

# TRANSITIONAL OFFICE ZONE (TO)

## Sec. 24-192. Transitional office district.

(a) *Scope.* This section applies to the TO 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 impervious coverage of a lot shall be sixty (60) percent. If the maximum impervious coverage is reduced to below sixty (60) percent as a result of meeting the minimum requirements for buffer strips and yard dimensions, the review board may reduce the buffer strip separating a residential and non-residential use from a minimum of thirty (30) feet to a minimum of fifteen (15) feet if such a reduction will not have a detrimental impact on the residential use.

(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, fifteen (15) feet. On a corner lot the side yard adjacent to the street shall not be less than ten (10) feet.

3. From the rear property line, fifteen (15) feet.

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

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

(L.L. No. 11 of 2004, § 2)

Editor's note—L.L. No. 11 of 2004, § 2, did not specify manner of inclusion; hence, inclusion as § 24-192 is at the discretion of the editor.

CH 24, ART IV, DIV 2  
SEC 24-192