

## **ARTICLE I. - TU TRANSITIONAL USE DISTRICT**

- **6-7I-1: - INTENT:**

The TU transitional use district is intended to serve as a mixed use transitional area between a low-density residential neighborhood and other more intensive uses such as an arterial roadway or a business district. Properties in this district are intended to be developed with low-intensity office, service, and residential uses that are designed in a manner compatible with the adjacent residential neighborhoods.

(Ord. 03-42, 2-4-2003; Ord. No. 15-011, § 3, 1-20-2015)

- **6-7I-2: - PERMITTED USES:**

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1. Single-family detached dwellings.
2. Two-family dwellings and duplexes.
3. Single-family attached dwellings.
4. Residential dwelling units located in multi-tenant buildings, provided no more than one unit is permitted in each building.
5. Commercial services. (DEFINED BELOW)
6. General services. (DEFINED BELOW)
7. Parks and playgrounds.
8. Residential care homes.

(Ord. No. 03-42, 2-4-2003; Ord. No. 07-090, 5-1-2007; Ord. No. 10-073, § 1, 6-15-2010; Ord. No. 15-011, § 3, 1-20-2015)

- **6-7I-3: - CONDITIONAL USES:**

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title, as appropriate:

1. Bed and breakfast inns.
2. Planned unit development.

(Ord. No. 03-42, 2-4-2003; Ord. No. 06-225, 9-19-2006; Ord. No. 06-245, 11-6-2006; Ord. No. 06-264, 11-21-2006; Ord. No. 07-090, 5-1-2007; Ord. No. 13-082, § 3, 8-20-2013; Ord. No. 15-011, § 3, 1-20-2015)

SERVICES, COMMERCIAL:	The business or occupation of doing convenience work for others for a fee with the services performed on-site and goods available for purchase on-site. Commercial services depend on visibility to attract walk-in customers. Examples of commercial service uses include banks, barbershops, beauty shops/salons, dry cleaning, shoe repair, tailor shops, photography studios. Accessory retail is allowed, up to a maximum of twenty-five percent (25%) of the customer area, in conjunction with permitted commercial service uses.
SERVICES, GENERAL:	The business or occupation of doing work for others for a fee with a primary business, office, showroom or training component. General services are typically scheduled by appointment. Uses include business, professional, medical or dental offices, workrooms or studios of artists, authors, interior designers, sculptors or other trades people, instruction in music, dance, fitness, home crafts and art, showroom and meeting/conference space, health spas without lodging facilities/massage establishments, and similar uses. Accessory retail is allowed, up to a maximum of ten percent (10%) of the customer area, in conjunction with permitted general service uses.