

CHAPTER 1
"T" TRANSITIONAL DISTRICT

12.01 DESCRIPTION AND PURPOSE

This district is intended as a transition zone between the R-2 "Medium Density Residential and C-2 "Highway Commercial District, particularly for parcels along N. Pine Street that are currently zoned "R-2". The purpose of this district is to encourage larger scale and higher intensity commercial land uses that would not be appropriate in the downtown area of the City due to possible objectionable conditions, as well as permit the continued use of single family dwellings that were located in this district at the time this zoning district was created, while gradually eliminating islands or "spot zones" of residential zoning within existing C-2 Districts over time. This district is also appropriate for uses serving the motoring public. Increased setbacks and screening are required to protect neighboring land uses from any objectionable conditions.

12.02 PERMITTED LAND USES

The following uses are permitted by right:

- A. All uses permitted by right in the "C-1" District not including drive through establishments.
- B. Automobile repair (major and minor).
- C. Car washes.
- D. Lumber yards within a fully enclosed building.
- E. Oil change establishments.
- F. Wholesale sales.
- G. Additions, alterations to and replacement of dwellings that existed when this Ordinance was adopted. New dwellings on vacant parcels are not permitted.

12.03 SPECIAL LAND USES

The following uses of land and buildings may be permitted upon obtaining a special land use permit pursuant to Chapter 15:

- A. Public or institutional uses.

12.04 HEIGHT AND AREA REGULATIONS

The use of land and buildings in this district shall meet all regulations of Section 6.06.

12.05 SCREENING PROVISIONS

A fence, wall, or planted material as approved by the Planning Commission shall be provided along all side and rear yards abutting a property line in any residential district.

12.06 PARKING REQUIREMENTS

All uses permitted in this district shall meet the off-street parking requirements of Chapter 14.

12.07 SITE PLAN REVIEW

All proposed uses and structures shall be subject to the review and approval of a site plan in accordance with Chapter 18.

(Note: This amendment would create the zoning district but does not involve the rezoning of any parcels at this time. As seen in the district intent, the goal is to eliminate small parcels in either Commercial or Residential zoning. To do this, the Planning Commission and City Council should only zone an entire block of R-2 parcels, not individual properties within that block. The concern of property owners in the area was that if one home or more owners sold out and rezoned but others did not or weren't offered a deal by a developer, they would be squeezed in by further commercial development and stuck with a devalued residential property.)