

# ARTICLE 14

## TR TRANSITIONAL ZONE

### Sec. 1401 USES PERMITTED:

- a. Any use permitted in the CR-3, CR-4, and CR-5 zone.
- b. Tourist court or hotel, together with the following accessory uses located on the premises and having no exterior entrance closer than 100 feet to a public street:
  - Retail Shops
  - Personal Services
  - Recreational Facilities
  - Restaurant
  - Beverage Service
- c. Professional or semi-professional office.
- d. Private club or lodge (non-profit).
- e. **(DELETED)**
- f. Club, college, community service agency, governmental structure, library, museum, playground or athletic field, private school.
- g. Community storage garage.
- h. Guest ranch in accordance with Article 19, Guest Ranch Regulations.
- i. Hospital, clinic, dispensary, or sanitarium.
- j. Office, real estate.

Sec. 1402 **BUILDING HEIGHT:** Maximum height of any structure shall be 30 feet.

Sec. 1403 **MINIMUM LOT AREA:** 10,000 square feet for residential uses.

Sec. 1404 **MINIMUM LOT WIDTH:** 60 feet.

Sec. 1405 **MINIMUM AREA PER DWELLING UNIT:** 1,000 square feet.

Sec. 1406 **MINIMUM FRONT YARD:** 20 feet.

Sec. 1407 **MINIMUM SIDE YARDS:** 7 feet each.

Sec. 1408 **MINIMUM REAR YARD:** 25 feet.

Sec. 1409 **MINIMUM DISTANCE BETWEEN MAIN BUILDINGS:** 14 feet.

### Sec. 1410 **DETACHED ACCESSORY BUILDINGS:**

- a. Permitted coverage: 40% of the minimum rear yard area plus 50% of any additional space in the rear of the principal building.
- b. Maximum height: 20 feet.
- c. Minimum distance to main building: 7 feet.
- d. Minimum distance to front lot line: 60 feet.
- e. Minimum distance to side lot lines: 4 feet.
- f. Minimum distance to rear lot line: 4 feet if building is not used for poultry or animals; 15 feet if building is used for poultry or animals.

# ARTICLE 15

## CB-1 LOCAL BUSINESS ZONE:

### Sec. 1501

#### USES PERMITTED:

- a. Any use permitted in the Section 1401-b thru 1401-j (TR Transitional zone).
- b. The following uses, which in any CB-1 zone shall be conducted wholly within a completely enclosed building unless otherwise specified and use operated as a store, shop or business, shall be a retail establishment and all products on the premises shall be sold at retail on the premises.

Antique store  
 Apparel store  
 Art needlework or hand-weaving establishment  
 Art gallery or store  
 Auto parking lot (within or without building) subject to the provisions of Section 2103  
 Bakery  
 Bank, safe depository or trust company  
 Barber or beauty shop  
 Bicycle shop (no sales or servicing of motor scooter or motorcycles)  
 Book, newspaper, magazine, stationary, art or drawing supply store  
 Cafe, lunch room (provided no dancing is allowed and no alcoholic beverages sold except beer and wine)  
 Catering service  
 Church  
 Cigar store  
 Cleaning, dyeing, laundry, collection agency  
 Clinic  
 Club or lodge (non-profit)  
 Community service agency  
 Confectionery store  
 Custom dress making, millinery, hemstitching or pleating  
 Custom weaving or mending  
 Day nursery or child-care center  
 Dealer in coins, stamps, or similar collector's items  
 Delicatessen store  
 Dental or medical laboratory  
 Department store, variety store  
 Drug store  
 Dry goods or notions store  
 Electric Appliance store  
 Florist shop  
 Frozen food locker  
 Furniture or house furnishing store  
 Garage for public storage only  
 Gasoline service station (incidental repairing only) subject to the provisions of  
 Section 2107  
 Gift, curio, novelty, toy or hobby shop  
 Governmental structure  
 Grocery, fruit or vegetable store  
 Hardware store  
 Hotel  
 Ice cream store  
 Ice station for packaged sales only  
 Interior decorator

Jewelry store or jewelry and watch repair  
 Laundry and dry cleaning units provided the same occupy no more than 3,000 square feet of gross floor area  
 Leather goods store

Library, rental or public  
 Liquor store for packaged sales only  
 Meat, fish or dressed poultry market, provided no live poultry are kept on premises  
 Messenger service  
 Multigraphing, mimeographing, duplicating, addressographing  
 Museum  
 Music, phonograph or radio store  
 Nursery, flower, plant or tree (within a building or enclosure)  
 Office: business, professional or semi-professional)  
 Photograph studio or photographic supply store  
 Postal stations  
 Pressing establishment  
 Refreshment stand  
 Religious rescue mission (Amended 3-30-87)  
 School, barber or beauty culture  
 School, business  
 School, dramatic  
 School, handicraft, painting or sculpture  
 Shoe store or shoe repair shop  
 Sporting goods, hunting and fishing equipment store  
 Station, bus or stage  
 Tailor shop  
 Taxi cab stand  
 Taxidermist  
 Theater, except drive-in or outdoor theater  
 Water, telephone or telegraph distribution installation or electrical receiving or distribution station (within or without a building) subject to the provisions of Section 2303  
 Other similar enterprise or business of the same class, which in the opinion of the Board of Supervisors, as evidenced by resolution or record, is not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses above enumerated.

- c. Accessory building or use (not involving open storage), when located on the same building site.
- d. **(DELETED 5-18-81)**
- e. Administrative, engineer, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto, provided that all such operations be completely housed within buildings located on a site of not less than 10,000 square feet; that all such buildings shall be set back not less than 25 feet from any property line abutting a residential zone; that an off-street parking area be provided for all such vehicles incidental to said operation; and that one additional such parking space be provided for each 3 persons regularly employed on said premises; that a masonry wall or screened planting shall be erected and maintained on any property line directly abutting any residential zones; that there is no manufacturing or warehousing of goods for sale at wholesale or retail; and that any activity conducted on said premises shall be free of dust, noxious smoke, fumes, odors, or unusual vibrations or noise.
- f. Restaurant or tea room, including a cocktail lounge or bar in connection therewith, upon condition that no outside door opens into the cocktail lounge or bar, and, provided further, that the applicant for a permit shall provide the Zoning Inspector with written consent of 75% of the owners, by number and area, of property within 300 feet of the site for which the permit is sought.
- g. One-family dwelling unit, conventional construction, or mobile home or

manufactured home in conjunction with an established, permitted use. (Amended 3-25-91)

- Sec. 1502 BUILDING HEIGHT:** Maximum height of any structure shall be 30 feet.
- Sec. 1503 MINIMUM LOT AREA:** None for uses listed in Section 1501-b and 1501-f.
- Sec. 1504 MINIMUM LOT WIDTH:** None for uses listed in Section 1501-b and 1501-f.
- Sec. 1505 MINIMUM AREA FOR DETACHED DWELLING UNIT:** 3,500 square feet for residential uses.
- Sec. 1506 MINIMUM FRONT YARD:** 20 feet, which may be used to meet off-street parking requirements, or as part of off-street parking lot.
- Sec. 1507 MINIMUM SIDE YARDS:** None for uses listed in Section 1501-b and 1501-f; 7 feet each for residential uses.
- Sec. 1508 MINIMUM REAR YARD:** 25 feet, except as provided in Section 2316 for corner lot, which may be used to meet off-street parking requirements, or as a part of off-street parking lot.
- Sec. 1509 MINIMUM DISTANCE BETWEEN MAIN BUILDINGS:** None for uses listed in Section 1501-b thru 1501-f; 14 feet between residence and business.
- Sec. 1510 DETACHED ACCESSORY BUILDINGS:**
- a. Permitted coverage: 40% of the minimum rear yard area and any additional space within the buildable area.
  - b. Maximum height: 20 feet within the required rear yard; 2 stories or 30 feet within the buildable area.
  - c. Minimum distance to main building: 7 feet.
  - d. Minimum distance to front lot line: 20 feet.
  - e. Minimum distance to side lot lines: None.
  - f. Minimum distance to rear lot line: 4 feet.