

§ 15. TC-1 Transitional Commercial District.

- A. Intent. The intent of the TC-1 Transitional Commercial District is to protect the character of neighborhoods which have historically developed in a predominantly residential fashion but which have significant non-residential uses located within the district and which are located on or near arterial roadways.
- B. Uses.
1. Principal permitted uses on the land and in the buildings.

- a. Single-family detached dwelling existing as of January 1, 2003 subject to the regulations of the R-6 zoning district.
 - b. General business and professional offices.
 - c. Facilities of financial and related service organizations including banks, stock brokers, Realtors, insurance agencies, and similar facilities.
 - d. Stores for the sale of retail goods.
 - e. Shops specializing in personal or business services, excluding the repair of large items which cannot be hand carried.
 - f. Day care centers.
 - g. Eating and drinking establishments.
2. Accessory uses permitted.
 - a. Off-street parking lots. However, no off-street parking shall be permitted in any part of the front yard for non-residential developments. (See §27 for additional standards.)
 - b. Signs. (See §30 for standards.)
 - c. Fences and walls. (See §54 for standards.)
 - d. Recreational uses for residential lots.