Chapter 18.24

RESIDENTIAL TRANSITION ZONE R-T

Sections:
18.24.010 Residential uses and restrictions.
18.24.020 Limited commercial uses.

18.24.010 Residential uses and restrictions.
In the R-T zone, the uses permitted outright, conditional uses and regulations concerning signs, lot size, yards, height of buildings and lot coverage shall be the same as those provided in the R-5 residential zone. (Ord. 1952 § 1(4), 2006)

18.24.020 Limited commercial uses.
Land within the R-T zone may be used for certain limited commercial purposes on a conditional use basis under the following regulations and restrictions:
(1) The use of parcels of land shall be for specified uses which shall be restricted to those which would generate low volumes of traffic and be compatible with adjacent uses.
(2) All construction and use permits for commercial uses will be subject to review and approval by the planning commission which shall apply the following restrictions and conditions:
   (a) No limited commercial use shall be permitted unless it will generate a low volume of vehicular and pedestrian traffic.
   (b) Restrictions shall be imposed so that improvements will be compatible with uses on adjacent properties and such restrictions shall include exercising architectural and design control, controlling commercial density including lot coverage, setbacks and height of buildings, and requiring landscaping and screening of adjacent residential areas and designating the location, height and type of signs.
   (c) The impact of traffic on adjacent properties and on adjacent streets shall be controlled by designating the location of driveways, access roads and parking facilities, and by regulating the direction and flow of traffic to and from the subject property.
   (d) Other restrictions and conditions shall be imposed as may be necessary for the orderly development of the area and its conversion to commercial uses with the least amount of adverse effect upon traffic and adjoining properties. (Ord. 1952 § 1(4), 2006)