



Part II

Section 6

RA-1 – Residential Agriculture 1



PART II, SECTION 6: RA-1 - RESIDENTIAL AGRICULTURE-ONE

A. INTENT

Areas for low density residential development. Non-commercial, agricultural uses.

B. USES PERMITTED BY RIGHT

1. Accessory uses and buildings.
2. Antenna support structures used non-commercially for radio, television reception, amateur and citizens band radio, cellular telephones and personal communication system uses. These antenna support structures shall be located on the property so that if antennas or antenna support structures fall, it will be within the property boundaries. In any case, the height shall not exceed thirty-five feet (35') except for amateur radio ("Ham") antennas, which shall not exceed seventy-five feet (75').
3. Home occupation.
4. Household pets.
5. Microwave dishes without towers.
6. Non-commercial, domestic livestock, poultry, fowl and small livestock. Maximum corral facility of ½ acre. See Part II, Section 24 of these Regulations.
7. One (1) single-family dwelling per lot.
8. Open space.
9. Public parks, playgrounds and other public recreation areas; provided that all buildings are located at least fifty (50) feet from all property lines.
10. Temporary residence construction, bonding may be required. Temporary Housing Permits, in conjunction with a valid building permit, for either mobile or manufactured homes in excess of 8 x 42 feet will not be permitted.
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12. Temporary residential sales and construction office, bonding may be required.
13. Utility service facility.

C. USES PERMITTED BY SPECIAL REVIEW

1. Antenna support structures in height category of 35.01 to 120.00 feet shall be subject to an "Administrative Special Use Review" as detailed in Part II, Section 18.



2. Antenna support structures in height category of 120.01 or more feet shall be subject to a "Special use Review" as detailed in Part II, Section 18.
3. Cellular Communication Facilities
4. Churches and church schools.
5. Fire Stations (See Resolution 99-19).
6. Group homes.
7. Hospitals, nursing and convalescent homes and other extended care facilities.
8. Major facilities of a public utility.
9. Mining activities, mining quarries, sand and gravel operations, oil drilling and oil and gas exploration.
10. Nursery schools and day-care centers.
11. Public and private schools.
12. Public, private and multiple use wastewater treatment and water storage facilities for domestic use in excess of five thousand (5,000) gallons.
13. ~~Second Residence—The second residence may either be separate from or a part of the primary residence, but must utilize a central water system available to the site.~~
Eliminated as per Resolution #11-31 (Recorded on 10/26/11—Reception #522222)
14. Veterinary hospitals and clinics.

D. MINIMUM AREA AND YARD SETBACK REQUIREMENTS

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| 1. Minimum lot area | 5 acres |
| 2. Lot widths (minimum) | 250 feet |
| 3. Front yard setback (minimum) from the road right-of-way easement, or at a point of minimum lot width, whichever is greater. | 100 feet |
| 4. Side yard setback (minimum) | 25 feet |
| 5. Rear yard setback (minimum) | 25 feet |
| 6. Building height (maximum) | 35 feet |



7. Accessory use or building:

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| a. | Front setback: (minimum) from the road right-of-way easement. | 100 feet |
| b. | Side and rear setback (minimum) | 25 feet |
| c. | Building height (maximum) | 35 feet |

8. Corner lots must meet front yard setback requirements on each side the yard borders a public or private road or a vehicle right-of-way or a vehicle easement.

E. FENCES, HEDGES AND WALLS

1. Fences, hedges and walls shall be permitted in this zone and may be located in the yard setback.
2. Fences, hedges and walls shall not exceed thirty (30) inches in height for distances in excess of fifteen (15) feet, measured from property corners at intersections of streets, roads, highways and railroads restricting visibility.

F. GENERAL REQUIREMENTS

1. Open space Dedication Requirements or Cash in lieu: A portion of the gross site area shall be dedicated to either a special district, or a qualifying non-profit entity, or to Elbert County or other group that has the ability and resources required to administer and must perpetually defend the open space for its intended use. Cash may be paid to the County in lieu of the dedication of open space. The dedication of land or payment of cash in lieu of dedication shall be carried out in conformity with the Elbert County Master Plan.
2. Parking Requirements: Two (2) off-street parking spaces per dwelling unit.
3. Sign Requirements: See Part II, Section 19 of these Regulations.
4. Utility Requirements: All distribution and/or service lines for all utilities must be underground installation unless a Variance or Special Use is granted by Elbert County for overhead installation.
5. Road Requirements: Gravel roads to meet the Elbert County Road and Bridge Department's specifications and certified approval obtained from same to be filed with the Building Department prior to permits being issued. Roads must meet all requirements of the Elbert County Road and Bridge Standards. Certified approval of roads must be obtained prior to issuance of the 1st building permit.