

4.6 TRANSITIONAL DISTRICT (TN)

4.6.1 Purpose. The purpose of the TN District is to provide a buffer zone between residential and business areas within the Townsite Overlay District. The zone provides for restricted business activities within residential areas which are directly adjacent to or across a street or alley from established business zones. Uses shall be limited to those that generate relatively little traffic. The residential character of the area shall be maintained by preserving the existing buildings and requiring new building designs in keeping with the residential nature of the area, and requiring adequate on-site parking. The term “Transitional” does not imply that the properties within the district will be transitioning from residential to business zoning.

(Ord. 1020, §1, 2008)

4.6.2 Permitted Uses. Permitted uses for the TN District are limited to the following:

- a. Single Family Dwellings.
- b. Mixed Use Buildings.
- c. Home Occupations.
- d. Professional Offices
- e. Day Care Homes.
- f. Day Care Facilities.
- g. Manufactured Homes.
- h. Churches.
- i. Parks.
- j. Urban Agriculture

(Ord. 1055, §4, 2010; Ord. 1020, §2, 2008)

4.6.3 Conditional Uses. Conditional uses in the TN District are limited to the following:

- a. Multi-Family Dwellings.
- b. Non-profit recreation center.
- c. Bed and Breakfast Inn.
- d. Day Care Centers.
- e. Personal Services.
- f. Public Service, Public Use and Public Utility Facilities.
- g. Semi-Public Uses.
- h. PWSF's or WCF's, attached to street poles and mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIIIA of this Ordinance. (Freestanding towers are prohibited.)
- i. Above ground flammable and combustible liquid tanks utilized by a public use.
- j. Temporary Structures.
- k. Freestanding Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §6, 2009)

- 4.6.4 Accessory uses. Accessory uses in the TN District are limited to the following:
- a. Greenhouse/private.
 - b. Storage buildings.
 - c. One Dwelling Unit on lots of 7,000 square feet or larger, accessory to a Single Family Dwelling Unit or to a non-residential Principal Building. Primary vehicular access to any Accessory Dwelling Unit shall be from a City street or alley. All Dwelling Units shall have adequate water and sewer services installed to meet City Standards.
 - d. Roof-mounted Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §7, 2009)

- 4.6.5 Bulk Requirements. For other supplementary location and bulk regulations, see Article VII.
- a. Minimum Lot size - six thousand (6,000) square feet except as follows:
 1. Townhouse sub-lots shall have an aggregate density of no more than ten lots per acre.
 - b. Maximum Multi-Family and Mixed Use Residential Density - One (1) Dwelling Unit for each one-tenth (1/10) of an acre.
 - c. Minimum Lot Width - fifty (50) feet except as follows:
 1. Townhouse sub-lots shall conform to the standards established in the IFC.
 - d. Maximum Building Height - thirty five (35) feet.
 - e. Minimum Front Yard Setback - twenty (20) feet.
 - f. Minimum Side and Rear Yard Setback - ten (10) feet except as follows:
 1. Townhouse Units shall be allowed zero setbacks from the lot lines created by a Townhouse Sub-Lot; and
 2. The separation of the buildings containing Townhouse Units in a Townhouse Development parcel shall be not less than six (6) feet as measured between any wall or any projection of a building, including but not limited to eaves, cornices, canopies or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.
 - g. Maximum lot coverage – 30% except as follows: 40% lot coverage shall be allowed where at least 75% of required parking spaces are enclosed within a structure.