

TRANSITION ZONE 5 (TZ5) SECTION 500.3



Zone purpose: The purpose of this zone is to allow existing residential areas to transition in an orderly means to a commercial area. The development of this zone should provide minimal impacts on existing residential development within the area.

PERMITTED USES

- Farms: Raising livestock on commercial farms is allowed by right provided that the farm has at least 3 acres. Raising of livestock for non-commercial farms is subject to a minimum of 1 contiguous acre of useable pasture for one animal unit.
- The growing of crops, forestry, nursery and other similar agricultural uses are permitted in any zone with any acreage provided best management practices are utilized.

SPECIAL PERMITS

SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION

- Retail Establishments
- Service Establishments (Personal/Professional)
- Day Care Centers; Nursery Schools
- Restaurants (Restaurant or food service establishment must be separated by at least one tenant space from any existing animal retail or service establishment)
- Hotels
- Funeral Homes, Mortuaries, Morgues
- Financial Institutions, Banks
- Offices – General & Professional
- Business & Professional Office Buildings
- Medical, Dental Laboratories
- Nursing/Elder Care/Convalescent Homes
- Automotive – Repair Establishments
- Automotive - New & Used Car Dealers
- Inventory Holding Areas (bulk and area requirements of Section 815 apply)
- Automotive – Filling or re-energizing stations (automotive filling station, with no automobile sales, service or carwash)
- Automotive – Retail
- Commercial Recreation
- Commercial & Trade Schools & Classrooms
- Dog/Pet Daycares/Training/Dog Hotel/Kennel, Boarding
- Dog/Pet Grooming, Pet Shop/Retail, Veterinarian (Animal retail or service establishment tenant space must be separated by at least one other tenant space from any existing restaurant or food service establishment)

DIMENSIONAL REQUIREMENTS

Minimum lot area: .459 acres/20,000 SF

Lot frontage: 100'

Front yard setback: 50'

Side yard setback: 20'

Rear yard setback: 20'