

5.17. Transitional district (T).

5.17.1. Purpose.

The Transitional District is established as a zone in which the principal use of the land is residential, but other specified uses are allowed subject to design review and approval. Any future development which would detract from the residential character of the street is prohibited.

5.17.2. Principal uses permitted.

5.17.2.A. One-family dwellings.

5.17.2.B. Two-family dwellings and conversions of existing dwellings to accommodate two (2) or three (3) families. Notwithstanding the provisions of Section 4.3.18 Multifamily developments, the code enforcement officer may approve conversions which do not constitute subdivisions.

5.17.2.C. The following uses are allowed subject to Section 5.17.4 below:

5.17.2.C(1) Construction of new multifamily dwellings as provided in Section 4.3.18.

5.17.2.C(2) Private and public schools, if adequately screened and fenced recreational areas are provided.

5.17.2.C(3) 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 provision of the service.

5.17.2.C(4) Banks and credit unions.

5.17.2.C(5) Retail stores. Warehousing or manufacturing on the premises are not permitted, except as are clearly incidental to such business or service.

5.17.2.C(6) Health and beauty spas.

5.17.2.C(7) Restaurants.

5.17.3. Special exceptions.

In the Transitional District, the following uses are permitted as special exceptions as approved by the code enforcement officer in conformity with the requirements of Section 5.20. If, however, site plan review by the planning board is required either under Section 6.4 or as a condition of a contract zone, no such review by the code enforcement officer is required.

5.17.3.A. Daycare centers subject to Section 4.3.9.

5.17.3.B. Home occupations within a dwelling as provided in Section 4.3.14.

5.17.4. Design review.

5.17.4.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.

5.17.4.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.

5.17.4.C. In addition to a review of proposed signs, off-street parking, and screening, the planning board shall evaluate each proposed use 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 also must assess the relationship of width to height for the front facade and for the windows and doors.

5.17.5. 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.

5.17.6. Off-street parking requirements.

Off-street parking shall be provided as required in Section 4.3.21. 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 planning board or code enforcement officer may deny a proposed use if the required parking area would be so large as to render the land use incompatible with the general character of the neighborhood.

5.17.7. Screening requirements.

5.17.7.A. A six-foot high wall or fence, or a compact evergreen hedge screen planted so as to attain a height not less than six (6) feet within five years, shall be installed or planted and maintained to screen commercial uses from adjacent residential districts or uses. The planning board 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.

5.17.7.B. A landscaped strip at least ten (10) feet in width shall be provided along the street line, planted with appropriate street trees and flowering shrubs.

5.17.7.C. Dumpsters shall be screened.

5.17.8. Transitional District Dimensional requirements.**

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.

*Detached garages shall have five (5) foot setbacks.

**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.

Development located within the shoreland zone must meet the requirements for minimum lot size, maximum lot coverage, minimum shore frontage, and minimum setback from high-water line contained in Section 4.3.25.J.(1).