

Article 910

RESIDENTIAL AGRICULTURE DISTRICT (RA)

(881-1/62, 1050-5/64, 1077-9/64, 1108-1/65, 1222-8/66, 1235-8/66, 1838-6/73, 1847-7/73, 1952-2/75, 2166-3/77, 2373-9/79, 2411-2/81, 2834-7/86, 2900-8/87, 2967-11/88)

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9100 General provisions. The residential agriculture district (RA) is intended to serve as a transition or holding zone for property with current agricultural activities and as a zone where restricted residential development is permitted. (2834-7/86)

9101 Permitted uses. The following shall be permitted within the RA district:

- (a) Unregulated. Agricultural and horticultural uses such as orchards, field or bush crops, vegetable and flower gardening.
- (b) Building permit. Single family dwellings and accessory buildings which are permanently located on a parcel and greenhouses, barns, tool sheds, and buildings accessory to farming uses shall be permitted subject to the approval of a building permit. Tents, trailers, vehicles, or temporary structures shall not be used for dwelling purposes.
- (c) Use permit. The following uses shall be permitted subject to the approval of a use permit by the Zoning Administrator:
 - (1) Wholesale nurseries.
 - (2) Uses where animal feces are used in bulk quantities or where packaging of products constitutes more than 25 percent (25%) of the site's activities. (2967-10/88)

The Zoning Administrator shall consider in reviewing the above uses, traffic circulation, the provision of off-street parking, required dedications and improvements, and the buffering and compatibility of the site with surrounding uses. (2967-10/88)

(d) Conditional use permit. The following uses shall be permitted subject to the approval of a conditional use permit by the Planning Commission:

- (1) Unclassified uses pursuant to Article 963.

- (2) Temporary contractor's storage yards for the storage of construction related materials only may be permitted pursuant to the standards contained in Section 9530.15(b) (M1 district outside storage requirements) except that screening may be provided by chain link fence with wood slats rather than a masonry wall. Where the use is adjacent to an arterial highway, the minimum setback shall be twenty (20) feet, all of which shall be fully landscaped. Such uses shall be prohibited on any site located less than one thousand (1,000) feet from a residential structure. Initial approval shall be for a maximum of three (3) years, with two (2) one-year extensions subject to Planning Commission approval, except that any storage use shall cease operation once a building permit is issued for a residential structure within one thousand (1,000) feet. This temporary contractor's storage use shall only apply to construction contractors while they are engaged in active construction within the city limits of Huntington Beach.

At the time of application applicant shall submit a declaration under penalty of perjury stating the construction project location and the owner of the property if other than the applicant. (2834-7/86, 2900-8/87)

- (3) Temporary uses resulting from an operation being displaced due to property acquisition by a governmental agency may be permitted for a maximum of five (5) years. Such uses shall be similar in nature to the prevailing surrounding uses of the general area and shall comply with all applicable requirements of this code such as parking, landscaping, access, and setbacks that would pertain to such use if located in a district in which it would be a permitted use. (2967-10/88)

9102 Prohibited uses. The following uses shall be prohibited in the RA district:

- (a) Garbage or sewage disposal plants.
- (b) Animal husbandry and any commercial raising of animals. (2834-7/86)

9103 Minimum parcel size/frontage. A licensed land surveyor or civil engineer shall submit calculations showing lot width, depth, and area for any new parcel. The minimum lot size shall be one acre and the minimum lot frontage shall be 150 feet. (2834-7/86)

9104 Maximum density/intensity. The maximum density shall not exceed one unit per acre. A maximum of five (5) units is permitted on any single parcel. (2834-7/86)

9105 Maximum building height. Maximum building height shall be twenty-five (25) feet and maximum two (2) stories for all structures. (2834-7/86)

9106 Maximum site coverage. Maximum site coverage shall be fifty percent (50%). Site coverage shall be as outlined in the definitions article. (2834-7/86)

9107 Setbacks. Setbacks for the dwelling shall be provided as indicated below. Garages shall be set back a minimum of twenty-two (22) feet from any exterior property line. Setbacks for architectural features are contained in Section 9109(b).

Front yard	Twenty (20) feet
Interior side yard	Five (5) feet
Exterior side yard	Twenty (20) feet
Rear yard	Twenty (20) feet

(2834-7/86)

9108 Parking. Parking shall comply with the standards outlined in Article 960. The parking of inoperable motor vehicles, trucks and machinery, trailers, campers and boats shall be prohibited in front of the main dwelling. (2834-7/86)

9109 Miscellaneous requirements.

- (a) Accessory buildings. Accessory buildings may be permitted on a lot with a permitted main building. Setback requirements are as specified for the main dwelling, except accessory buildings other than detached garages shall set back fifty (50) feet from the front property line. The minimum distance from any building to any other building on the same lot shall be twenty (20) feet.
- (b) Architectural features. Architectural features, including eaves, fireplaces, and open unroofed stairways and balconies shall maintain a minimum distance of five (5) feet from any portion of any other building on the same lot. Such features shall set back thirty (30) inches from the side property lines and sixteen (16) feet from the front and rear property lines.
- (c) Fencing. Fencing shall comply with the standards outlined in Article 977. (2834-7/86)