

Section 39 – TD zone (Transitional Development)

39.00- Description of Zone- The zone is designated for older sections of the City developed prior to the application of contemporary zoning technique. These areas generally are at the perimeter of the Central Business District and include a wide mix of existing land-uses.

39.01- Uses- No land or existing structure shall be used for a new use or any new structure erected without the granting of Special Exception approval by the Commission. Eligible uses for application for approval are shown in the Use Schedule, Section 60 and 61 of the Code.

39.02- Height- The maximum permitted stories shall be six (6).

39.03- Lot Area, Width and Yard Requirements- The following minimum requirements shall apply. Net lot area and Street Frontage. No lot shall be reduced below its currently recorded size without the prior approval of the Commission. Any parcel obtained from the existing lot shall comply with all requirements of this Section 39.

Front Yard	Side Yard	Rear Yard
10 ft.	10 ft.	10 ft.

39.04- Lot Coverage- Each main building or structure herein after erected, together with its accessory buildings or structure, shall not cover more than fifty (50) percent of the net lot area.

Special Exception Uses

- Single-Family Dwelling – detached (60.01.01)
- Two-Family Dwelling (60.01.02)
- Residential Business (60.01.04)
- Ambulance Service (60.02.01)
- Child Care Facilities (60.02.02)
- Residential Conversion (60.02.03) – to a “different” number of units
- Fraternity & Sorority Houses (60.02.04)
- Private Club and Service Organizations (60.02.05)
- Elderly & Handicapped Housing (60.02.07)
- Professional & Business Offices (60.02.08) – no medical offices or mental health/substance abuse treatment
- Neighborhood Stores (60.02.09)
- Public Utility Buildings (60.02.11)
- Multi-Family Dwelling (60.02.13)
- Adaptive Residential (60.02.15) – currently or recently occupied by non-conforming uses
- Adaptive Historic Preservation (60.02.16)
- Banking Facilities (60.02.17) – with drive-up windows
- Libraries & Museums (60.02.25)
- Care/Nursing Homes (60.02.29)
- Bed and Breakfast in RPZ (60.02.30)
- Bus Stop Shelter (60.02.32)
- Banks (61.01.05)
- Eating & Drinking Establishments (61.01.11) – not within 200 feet of residential zone
- Eating & Drinking Places (61.01.12) – not including drive-in restaurants
- Manufacturing (61.01.19)
- Funeral Homes (61.01.20) – including ambulance
- Non-commercial Institutions (61.01.22A)
- Elderly & Handicapped Housing (61.01.22B) – within 1,000 feet of public transportation
- Professional & Business Offices (61.01.23) not to include medical / treatment facilities
- Printing Trades (61.01.24) – not within 100 feet of residential zone
- Public Buildings (61.01.25)
- Public Structures (61.01.26) – includes storage yards and parking areas
- Restaurants (61.01.30) – with or without alcohol
- Retail Sales – workshop and outlet required (61.01.33) – no more then 50% of floor area used for workshop
- Retail Service (61.01.34)
- Medical & Dental Offices (61.01.54) – less then 5 practitioners & no treatment facilities
- Gas Filling Stations (61.02.01)
- Banks (61.02.04) – with drive-in
- Public Utility Structures (61.02.10)
- Restaurant or Lunch Room (61.02.12)
- Child Care Facilities (61.02.21)
- Care / Nursing Homes (61.02.22)
- Medical & Dental Clinics (61.02.35) – more then 5 practitioners & excluding treatment facilities

