

TRANSITIONAL BUSINESS ZONE (TBZ)

1. Purpose

The purpose of the TB Zone is to provide a transitional zone between residential and business areas for a wide range of residential uses, restricted business uses, and medical facilities. Uses will be limited to those that generate relatively low traffic uses. The TB Zone is intended to be a transition zone between residential and business areas.

2. Permitted Uses.

Permitted uses in the TB Zone are limited to the following:

- a. Single family residences.
- b. Multiple family dwellings.
- c. Home Occupations.
- d. Boarding/Rooming houses – limited to 6 beds.
- e. Bed and breakfast /Inns. - limited to 6 beds
- f. Dwelling units within buildings devoted primarily to business purposes.
- g. Medical clinics.
- h. Professional/Governmental offices and personal service establishments where retail sales are clearly incidental to the primary use and no outside storage yard or facility is required.
- i. Day Care Businesses.
- j. Churches and Schools

3. Conditional Uses.

Conditional uses in the TB Zone are limited to the following:

- a. Indoor restaurants.
- b. Convenience stores.
- c. Public service, public use, and public utility facilities.
- d. Pharmacies and medical or rehabilitative supply stores.
- e. Electrical and plumbing contractors with limited retail.
- f. Nursing homes, assisted living centers, and sanitariums.
- g. Temporary Structures.
- h. Recreational – indoor/outdoor

4. Accessory Uses.

Accessory uses in the TB Zone are limited to the following:

- a. Greenhouses/private.
- b. Detached garages.
- c. Storage buildings.
- d. One dwelling unit on lots of 10,890 square feet (.25 acres) or larger, accessory to a single family dwelling unit. Primary vehicular access to any accessory dwelling unit shall be 12 ft. min. from a City street or alley. All dwelling units shall have adequate water and sewer services installed to meet City Standards.

5. Bulk Requirements.

- a. Minimum Lot size – ten thousand, eight hundred and ninety (10,890) square feet except as follows:
 - 1. Townhouse sub-lots shall have an aggregate density of no more than eight lots per acre.
- b. Maximum Multi-family Residential Density - One (1) dwelling unit for each one eighth (1/8) of an acre. In determining the allowable maximum density, the acreage of the parcel in questions shall be rounded off to the nearest one-eighth (1/8) of an acre.
- c. Minimum Lot Width - fifty (50) on the street right of way
 - 1. Townhouse sub-lots shall conform to the standards established in the International Fire Code, as adopted by Teton Fire District.
- d. Maximum Building Height – thirty five (35) feet.
- e. Minimum Front Yard Setback – ten (10) feet.
- f. Minimum Side and Rear Yard Setback - ten (10) feet except as follows:
 - 1. The Townhouse sub-lot side yard setback along the common wall boundary line shall be zero feet.
- g. Maximum Floor Area - Buildings or structures containing an Individual Retail/Wholesale Trade or a Grouped Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 7,500 square feet.
- h. Lot coverage 60% maximum.
- i. Project features that may have a negative impact upon adjacent property shall be buffered from said property.
- j. Architectural and performance standards shall apply to this zone.
- k. The Planning and Zoning Commission shall, as party of any conditional use permit issued in the TB Zone, consider and impose any conditions it deems necessary to carry out the purpose of the TB Zone and this Ordinance. Such considerations shall include, but shall not be limited to the following: bulk regulation, fence/hedges/walls, parking, signs, lighting, building design, restoration plans, landscaping, hours of business, time limitations on permit, permit review, revocation, liability and transferability. In imposing conditions relating to parking in the TB Zone, the Commission may waive any requirements set forth in the parking standards or this ordinance.
- l. No outdoor stage for commercial uses.
- m. Sidewalks will be required where property is adjacent to existing sidewalks.