

## Chapter 17.24 TRANSITIONAL RETAIL/RESIDENTIAL (TR) DISTRICT

Sections:

[17.24.010 General requirements.](#)

### 17.24.010 General requirements.

This district is created to allow traditional residential occupation in association with commercial business uses 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 with residential occupation.

Minimum district size:	½ acre
Minimum lot area:	Residential: 2,250 square feet
	Other uses: 2,250 square feet
Minimum lot width:	25 feet
Front setback:	10 feet, except zero feet for single-family attached on the common wall provided there are no more than three (3) such single-family attached connected by common walls.
Side setback:	3 feet, except zero feet for single-family attached on the common wall provided there are no more than three (3) such single-family attached connected by common walls.
Rear setback:	6 feet, except zero feet for single-family attached on the common wall provided there are no more than three (3) such single-family attached connected by common walls.
Maximum building height:	35 feet
Minimum dwelling size:	450 square feet

Maximum lot coverage:	85 percent
Maximum gross density:	38 dwelling units per acre, except the density can be increased with the permission of city council through a conditional use permit

For permitted, conditional and prohibited uses see Chapter 17.48.

(Ord. 03-15 § 6; Ord. 03-11 § 4; Ord. 03-4 § 4; Ord. 01-3 § 2; Ord. 99-8 § 1 (part); prior code § 17.09.040)