

SECTION 8. RURAL TRANSITIONAL (RT) DISTRICT, INTENT

This district is intended to provide a buffer of rural development between areas of residential development and agricultural areas as set forth in the General Plan. The following regulations, except to the extent that they may be modified by this Ordinance or by a combining or overlay district, shall apply to every lot and building in an R District.

SECTION 8.1 PERMITTED USES

1. Single family dwelling.
2. "Small livestock farming" means the raising or keeping, or both, of not more than twelve of the following: Chicken hens, pigeons or similar fowl, crowing fowl, except that no more than ten (10) total and no more than an average of one (1) crowing fowl per acre shall be allowed, and that the raising, keeping or harboring of six (6) or more crowing fowl shall be subject to the provisions of Article XIVB of Chapter 18. Rabbits or similar animals; ducks, geese, turkeys, goats, sheep or other similar livestock, except that no more than an average of one (1) adult goat, sheep or similar livestock per acre shall be allowed; provided that the term "small livestock farming" as used in Chapter 18 shall not include hog farming, dairying, or raising or keeping, or both, of horses, mules or similar livestock as determined by the Planning Commission.
3. Agricultural uses limited to cultivation of the ground, harvesting of crops, horticulture, forestry and production of plants.
4. Accessory buildings.
5. Accessory uses.
6. Other uses similar to the above as determined by the Planning Commission.

SECTION 8.2 CONDITIONAL USES

1. Commercial Green houses.
2. Private parks and camps.
3. Commercial recreational uses such as RV Parks, Hunting Clubs and Riding Clubs.
4. Removal and processing of earth.
5. Agricultural stands for the sale of products grown on the premises.
6. Guesthouse.
7. Uses similar to the above as determined by the Planning Commission.
8. Uses listed in §50, Additional Uses.

SECTION 8.3 BUILDING SITE AREA

The minimum building site-area required shall be 2 ½ acres.

SECTION 8.4 BUILDING HEIGHT

The maximum building height limit shall be 35 feet.

SECTION 8.5 BUILDING SETBACKS

Building setbacks in the RT district are the same as in the AP Zone. In State responsibility areas, any setback of less than 30 feet, including main and accessory buildings, must first obtain a vegetation clearance easement, used for defensible space for fire fighting.

BUILDING SETBACKS:

The minimum yards required are as follows: In a State responsibility area, any setback of less than 30 feet, including main and accessory buildings, must first obtain a vegetation clearance easement, used for defensible space for firefighting.

BARN, STABLES SINGLE FAMILY ACCESSORY RIDING ARENAS OR DWELLING BUILDING FARMOUT BUILDING

Front Yard 25' Same as Main 40'

Side Yard 20% of lot width, Same as Main 40'
(min. 8' and max. 32')

Rear 20% lot not less than Same as Main 40'
20' and max. 35' required