

Sec. 10.2.1 - By right.

modified



The following uses shall be permitted by right in the RA district, subject to the applicable requirements of this chapter:

1. Detached single-family dwellings, including guest cottages and rental of the same; provided that yard, area and other requirements of [section 10.4](#), conventional development by right, shall be met for each such use whether or not such use is on an individual lot subject to [section 10.3](#).
2. Side-by-side two-family dwellings subject to the provisions of [section 10.4](#); provided that density is maintained and provided that buildings are located so that each unit could be provided with a lot meeting all other requirements for detached single-family dwellings except for side yards at the common wall. Other two-family dwellings shall be permitted provided density is maintained.
3. Agriculture, forestry, and fishery uses except as otherwise expressly provided.
4. Game preserves, wildlife sanctuaries and fishery uses.
5. (Repealed 5-5-10)
6. Water, sewer, energy, communications distribution facilities (reference [5.1.12](#)).
7. Accessory uses and buildings including major home occupations (reference [5.2A](#)), minor home occupations (reference [5.2A](#)), and storage buildings.
8. Temporary construction uses (reference [5.1.18](#)).
9. Public uses (reference [5.1.12](#)).
10. Temporary sawmill (reference [5.1.15](#) and subject to performance standards in [4.14](#)).
11. Veterinary services - off-site treatment only.
12. Agricultural service occupation (subject to performance standards in [4.14](#)).
13. Divisions of land in accordance with [section 10.3](#).
14. Homestays (reference [5.1.48](#)).
15. Manufactured homes, individual, qualifying under the following requirements (reference [5.6](#)):
 - a. A property owner residing on the premises in a permanent home wishes to place a manufactured home on such property in order to maintain a full-time agricultural employee.
 - b. Due to the destruction of a permanent home an emergency exists. A permit can be issued in this event not to exceed 12 months. The Zoning Administrator shall be authorized to issue permits in accordance with the intent of this ordinance and shall be authorized to require or seek any information which he may determine necessary in making a determination of cases "a" and "b" of the aforementioned uses.
16. Temporary manufactured home in accordance with [section 5.7](#).
17. Farm winery uses, events, and activities authorized by [section 5.1.25](#)(a),(b), and (c)(2).
18. Borrow area, borrow pit, not exceeding an aggregate volume of 50,000 cubic yards including all borrow pits and borrow areas on any one parcel of record on the adoption date of this provision (reference [5.1.28](#)).
19. Manufactured homes on individual lots (reference [5.6](#)).
20. Commercial stable (reference [5.1.03](#)).
21. Stormwater management facilities shown on an approved final site plan or subdivision plat.
22. Tier I and Tier II personal wireless service facilities (reference [5.1.40](#)).
23. Farm worker housing, Class A (up to ten occupants and up to two sleeping structures) (reference [5.1.44](#)).
24. County store, Class A (reference [5.1.45](#)).
25. Small wind turbines (reference [5.1.46](#)).
26. (Repealed 11-12-14)
27. Farm stands (reference [5.1.47](#)).
28. Family day homes (reference 5.1.56).
29. Farm brewery uses, events, and activities authorized by [section 5.1.57](#)(a), (b), and (c)(2).
30. Events and activities at agricultural operations authorized by right under [section 5.1.58](#)(d).
31. Farm distillery uses, events, and activities authorized by [section 5.1.59](#)(a), (b), and (c)(2).
32. Group home (reference [5.1.07](#)).
33. Farmers' markets (reference [5.1.47](#) a—e)
34. Religious assembly use with assembly of not more than 200 persons.
35. Solar energy facilities with a fenced area of 21 acres or less (reference 5.1.66).