

## Chapter 17.15

### RA RESIDENTIAL AGRICULTURAL DISTRICT

Sections:

**17.15.010 Purpose and intent.**

**17.15.020 Uses permitted.**

**17.15.030 Uses subject to site plan review.**

**17.15.040 Uses subject to a conditional use permit.**

**17.15.050 Temporary uses permitted.**

**17.15.060 Accessory uses permitted.**

**17.15.070 Site development standards.**

#### **17.15.010 Purpose and intent.**

A. The purpose and intent of this chapter is to establish and preserve areas for agriculture, conservation and low-intensity residential uses that do not significantly change the natural character of the land and low-intensity outdoor recreation uses that do not significantly change the natural character of the land or attract large numbers of people.

B. This zone is intended to implement the agricultural estates and residential suburban land-use designations of the general plan. (Ord. 270 (part), 1984)

#### **17.15.020 Uses permitted.**

Uses permitted in the RA district are:

A. Agricultural activities:

1. Accepted ranching practices;
2. Accepted farming practices;
3. Stable, private;
4. Fowl raising, domestic.

B. Residential activities:

1. Dwelling, single-family.
2. Transitional housing or supportive housing within a permitted single-family dwelling. These uses are considered residential uses subject only to those restrictions that apply to other residential uses of the same type in this same zone. (Ord. 469 (part), 2015; Ord. 270 (part), 1984)

#### **17.15.030 Uses subject to site plan review.**

In the RA district, there are no uses subject to site plan review. (Ord. 270 (part), 1984)

#### **17.15.040 Uses subject to a conditional use permit.**

In the RA district, the following uses are subject to the issuance of a conditional use permit:

A. Agricultural activities which exceed the limits set forth within the provisions of Section [17.06.120](#).

**B. Residential activities:**

1. Group care home;
2. Boardinghouse;
3. Retirement home;
4. Rest home;
5. Bed-and-breakfast inn.

**C. Other activities:**

1. Church or other places of worship;
2. Day nursery, child care;
3. School;
4. Public utility building, structure and/or facility;
5. Park, playground, golf course;
6. Cemetery;
7. Large family day care homes, with conditions limited to those specified in Section [1596.70](#) through [1596.795](#) and [1597.46](#) of the California Health and Safety Code. (Ord. 323 §17, 1992; Ord. 305 §2(part), 1990; Ord. 270 (part), 1984)

**17.15.050 Temporary uses permitted.**

The following are uses permitted for a period not to exceed eighteen months or the duration of a building permit, whichever is shorter:

- A. Temporary subdivision directional signs;
- B. Model homes, temporary real estate office;
- C. Continued use of an existing building during construction of a new building on the same site;
- D. Temporary contractor's office used on the construction site;
- E. The use of a travel trailer or single-wide mobilehome. (Ord. 270 (part), 1984)

**17.15.060 Accessory uses permitted.**

The normal accessory uses consistent with the definition in this title and any of the following customary uses and structures are permitted:

- A. Residential garage and/or carport;
- B. Swimming pool not located closer than five feet from any property line or within the front setback line.
- C. Fences and walls, except retaining walls, shall not exceed six feet in height, except in the front setback area where the maximum allowed is three feet; and thirty inches in the vision clearance zone;
- D. Retaining walls constructed within building setbacks shall not have exposed surfaces that exceed four feet in height, except:

1. A series of retaining walls, none of which individually exceed four feet in height, may be used, provided each successive wall is set back or stepped at least one foot for each one foot of height for that wall; and
2. Within the vision clearance zone, on upsloping lots, a single retaining wall shall be permitted that does not exceed thirty inches in height. Successive or stepped retaining walls shall not be permitted in the vision clearance zone on upsloping lots.
3. Within side and rear building setbacks that are not adjacent to a street or right-of-way, a retaining wall that faces in toward the subject property may be allowed that is up to eight feet in height.
4. A retaining wall may be allowed that is up to eight feet in height, provided the wall is being used to retain the existing grade or slope of the site. Cut and fill shall be limited to that which is necessary for construction and upon completion, the location of the top and bottom of the wall shall be substantially similar to the top and toe of the pre-construction slope.

E. Home occupations in compliance with Section [17.06.060](#);

F. Signs in compliance with Chapter [15.12](#) of this code;

G. Accessory dwelling, guest houses, servants' quarters, or granny flat, in compliance with the requirements of Chapter [17.61](#). (Ord. 425 §4, 2005; Ord. 409 §2, 2004; Ord. 405 §3, 2003; Ord. 275 §4(part), 1985; Ord. 270 (part), 1984)

**17.15.070 Site development standards.**

Site development standards in the RA district are as follows:

- A. Minimum lot area for new lots, five acres;
- B. Building coverage (maximum), ten thousand square feet of building coverage per five acres of lot or parcel area;
- C. Maximum building height, thirty-five feet;
- D. Lot width, one hundred feet, minimum;
- E. Lot depth, one hundred twenty feet, minimum;
- F. Minimum building setbacks:
  1. Front, twenty feet,
  2. Side, ten feet,
  3. Exterior side of a corner lot, same as front,
  4. Rear:
    - a. Principal building, twenty feet,
    - b. Accessory building, five feet,
  5. Between buildings, ten feet,
  6. Vision clearance, thirty-five feet,
  7. Between a barn, paddock, corral, pen, or other structure housing livestock or fowl, and any property line, forty-five feet. (Ord. 407 §4, 2004; Ord. 323 §§18, 19, 1992; Ord. 270 (part), 1984)

Disclaimer: The city clerk's office has the official version of the Angels Camp Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

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