
ARTICLE EIGHT - TRANSITIONAL USE DISTRICT

SECTION 801 TRANSITIONAL-DISTRICT REGULATIONS

801.01	District Regulations
801.02	Purpose
801.03	Location of Mixed Use District
801.04	Permitted Uses
801.05	Building Height Requirements
801.06	Building Height Exceptions
801.07	Required Lot Area
801.08	Required Yards
801.09	Lot Coverage Requirements
801.10	Permitted Signs
801.11	Off-Street Parking and Loading
801.12	Certificate of Occupancy
801.13	Submission of Plans

801.01 TRANSITIONAL USE DISTRICT REGULATIONS

This Article Eight shall apply to the location, maintenance and regulation of Transitional Use Districts, as herein defined.

801.02 PURPOSE

The purpose of this Article is to promote the public health, safety, comfort and general welfare; to conserve and protect property and property values; to secure the most appropriate use of land and to facilitate adequate provisions for public improvements, all in accordance with the municipal comprehensive plan, and to ensure the orderly planned development of parcels and land areas in the Municipality. It is intended by these Regulations that the community as a whole benefit by providing for the orderly and aesthetic development of land, a blending of institutional, office and light commercial uses. This area should be utilized as a buffer between single family resident and more intense commercial and light industrial uses.

801.03 LOCATION OF TRANSITIONAL USE DISTRICT

Upon the approval of the Municipal Council, an area shall be designated a Transitional Use Zoning District. Upon approval, the Official Zoning Plan shall be so annotated for the land area affected, and the district name shall be appropriately amended.

801.04 PERMITTED USES

- A. Supervised nursing care, assisted living and physical rehabilitation facilities and associated hospitality suites.
- B. Professional Offices.
- C. Banks and other financial institutions.
- D. Outpatient medical and surgical hospitals, medical centers, clinics.
- E. Accessory uses customarily incidental to any of the above uses including accessory retail establishments less than 5,000 square feet in gross floor area and warehousing incidental to a permitted use.
- F. Schools, colleges, universities, and other institutions of learning, adjacent dormitories, and adjacent play and recreational grounds or facilities.
- G. Art galleries, museums, libraries, community centers and government buildings, YMCA or YWCA.
- H. Child care center

801.05 BUILDING HEIGHT

No principal or accessory building or structure shall be erected or structurally altered to a height exceeding forty (40) feet measured from finished grade at the front of the building to the average height between eaves and ridge for gable, hip and gambrel roofs, the highest point of the roof for a flat roof and to the deck line for a mansard roof.

801.06 EXCEPTIONS OF HEIGHT LIMITS

The height limitations of this ordinance shall not apply to cupolas, and domes not intended for human occupancy, monuments, flagpoles, and radio towers used for governmental purposes. Such uses and height limitations shall be approved by the Zoning Board of Appeals.

801.07 REQUIRED LOT AREA

Lot area and lot width - shall be determined by yard set back requirements, size of building, required parking area and proposed use.

801.08 YARDS

A. Front Yards: Setback of 60 feet from the road right-of-way line. A 10 foot deep unobstructed open buffer strip shall be provided next to the right-of-way. The buffer strip may be landscaped with trees and random plantings or shrubs or other plant material. Parking in this strip shall be prohibited.

B. Rear Yards: There shall be a rear yard of not less than fifty (50) feet. Rear yards abutting any residential district shall be appropriately landscaped and maintained and shall remain open and unoccupied by any principal or accessory building.

C. Side Yards: Minimum side - 12 feet where there is no rear access to the property.

Abutting a side street - see Article I, Section 103 - corner lot.

Abutting a residential zone - 50 foot unobstructed buffer strip suitably landscaped.

D. Distance Between Buildings on the Same Lot:

No principal building shall be closer to any other principal building than the average of the heights of said buildings and the minimum separation shall be twenty feet (20 ft.).

801.9 PERCENTAGE OF LOT COVERAGE

All buildings, including accessory buildings and enclosed structures shall not cover more than 30% of the gross area of the lot.

801.10 PERMITTED SIGNS

The provisions of Article Nine, Section 901 shall not apply in this district.

801.11 OFF-STREET PARKING AND LOADING

The provisions of Article Nine, Section 902 shall apply in this district.

801.12 CERTIFICATE OF OCCUPANCY

The provisions of Article Ten, Section 1001 shall apply in this district.

801.13 SUBMISSION OF PLANS

The provisions of Article Ten, Section 1006 "Site Plan Review" shall apply in this district.