

Sec. 17-67(d) **TR – Transitional residential district.** The Transitional Residential District is intended to allow for the continuation of established residential areas while allowing for the appropriate conversion of homes to office and small, low intensity commercial uses within areas that are gradually converting from residential to commercial uses. Maintaining and preserving existing residential structures is encouraged in order to maintain the existing residential and historic character of the area.

(1) [*Permitted uses.*] The following uses are permitted as a principal use:

- a. Single-family dwelling.
- b. Two-family dwellings (duplex), subject to the following standards:
 1. That the net (heated) floor area be no less than two thousand (2,000) square foot per structure (inclusive of both units).
 2. That the building size, architectural style and materials detailing be in harmony with the character of the neighborhood.
 3. That the driveway be paved.
 4. That no less than two (2) off-street parking spaces be provided per unit and only on the driveway to the unit or garage.
 5. That the exterior building elevations be approved by the planning director prior to the issuance of a building permit.
- c. Multi-family residential.
- d. Accessory buildings, or structures.
- e. Bed and breakfast homes.
- f. Churches and other formal places of worship and their rectories, parsonages, convents, education and recreation buildings.
- g. Home occupations.
- h. Public safety facilities, parks, playgrounds, libraries and community centers.
- i. Public works and public utilities facilities, such as distribution lines, transformer stations, transmission lines and towers, electric substations, water tanks and towers and telephone stations.
- j. Schools
- k. Gift or card shops
- l. Home furnishings, misc.
- m. Jewelry stores.
- n. Musical instrument sales.
- o. The following uses, provided that the use is located in an existing residential structure and any site or structural changes are in harmony with the residential character of the area:
 1. Art galleries.

2. Antique shops.
3. Florist shops.
4. Gift shops.
5. Museums.
6. Offices.
7. Restaurants, excluding drive-in windows.

Note: Residential can be used in combination with any of the above as long as any site or structural changes are in harmony with the residential character of the area.

(2) [*Special uses.*] The following uses are subject to special use permit provisions:

- a. Day care facilities (child)
- b. Day care facilities (adult)

(3) *Minimum lot size--Residential density.* The following minimum lot sizes shall apply:

- a. For single family, a minimum lot size of 8,000 sq. ft., not to exceed 5 units per acre (based on the gross land area of a development).
- b. For duplex dwellings, a minimum lot size of 10,000 sq. ft., not to exceed 8 units per acre (based on the gross land area of a development).
- c. For multifamily dwellings, not to exceed fifteen (15) units per acre with a minimum parcel size of one (1) acre.
- d. For all non-residential uses, the minimum lot area shall be one (1) acre.

(4) *Minimum building setback requirements.*

a. The minimum building setback lines for primary structures shall be as follows:

1. Front – 20 feet
2. Side – 8 feet
3. Rear – 10 feet.

b. The minimum setback for any accessory structure or building shall not be less than five (5) feet from any side or rear setback, while meeting the front setback for primary structures.

Note: Where an established building line, or building setback line, exists along a street in this district, new construction of a structure(s) can utilize the continuation of the existing or established setback line. However, new

construction cannot encroach between or into the established setback line and the street or street right-of-way.

Adopted by Selma Town Council December 2009.