

CHAPTER 12 R-T RESIDENTIAL TRANSITION ZONE

Sections:

- 12.1.0 Purpose
- 12.2.0 Permitted uses
- 12.3.0 Permitted accessory uses
- 12.4.0 Conditional uses
- 12.5.0 Development Standards

12.1.0 PURPOSE. The R-T zone is intended to be applied or assigned to lands within Urban Growth Area Boundaries that are essentially undeveloped, however, ultimately intended for suburban or urban residential use. Classifications would be inappropriate or premature to initially apply for a variety of reasons including promotion of un-orderly growth or creation of public health and safety problems resultant from the unavailability of urban services.

12.2.0 PERMITTED USES. The following uses shall be permitted in the R-T zone:

- (1) One single-family dwelling.
- (2) Commercial and private stables, riding academies, including farrier and training.
- (3) Veterinary clinics.
- (4) Nurseries and greenhouses.
- (5) Nothing contained in this section shall be deemed to prohibit the use of property for gardening or fruit raising.

12.3.0 PERMITTED ACCESSORY USES. The following uses shall be permitted as accessory in the R-T zone:

- (1) Uses incidental and customary to a permitted use.
- (2) Agricultural uses (limited). Agricultural uses (limited) may be considered a permitted use (Section 12.2.0) upon site inspection and verification by the Planning Director for parcels of land greater than 2.5 acres in size.
- (3) One detached residential garage, provided it does not exceed 1,200 square feet in area. Can exceed 1,200 square feet in area upon approval of a conditional/special use permit or meeting the requirements of 12.3.0 (5). This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.
- (4) One storage building not exceeding 480 square feet; provided no storage containers shall be permitted. This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.
- (5) The square footage requirements for the accessory buildings specifically stated in 12.3.0(3) and (4) may be combined on parcels, tracts, or lots which are less than 2.5 acres in size, provided:
 - (a) If this combination requirement is utilized, only one (1) detached residential garage or one (1) storage building is allowed per parcel.

- (b) The total combined accessory building square footage does not exceed the square footage of the footprint for the primary residence. This may be exceeded upon the approval of a conditional/special use permit.
- (6) One animal unit shall be allowed for each full ten thousand square foot increment of land within the same parcel minus the area set aside for the minimum effective lot size for the dwelling on the lot (12,000 square feet); provided that all barns, barnyards, chicken houses, or corrals shall be located not less than twenty-five feet from a public roadway and not less than ten feet from any adjoining or abutting property held under separate ownership. This requirement only applies to parcels that are less than twenty (net) acres in size, and may be waived upon the approval of a conditional/special use permit.
- (7) Family day-care.
- (8) Home Occupations.
- (9) Accessory dwellings.

12.4.0 PERMITTED CONDITIONAL USES. The following uses are permitted upon issuance of special permit:

- (1) Outdoor recreational activities.
- (2) Agricultural uses (commercial).
- (3) Accessory Buildings (located in the front yard area).

12.5.0 DEVELOPMENT STANDARDS

- (1) Minimum lot area: Five (5) acres.
- (2) Density: One dwelling unit per five (5) acres.
- (3) Maximum lot coverage: Twenty (20) percent.
- (4) Minimum Yard Setbacks (Primary):
 - (a) Front: Twenty-five (25) feet.
 - (b) Side: Ten (10) feet.
 - (c) Rear: Twenty-five (25) feet.
- (5) Minimum Yard Setbacks (Accessory):
 - (a) Side: Ten (10) feet (See Site Design Standards Chapter for Corner Lot setback requirements).
 - (b) Rear: Ten (10) feet.
- (6) Maximum building height:
 - (a) Principal building. Thirty-five (35) feet.
 - (b) Accessory buildings: Eighteen (18) feet – average roof height. Heights can exceed the maximum allowed height upon approval of a special/conditional use permit.