not be sold separately from the main residential structure and are subject to the: area square feet, width and location requirements for two-family dwellings in the applicable zone. The casitas is for the use of family members of the owners of the main dwelling that are 3 degrees of consanguinity. Mobile homes, trailers, RVs, campers, and any other temporary buildings and/or vehicles, may not be used as a casitas. A casitas shall only be permitted on lots with an existing owner occupied single-family dwelling or where a permit has been issued and construction is in progress for building a single-family dwelling. Only one casitas shall be permitted per lot of record. The minimum width at the narrowest point of a casitas shall be no less than twenty (20) feet. The construction, design and appearance of the casitas shall

match or exceed the existing home, as well as, the neighborhood or adjoining homes. The casitas shall be located outside of all setback areas of the main residential dwelling; side yards, back yard etc. of the main dwelling and shall be located so that the casitas has at least the same minimum setbacks, side yards, etc. as is required for any other dwelling in the zone. The casitas shall meet the setback requirements required for the main dwelling. The property where a casitas is located shall not exceed forty (40) percent of the total lot area. Additionally, a covenant running with the land, recorded in the County Recorder's Office that the casitas shall be used only for the housing of family, and not, sold, or taxed separately from the main residential structure, until such time the lot is legally subdivided in accordance with city ordinances. See Family in definitions chapter 02-02

Any other use not listed above is not permitted.

02-23-003 AREA REQUIREMENTS

Minimum lot area:

Single family dwellings	14,520 sq. ft.
Agricultural uses	14,520 sq. ft.
Any other permitted use	43,560 sq. ft. (1 acre)

Minimum frontage (measured at both the front property line and the front setback line):

All uses	100 feet
----------	----------

02-23-004 LOCATION REQUIREMENTS

MINIMUM SETBACKS FROM PROPERTY LINES:

- 1. Main buildings on INTERIOR (non-corner) LOTS:
 - Front: 30 feet
 - Side: 8 feet (20 feet minimum for both sides combined)
 - Rear: 30 feet

- 2. Main buildings on CORNER LOTS:
 - Front: 30 feet
 - Side: 20 feet on street-side, and 8 feet on interior side
 - Rear: 20 feet (8 feet for dwellings with attached garage or carport)

- 3. Main buildings on CUL-DE-SAC LOTS:
 - Front: 30 feet measured perpendicular to a straight line between the front lot corners, and no less than 25 feet from the turn-around or cul-de-sac right-of-way.
 - Side: 8 feet
 - Rear: 30 feet measured perpendicular from the rear wall of the home to the lot line. In no case shall any part of the home be closer than 8 feet to any

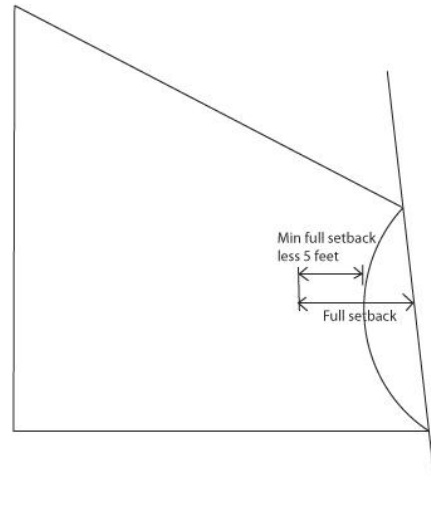
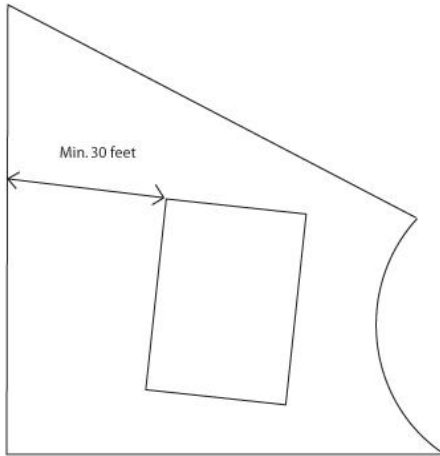
lot line, and in no case shall any two homes on adjacent lots be closer than 20 feet.

4. Accessory buildings:

Front: 30 feet

Side: Same as main building, unless any part of the accessory building is 5 feet behind the main building, then the side setback is 5 feet.

Rear: 5 feet



02-23-006 HEIGHT REQUIREMENTS

Maximum of 34 ft. above grade or 2 ½ story, whichever is shorter.

02-23-007 SIZE OF DWELLING

The total floor area of any one family dwelling shall not be less than seven hundred - fifty square feet.

02-23-008 SPECIAL PROVISIONS

1. Plans showing proposed off-street parking layout and landscaping for churches and schools shall be submitted to and approved by the city building official prior to the issuance of a building permit. Said plans shall provide that all land not covered by buildings or by off-street parking space shall be landscaped as lawn, trees, shrubs, gardens, or ground cover and otherwise landscaped and maintained in accordance with good landscaping practice. Only twenty-five percent (25%) of the required front yard setback space shall be used for automobile parking, and the rest shall be landscaped and maintained with lawn, trees, shrubs, or group cover.
2. A bond or other financial guarantee shall be required, guaranteeing landscaping and other improvements within a year of occupancy. See 02-31 Subdivisions for the procedures of bonds.
3. At least eighty percent of the lot area not covered by buildings or parking shall be maintained as open space and shall be kept free from refuse and debris.

4. All residential dwellings shall be connected to a public sewer system.
5. The design for curb and gutter shall be either high back or modified high back according to UDOT standards.
6. Produce gardens shall have a 15 foot minimum setback measured from the curb.
7. For the purpose of determining front, side, and rear setback requirements, any part of the separate building situated within 5 feet of a dwelling, or other main building, shall be considered as a part of the main building, and not act as an accessory building.
8. All dwellings shall be supplied with culinary water, and plumbed in accordance with the current edition of International Plumbing Code in Utah.
9. All new residential developments shall have curb, gutter, and a minimum 5 foot wide sidewalk, all of which adhere to ADA standards. If a development includes a green strip between the sidewalk and the street, then it shall be a minimum of 4 feet wide. The green strip shall be maintained by the developer and/or property owner. Naples City may plow snow into piles on the green strip on occasion in order to keep the streets clear of snow.
10. The lot area around the buildings and structures shall be kept free from refuse and debris.