

Chapter 17.26 TRANSITIONAL COMMERCIAL (TC) DISTRICT

Sections:

[17.26.010 General requirements.](#)

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This district is created to allow commercial business use in association with traditional residential occupation so long as such mixed land usage does not produce significant or objectionable levels of traffic, noise, dust or other adverse side effects not compatible to the existing neighborhood. In the area that was zoned industrial/mining prior to the effective date of Ordinance 16, Series of 2000, private mining or removal of tailings shall be permitted so long as such operation is completed within five years of the effective date of Ordinance 16, Series of 2000, and within two years of the physical commencement of the mining or removal operation.

Minimum district size:	½ acre
Minimum lot area:	2,250 square feet
Minimum lot width:	25 feet
Front setback:	3 feet
Side setback:	3 feet
Rear setback:	6 feet
Maximum building height:	35 feet
Minimum dwelling size:	450 square feet
Maximum lot coverage:	85 percent
Maximum gross density:	None

For permitted, conditional and prohibited uses see Chapter 17.48.

(Ord. 03-15 § 1)

