

## **5.14. Transitional district (T).**

### **5.14.1. Purpose.**

The transitional district is established as a zone in which the principal use of the land is residential, but some specified commercial uses are allowed as special exceptions. Any future commercial development which would detract from the residential character of the street is prohibited.

### **5.14.2. Principal uses permitted.**

5.14.2.A. One-family dwelling.

5.14.2.B. Two-family dwelling.

### **5.14.3. Special exceptions.**

In the transitional district, the following uses are permitted as special exceptions as approved by the zoning board of appeals in conformity with the requirements of section 6.12 and section 5.14.4 below. If, however, site plan review by the planning board is required either under Section 6.16 or as a condition of a contract zone, no review by the zoning board of appeals is required.

5.14.3.A. Conversion of existing dwellings to accommodate two (2) or more families providing all dimensional requirements are observed.

5.14.3.B. Construction of new multifamily dwellings as provided in section 4.3.21.

5.14.3.C. Private and public schools, provided that adequately screened and fenced recreational areas are provided.

5.14.3.D. Daycare centers as defined in section 3.2, subject to [section] 4.3.42.

5.14.3.E. Home occupations within a dwelling as provided in section 4.3.17.

5.14.3.F. Professional offices. No display of merchandise or services shall be made in the windows or in any other manner to disclose the nature of the profession or service. The sale of goods on the premises is permitted only when incidental to the provisions of the services.

5.14.3.G. Banks.

5.14.3.H. Retail stores. Warehousing or manufacturing on the premises are not permitted, except as are clearly incidental to such business or service.

5.14.3.I. Health and beauty spas.

5.14.3.J. Restaurants.

**5.14.4. Design review.**

5.14.4.A. The intent of design review is to preserve existing buildings whenever possible. Proposed construction must be approved prior to any demolition or significant alteration of existing buildings.

5.14.4.B. The applicant shall provide detailed architectural elevations of proposed finished structures including specification of the type of material to be used in all significant exterior components.

5.14.4.C. In addition to a review of proposed signs, off-street parking, and screening, the zoning board of appeals shall evaluate each request for a special exception permit in terms of the following elements of design. Building materials, type and style of windows, doors, light fixtures, walks, fences, porches and driveways must be visually compatible with the character of existing development in the district. Additionally, the board must determine that the scale, height, roof shape, window and door placement, and building setbacks of the new or altered building are visually compatible with the zone. The board must also assess the relationship of width to height for the front facade and for the windows and doors.

**5.14.5. Signs.**

Signs advertising the name of a business may be twenty-four (24) by thirty-six (36) inches in size. No product brand names may be advertised.

**5.14.6. Off-street parking requirements.**

Off-street parking shall be provided as required in [section] 4.3.25. Any need for parking shall be met in the side or rear yard to protect the residential character of the neighborhood. Parking lots shall be set back five (5) feet from all property lines and driveways shall be set back five (5) feet from side property lines. The zoning board of appeals may deny a special exception permit if the required parking area would be so large as to render the land use incompatible with the general character of the neighborhood.

**5.14.7. Screening requirements.**

5.14.7.A. A six-foot wall or fence, or a compact evergreen hedge screen planted so as to attain a height not less than six (6) feet, shall be installed or planted and maintained to screen commercial uses from adjacent residential districts or uses. The board of zoning appeals may, if requested by the applicant, approve an alternate screening plan which makes use of other methods to meet the intent of this screening requirement.

5.14.7.B. A landscaped strip at least fifteen (15) feet in width shall be provided along the street line, planted with appropriate street trees and flowering shrubs.

5.14.7.C. Dumpsters shall be screened.

**5.14.8. Dimensional requirements.\*\***

TABLE INSET:

Lot area, minimum .....	15,000 sq. ft.
Lot area, minimum per family .....	2,500 sq. ft. of lot area for one (1) bedroom (or efficiency apartment) plus 500 square feet for each additional bedroom.
Lot frontage, minimum .....	100 ft.
Lot depth, minimum .....	100 ft.
Front yard, minimum .....	10 ft.
Side yard, principal building, minimum .....	10 ft.
Side yard, accessory building,* minimum .....	10 ft.
Rear yard, principal building, minimum .....	20 ft.

Rear yard, accessory building,\* minimum ..... 10  
ft.

\*Garages shall have five (5) foot setback.

\*\*When International Building Code and NFPA .101 require  
the addition of a second means of egress to an existing  
building, stated setbacks do not apply.