

Chapter 17.20

RT – RURAL TRANSITION ZONE

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17.20.010 Purpose and intent.

The purpose and intent of the Rural Transition zone is to implement the Rural Transition Land Use Designation. It establishes a transitional area between urban growth areas surrounding cities and towns and lower density zoning districts. It serves to establish a future urban residential growth area; protect land that is desired for future urban expansion; encourage the development of areas targeted for urban growth; and help ensure that land currently at the urban fringe will develop eventually at urban densities. It is also the intent of this zone to allow some low-density development now without precluding future development with urban services at urban densities.

17.20.015 Definitions.

Future urban residential growth area: A parcel or a collection of parcels within the path of future urban residential development associated with a city's urban growth area, and which is planned for urban densities by the city and/or county according to a comprehensive plan.

Shadow plat: A conceptual development plan that guides the future development of land at full urban densities for which non-urban density development is sought in the short term. Shadow plats shall show the major transportation routes and utility corridors necessary to attain future urban residential development at urban densities while allowing the placement of buildings and access in the interim.

Non-urban densities: Residential development from 1 dwelling unit per 3¹ acres or 1 dwelling unit per 5 acres as allowed in the Rural Transition Zone.

Urban densities: Residential development with a minimum of at least four (4) dwelling units per acre.

¹ A stay has been issued by the Superior Court. (Case No. 07-2-00549-1)

17.20.020 Uses permitted.

The following uses are permitted:

1. Single family homes not including mobile homes;
2. Duplexes, triplexes, fourplexes and residential accessory buildings;
3. All types of agriculture and horticulture not otherwise restricted or prohibited herein;
4. The raising of animals (excluding swine and mink), providing an area of not less than one acre is available;
5. Wholesale greenhouses and wholesale nurseries;
6. In home daycare services;
7. Home occupations that do not involve outdoor work or activities, or which do not produce noise, such as engine repair, etc.;
8. Bed and breakfast business that has less than or equal to three guest bedrooms;
9. Uses customarily incidental to the use set forth in this section;
10. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days pursuant to Title 15A of this code, Project permit application process.
11. Accessory Dwelling Unit (if in UGA)
12. Accessory Living Quarters
13. Special Care Dwelling

17.20.030 Density

1. The maximum density shall be an average of 1 unit per 3 or 1 unit per 5 acres in the Rural Transition zone. The overall density of any residential development shall not exceed one dwelling for each three or five acres. Existing lots less than three or five acres in size shall be considered legally existing nonconforming lots except as allowed in other sections of this code. Developments in this zone shall make appropriate accommodations for future infrastructure including, but not limited to roads and utilities as outlined in Section 17.20.130: Development Standards. (FOOTNOTE STAY)
2. The property may not be further divided once the average density allowed is reached, until such time as the property is included in the Urban Growth Area or developed through some other approved means, such as the use of innovative techniques including but not limited to: density shifting, clustering, and Planned Unit Developments, etc.
3. Development shall be clustered and the use of shadow platting shall be required in order to plan for future incorporation into the Urban Growth Area as provided in Section 17.20.130.

17.20.040 Lot - Maximum coverage.

The ground area covered by all buildings, including accessory buildings, shall be developed at urban standards consistent with adjacent city requirements.

17.20.050 Maximum structure height.

The height of all buildings, including accessory buildings, shall be developed at urban standards consistent with adjacent city requirements.

17.20.060 Setbacks.

The setbacks of all buildings, including accessory buildings, shall be developed at urban standards consistent with adjacent city requirements.

17.20.065 Yard requirements – Zones Adjacent to Commercial Forest Zone.

Properties bordering or adjacent to the Commercial Forest zone are subject to a 200' setback from the Commercial Forest Zone. (KCC 17. 57.050(1)). For properties where such setback isn't feasible, development shall comply with Kittitas County Code 17.57.050(2).

17.20.070 Temporary stands.

Accessory buildings may include one only temporary and movable stand, etc.

17.20.110 Conditional uses.

The following uses may be permitted in any Rural Transition zone subject to the conditions set forth in Chapter 17.60, providing that they are not in conflict with existing or proposed development in a particular area; it is the intent of this code that such uses are subordinate to the primary residential and agricultural uses of this zone:

1. Multi-family units;
2. Retail Greenhouses, retail nurseries;
3. Home occupations;
4. Hospitals;
5. Museums;
6. Public utility substations;
7. Riding academies;
8. Schools, public and private;
9. Governmental uses essential to residential neighborhoods;
10. Churches;
11. Community clubs;
12. Convalescent homes;
13. Group homes;
14. Day care facilities;
15. Bed and breakfast business with more than three guest bedrooms;
16. Home occupations which involve outdoor work or activities or which produce noise, such as engine repair, etc.

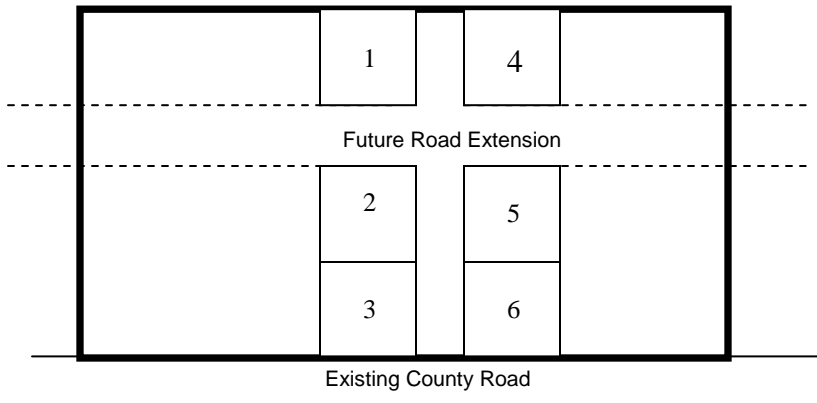
17.20.120 Administrative uses.

The following uses may be permitted in any Rural Transition zone subject to the requirements set forth in Chapter 17.60B.

1. Accessory Dwelling Unit (if outside UGA)

17.20.130 Shadow Plat.

A shadow plat shall be required prior to any development of the parcel. The design of the subdivision shown on the shadow plat shall provide for the future subdivision and access thereto so as to permit future development at urban densities. The shadow plat shall also be submitted to consider the county transportation plan and future transportation corridors extension(s).



Shadow plat: Six-lot plat recognizing future road extension.

17.20.140 Acknowledgement of Urban Densities.

At the time a subdivision plat, land use permit, building permit or occupancy permit is applied for in the Rural Transition zone for development at non-urban densities, applicants therefore shall be provided with an acknowledgment form. Prior to action on, and as a condition of, the issuance of said subdivision plat, land use permit, building permit or occupancy permit, the applicant for said permit shall be required to sign an acknowledgment form. The acknowledgment form shall indicate that the applicant understands that urban densities are planned for the subject property. All such acknowledgment forms executed by a landowner shall be a public record.