

Yuma County Zoning Ordinance

Article VI-- Zoning District Regulations

Section 601.00--Rural Area Zoning District (RA)

601.01--Purpose

The purpose of this district is to conserve and preserve farms, agricultural related resources, continued agricultural use and other open space land uses fostering orderly growth in rural areas, preventing urban and agricultural land use conflicts, and allowing rural lot development with emphasis on preserving the character of farming communities. Principle uses permitted in this zoning district include residential uses on large parcel sizes, farms, agricultural-related land uses, and open space or recreational uses. These regulations apply to all four (4) of the Rural Area districts: Rural Area-40 Acre Minimum (RA-40), Rural Area-20 Acre Minimum (RA-20), Rural Area-10 Acre Minimum (RA-10), and Rural Area-5 Acre Minimum (RA-5).

601.02--Permitted Uses

The following are allowed uses on properties in any of the four Rural Area (RA) zoning districts subject to compliance with the development standards listed below.

- A. One (1) **single-family dwelling** unit, site-built, factory-built or **manufactured home**.
- B. Ranch/Farm headquarters office to conduct business related to farming and ranching operations.
- C. Farm Labor housing.
- D. Farms and ranches for the production of crops and/or raising of animals.
- E. Lakes, ponds, lagoons, irrigation and storm water retention facilities.
- F. Home occupations.
- G. Plant nurseries, nursery stock, and greenhouses for propagation, cultivation and wholesale distribution of plants produced on the premises, provided such uses do not include retail sales. Open storage is limited to plants or packaged fertilizer and the buildings and structures used in connection with the operation.
- H. Kennels.
- I. Seasonal roadside stands offering farm products for sale such as vegetables, fruits, pumpkins, flowers, and Christmas trees.
- J. Storage of agricultural related equipment. Agricultural related equipment is defined as: mechanical equipment used primarily, but not solely for the production of crops and/or raising of animals, or custom farming services.
- K. Warehouse and storage of agricultural products such as bales of alfalfa hay, bales of cotton, citrus, lettuce, fruit cartons and grain silos.

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- L. Accessory buildings and uses customarily incidental to the above uses such as garages and carports, patios, storage sheds, barns, corrals and arenas, private swimming pools, pool house, tennis courts, fish ponds, walls and fences, signs and parking.

601.03--Special Uses

The following are allowed as special uses in any of the four Rural Area (RA), districts.

- A. Agricultural processing, including cotton ginning and compressing, grist milling services, seed milling, corn shelling services, citrus, date, cantaloupe and lettuce packing, and other contract sorting, grading and packing services.
- B. Cemeteries, crematoriums, columbaria, and mausoleums including associated on-site mortuary.
- C. Churches, including accessory buildings and columbaria.
- D. Commercial apiaries and aviaries.
- E. Cultural events such as rodeos, barbeques, pet fancier competitions and crop mazes.
- F. Horse stables, or custom farming services.
- G. Dude ranches, health resorts, hunting and fishing clubs, organized group camps and play campgrounds.
- H. Game preserves.
- I. Golf Courses including clubhouses, putting greens, practice driving ranges, including accessory buildings.
- J. Hospitals, convalescent homes, homes for the aged, nursing homes.
- K. Institutions of an educational, charitable or philanthropic nature.
- L. Land clearing, landfills, and construction and demolition landfills.
- M. Libraries, museums, art galleries, parks, playgrounds and community buildings.
- N. Organic fertilizer manufacturing and storage.
- O. Private clubs and fraternal organization facilities.
- P. Stadiums, fairgrounds, arena, field houses, race tracks, amusement parks or other similar amusement facilities.
- Q. Private airstrips.
- R. Private or charter schools.
- S. Publicly or privately owned or operated fire stations, sheriff stations and post offices.
- T. Public or private utility installations for gas, electric, water, wastewater.

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- U. Public parks or buildings.
- V. Public schools.
- W. Sanitary landfills.
- X. Accessory Dwelling Units
- Y. Wireless Communication Facilities. (See Section 1115.00)

601.04--Parcel Size Requirements

Minimum parcel sizes for each of the districts are shown in the following Plate VI-1.

Plate VI-1: Minimum Parcel Size

RA-40	40 acre minimum parcel size
RA-20	20 acre minimum parcel size
RA-10	10 acre minimum parcel size
RA-5	5 acre minimum parcel size

A parcel for a home site may be separated from the rest of the acreage provided it is at least one-half (1/2) acre in gross area and at least one hundred feet (100') wide but the total area of the two (2) parcels must meet the minimum acreage for the district in which it lies, and no other residences will be permitted on the rest of the acreage.

601.05--Minimum Lot Width & Principal Buildings Setback Requirements

The following are the Minimum lot width and setback requirements for a principal building in the four Rural Area districts as shown in the following Plate VI-2.

Plate VI-2 Minimum Lot Width & Setbacks

District	Minimum Width	Minimum Front yard Setback	Minimum Side yard Setback	Minimum Rear yard Setback
RA-40	660 feet	50 feet	50 feet	34 feet
RA-20	660 feet	50 feet	50 feet	34 feet
RA-10	330 feet	50 feet	20 feet	34 feet
RA-5	220 feet	50 feet	20 feet	34 feet

601.06--Building Height

Structures shall not exceed sixty feet (60') in height except as provided in Section 1103 of this Ordinance.

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601.07--Accessory Buildings and Uses

Accessory buildings require the same setbacks as the principal structure as shown above in Plate VI-2, except that all buildings housing animals shall be set back at least fifty feet (50') from all property lines. See Section 1106.00 of this Ordinance for additional information.

Section 602.00--Suburban Ranch Zoning District (SR)

602.01--Purpose

The purpose of this district is to allow low density residential development in semi-rural areas. Large minimum lot sizes are required so that agricultural land uses, as well as the keeping of a limited number of horses and farm animals, can occur without negatively affecting surrounding residential properties. These regulations apply to all four (4) of the Suburban Ranch districts: Suburban Ranch-4 Acre Minimum (SR-4), Suburban Ranch-3 Acre Minimum (SR-3), Suburban Ranch-2 Acre Minimum (SR-2) and Suburban Ranch-1 Acre Minimum (SR-1).

602.02--Permitted Uses

The following are allowed uses on properties in any of the four (4) Suburban Ranch (SR) zoning districts subject to compliance with the design standards listed below.

- A. One single-family residence per parcel, either site-built or manufactured home.
- B. Raising of field, bush, or tree crops.
- C. The raising of poultry, rabbits, and other small farm animals for domestic use, as well as 4H and FFA (Future Farmers of America) are permitted. The keeping of horses and other large farm animals shall be limited to one (1) animal per ten thousand (10,000) square feet of side and rear yard area.
- D. Home occupations.
- E. Uses customarily accessory to the above uses such as garages and carports, storage sheds, barns, private swimming pools, walls and fences and parking subject to the provisions found in appropriate sections of this ordinance.

602.03--Special Uses

The following are allowed as Special Uses in any of the four (4) Suburban Ranch (SR) districts:

- A. Public schools, hospitals, convalescent homes, homes for the aged, nursing homes, churches and institutions of an educational, charitable or philanthropic nature.
- B. Golf courses, community swimming pools, and other recreational or community facilities.
- C. Kennels.
- D. Public parks, buildings and utility installations.