

270-xx.x – RURAL AGRICULTURE (RA) ZONING DISTRICT

270-x.x: Purpose

The intent of the RA District is to designate areas where farming and farm-related businesses are the prevalent and desired land use activities. Some nonagricultural development, largely low-density housing, has occurred, is anticipated in the future, and is appropriate as determined by access to public water infrastructure. The Rural Agriculture (RA) Zoning District is primarily intended to maintain a rural boundary adjacent to the AG Zoning District and to encourage a proper environment to foster farming operations and rural residential land uses. The purpose of the RA Zoning District is to provide an area of limited housing density and a meaningful transition between the rural/agricultural character of the community and the more intensely developed areas south of Peruville Road.

270-x.x: General

All development in the Rural Agriculture (RA) Zoning District must comply with the area, bulk, and form standards of this section, as well as any applicable standards in other sections, including the following:

- 108: Building Codes**
- 112: Buildings, Unsafe**
- 119: Communication Towers**
- 133: Farming**
- 142: Flood Damage Prevention**
- 158: Junkyards and Outdoor Storage**

- 174: Public Assembly**
- 210: Signs**
- 225: Stormwater**
- 230: Streets and Sidewalks**
- 235: Subdivision of Land**
- 253: Water**
- 270-37: Principal Uses**
- 270-38: Accessory Uses**
- 270-39: Temporary Uses**
- 270-40: Site Development Standards**

270-x.x: Principal Uses

Any of the following Principal Uses are permitted by right, separately or in combination with other Principal Uses permitted by right, if in compliance with any applicable use standards, in the Rural Agriculture (RA) Zoning District:

- A. Bed & Breakfast
- B. Dwelling, One-Unit
- C. Dwelling, Two-Unit
- D. Day-Care Facility
- E. Farm Operation
- F. Alternative Energy System, subject to § 270-25.1.
- G. Open Space

270-x.x: Principal Uses subject to Site Plan Review for Certain Farm Operations

Any of the following Principal Uses are permitted by Site Plan Review for Certain Farm Operations (Section 270-27(G)), separately or in combination with other Principal Uses permitted by right, if in compliance with any applicable use standards, in the Rural Agriculture (RA) Zoning District:

- A. Agricultural Education and Recreation Facility
- B. Agriculture-Related Commerce

- C. Farm Creamery
 1. The combined square footage of all structures or buildings associated with the Farm Creamery as well as any Roadside Stand or Farm Market on the premises used to sell the dairy products may not exceed a total of 15,000 square feet. The milking operation is not included in this limitation.
- D. Farm Brewery; Farm Cidery; Farm Distillery; Farm Winery
- E. Farm Market

270-x.x Principal Uses subject to Site Plan Review

- A. Amusement Facility, Indoor
- B. Amusement Facility, Outdoor
- C. Animal Care Facility
- D. Assembly
- E. Business Offices
- F. Cemetery
- G. Communication Towers
- H. Contractor's/Landscaping Yard
- I. Large-Scale Battery Energy Storage System
- J. Lodge or Private Club
- K. Medical Clinic
- L. Nursery School
- M. Place of Worship
- N. Primary/Secondary School
- O. Public Safety Facility
- P. Residential Care Facility
- Q. Retail Garden Center
- R. Restaurant
 1. Drive-through service is prohibited.
- S. Retail and Service, General
- T. Retail & Service, Heavy

- U. Rural Enterprise
- V. Solar Energy Facility
- W. Tavern
- X. Utilities and Services, Major
- Y. Veterinary Clinic
- Z. Wind energy conversion system

270-x.x Accessory Uses

- A. Accessory Building
- B. District Energy System
- C. Dwelling, Accessory
- D. Farm Operation – Accessory Commerce
- E. Home Business, subject to Section 270-38.1.
- F. Home Occupation, subject to Section 270-38.1.
- G. Non-tower-based wind energy conversion system
- H. Outdoor Display
- I. Roadside Stand
- J. Small-scale battery energy storage system
- K. Small-scale solar energy system
- L. Utilities and Services, Minor

270-x.x Temporary Uses

- A. Agricultural Events, subject to Chapter 174: Public Assembly.
- B. Contractor Trailer, subject to Section 270-39.1.
- C. Storage Container, subject to Section 270-39.1.
- D. Temporary Occupancy of Permanent Dwelling, subject to Section 270-39.1.