

§ 35-5.14. TDD Transit Development District. [Ord. No. O-01-19 § 15 [33-5.9B]]

- a. Permitted Uses.
 1. Detached and attached single family dwellings.
 2. Detached two-family dwellings.
 3. Multifamily dwellings known as townhouses at a density not to exceed 75 dwelling units per acre.
 4. Multifamily dwellings known as garden apartments or apartment houses at a density not to exceed 150 dwelling units per acre.
 5. Professional and business offices.
 6. Retail commercial uses not more than 2,500 square feet on the street level of Avenue "E."
 7. Personal service establishments except:
 - (a) Massage parlors.
 - (b) Tattoo parlors/body piercing.
 - (c) Tarot, palm readings, psychics.
 8. Home professional offices.
 9. Banks and deposit institutions without drive-up facilities.
 10. MXRD (Major Mixed Use Residential Development).
 11. Government offices including federal, state, county or municipal building and grounds but excluding schools.
 12. Essential services.
 13. (Reserved)
- b. Required Accessory Uses.
 1. Off-street parking subject to the provisions of Section 35-17.
 2. Off-street loading subject to the provisions of subsection 35-17.8.
 3. Buffers and screening subject to the provisions of subsection 35-4.14.
- c. Permitted Accessory Uses.
 1. Fences subject to the provisions of subsection 35-4.14.
 2. Private garage space for the limited storage of motor vehicles, provided that, garages accessory to any use other than detached single and double family dwellings shall be arranged to open to the side or rear of the lot.

3. Signs subject to the provisions of Section 35-25.
 4. Vertical parking garage subject to provisions of Section 35-4.
 5. Private sheds, tool houses, decks, swimming pools and other structures customarily associated with a residential use when accessory to detached single and double-family dwellings on a single lot.
- d. Conditional Uses Subject to the Provisions of Schedule II under subsection 35-5.28, Conditional Uses.
1. Churches.
 2. Public utilities.
 3. Nursery Schools and child care centers.
 4. Community residences for the developmentally disabled and community shelters for victims of domestic violence.
 5. Mixed use commercial development.
 6. Signs which are conditional uses.
- e. Area, Yard and Structure Requirements.
1. Minimum Lot Area:
 - (a) Detached single family (interior) 3,000 square feet.
Detached single family (corner) 4,000 square feet.
 - (b) Detached double family (interior) 3,000 square feet.
Detached double family (corner) 4,000 square feet.
 - (c) Attached single family 20,000 square feet.
 - (d) Garden apartments 45,000 square feet.
 - (e) Apartment houses 30,000 square feet.
 - (f) Townhouses 25,000 square feet.
 - (g) MXRD 42,000 square feet.
 - (h) Other uses No requirement.
 2. Minimum Lot Frontage:
 - (a) Detached single family (interior) 30 feet.
Detached single family (corner) 40 feet.
 - (b) Detached double family (interior) 30 feet.

Detached double family (corner) 40 feet.

- (c) Attached single family 140 feet.
 - (d) Garden apartments 150 square feet.
 - (e) Apartment houses 150 square feet.
 - (f) Townhouses 100 square feet.
 - (g) MXRD 150 square feet.
 - (h) Other uses 100 square feet.
3. Minimum Front Yard Setbacks:
- (a) Detached single family 20 feet.
 - (b) Detached two-family 20 feet.
 - (c) Attached single family 15 feet.
 - (d) Garden apartments 40 feet.
 - (e) Apartment houses 30 feet.
 - (f) Townhouses 25 feet.
 - (g) MXRD No requirement.
 - (h) Other uses 20 feet.
 - (i) In no case shall any structure be less than 40 feet from the center line of the street.
4. Minimum Rear Yard Setback:
- (a) Principal structure 20 feet.
 - (b) Accessory structure five feet.
 - (c) Minimum Side Yard Requirement: (Reserved)
 - (d) Maximum structure height: 55 feet and not to exceed five stories (See Schedule 1).
 - (e) Minimum Gross Habitable Floor Area:
 - One story – 900 square feet.
 - Two stories – 1,000 square feet per unit with at least 700 square feet of ground floor area
 - Garden apartments and apartment houses – 1,000 square feet per unit with at least 600 square feet of ground floor area

Townhouses – 1,000 square feet per unit with at least 700 square feet of ground floor area

- (f) MXRD - (Reserved)
 - (g) Other uses - No requirement.
5. Maximum Lot Coverage of Principal and Accessory Structures:
- (a) Detached single family 35%.
 - (b) Attached single family 40%.
 - (c) Garden apartments 45%.
 - (d) Apartment houses 75%.
 - (e) Townhouses 50%.
 - (f) MXRD 75%.
 - (g) Other uses 50%.
6. Minimum Unoccupied Open Space.
- (a) Detach single family No requirements.
 - (b) Attached single family No requirements.
 - (c) Garden apartments 25%.
 - (d) Apartment houses 15%.
 - (e) Townhouses 20%.
 - (f) MXRD 30% (Reserved)
 - (g) Other uses 15%.
7. Maximum Floor Area Ratio:
- (a) Nonresidential use 3.00
 - (b) Mixed uses 2.50