

22.93 - Neighborhood Transitional District

The Neighborhood Transition District is intended to provide moderate residential density and act as a buffer between single-family residential neighborhoods and the intensity of the Core and Outer Core Districts.

(a) Permitted Uses. The following uses are permitted in the Neighborhood Transition district:

(Numbers within parentheses () indicate parking class of each permitted or conditional use. For specific parking requirements, see subsection 22.242(b).)

- (1) Single-family attached dwellings.
 - (2) Multiple-family dwellings.
 - (3) Accessory uses and buildings, incidental to and on the same zoning lot as the principal use.
- (b) Conditional Uses. The following conditional uses are allowed in the Neighborhood Transition District subject to the provisions of Section 22.26 and will be conducted wholly within the principal structure.
- (1) Single-family residential
 - (2) Bed and breakfast.
- (c) Maximum Lot Coverage. No building, together with its accessory structure, shall occupy in excess of forty (40) percent of the area of the lot upon which it is constructed.
- (d) Minimum Dwelling Unit Size: Studio apartments may be no less than 500 square feet, one bedroom apartments may be no less than 700 square feet, two bedroom apartments may be no less than 1,000 square feet and three bedroom apartments may be no less than 1,200 square feet.

(e) Yard Requirements.

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
All uses	No more than 25 ft.	No more than 5 ft.	No more than 5 ft.	25 ft.

Accessory Uses. Yard requirements for accessory structures shall be as follows:

	Interior Side Yard	Corner Side Yard	Rear Yard
Detached garages and sheds	5 ft.	5 ft.	5 ft.

Maximum building height may exceed three stories or 35 feet in height, by conditional use permit only; and in no event shall building height be greater than four stories or 45 feet.

- (f) Parking Requirements. For purposes of this chapter, the permitted uses listed herein (a) shall comply with the off-street parking requirements set forth in Article X. However, the parking requirements for the conditional uses listed herein subsection (b) shall be as specified by the Zoning and Planning Commission.

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