

ARTICLE 11
TR - TRANSITIONAL-RESIDENTIAL
DISTRICT

50.1100 [Uses Permitted.] In order to promote a transition from commercial neighborhoods to residential neighborhoods or from residential neighborhoods to commercial neighborhoods, or to allow for limited commercial uses, specifically parking lots, clubs, fraternity lodges and institutions of a philanthropic nature in certain residential neighborhoods, the TR District is created. In addition to the general regulations to which all buildings and uses are subject as provided in Article 3 of this chapter, no building or premises shall be used and no building shall hereafter be erected or altered in the TR-Transitional District except for the following uses:

50.1101 Permitted Principal Use. All buildings, uses and accessory buildings and uses as are permitted in the R-2 Residential District as regulated in Article 6, subject to the same restrictions and requirements as are therein contained.

50.1102 Special Land Uses. The following special land uses and similar uses shall be permitted in this zoning district only after proper notice has been given as required by State law and after review and approval has been granted by the Planning Commission subject to the requirements and standards of Article 21 of this Chapter.

(1) The use or uses being made of buildings or properties at the time an area is zoned to TR, subject to the restrictions and requirements (as amended from time to time) of the zoning district containing the area immediately prior to rezoning to TR.

(2) Parking of private passenger motor vehicles, subject to the restrictions and requirements on parking lots contained in Article 14.

(3) Clubs, fraternities, lodges subject to the restrictions and requirements contained in Article 9.

(4) Institutions of a philanthropic or charitable nature subject to the restrictions and requirements contained in Article 9.

(5) [Guest quarters (as regulated in Section 50.302(1)) in accessory buildings.]⁸⁹

50.1103 Signs. Subject to the general restrictions on signs contained in Section 50.303 of this Chapter, the following signs (and the following signs only) are permitted within this District:

(1) In connection with a permitted residential use, one (1) lighted name plate which does not exceed one (1) square foot in area is permitted, provided that the source of light is not visible.

(2) [In connection with other permitted uses, one sign not exceeding three square feet in area may be erected.”]⁴