

TRANSITIONAL NEIGHBORHOOD ZONE

(T-N)

CHAPTER 24, ARTICLE IV, DIVISION 2

Sec. 24-191. Transitional neighborhood district.

(a) *Scope.* This section applies to the TN district, which is designed to allow limited non-residential uses in areas where preservation and protection of adjacent or nearby residential areas is essential.

(b) *Lot limitations.*

(1) *Minimum lot size.*

- a. The minimum lot area for this district is twenty-two thousand four hundred (22,400) square feet.
- b. The minimum lot frontage is one hundred forty (140) feet.

(2) *Maximum lot coverage.* The maximum percentage of lot coverage for all buildings is forty (40) percent.

(3) *Minimum yard dimensions.*

a. The minimum yard dimensions from lot lines to the principal building are as follows:

1. For the front yard, thirty (30) feet.
2. For the side yard, twenty (20) feet. On a corner lot the side yard adjacent to the street shall not be less than thirty (30) feet.
3. For the rear yard, thirty (30) feet.
4. The minimum yard dimensions in feet to the principal building on a corner lot shall be applied on the basis that the front yard shall be the yard facing the major thoroughfare.
5. Where a property abuts a residentially developed property, the setback from that property line shall be fifty (50) feet.

b. The minimum yard dimensions from lot lines to the edge of parking and/or paved areas are as follows:

1. From the front property line, ten (10) feet.

2. From the side property line, ten (10) feet.

3. From the rear property line, ten (10) feet.

4. Where a property abuts a residentially developed property, thirty (30) feet.

c. Height limitations. No building on any lot shall exceed two (2) stories nor be more than thirty-five (35) feet in height.

d. Accessory structures shall not be permitted within this district.

(L.L. No. 1 of 2003, § 4)