

**176.17 RT-1 RESIDENTIAL/TRANSITIONAL USE.** This zoning district is primarily intended to provide an acceptable range of land uses and controls for the reuse of vacant school and institutional properties in residential neighborhoods. The permitted uses are limited to low intensity office and service uses characterized by low traffic generation with little or no customer contact on the premises. In order to maintain the residential qualities of the surrounding areas, stringent development and activity standards are imposed.

1. Principal Permitted Uses. The following principal uses are permitted in the RT-1 District:

A. The following residential uses:

- (1) Single-family detached dwellings.
- (2) Two-family dwellings and multiple-family dwellings as a reuse of buildings existing at the time of the establishment of RT-1 District zoning in an area.
- (3) Home occupations, subject to the provisions of Section 176.30.

B. The following personal service establishments as a reuse of any buildings existing at the time of the establishment of the RT-1 District zoning in an area:

- (1) Photographic, art, and musical studios.
- (2) Offices for personal service businesses which perform their services off the premises.

C. Business service establishments as a reuse of any building existing at the time of the establishment of the RT-1 District zoning in an area:

- (1) Business and management consulting services and similar consulting services.
- (2) Telemarketing and telephone message services.
- (3) Computer and data processing services.
- (4) Market research, advertising, and public relations.
- (5) Medical, dental and optical laboratories without individual patient visitors.
- (6) Electronic audiovisual production.
- (7) Real estate appraisal, abstract title research, mortgage brokerages and other real estate related businesses except sales offices.

(8) Stenographic services and temporary office worker placement services.

(9) Miscellaneous business services which require only incidental client contract on the premises.

D. The following professional office establishments as a reuse of any building existing at the time of the establishment of the RT-1 District zoning in an area:

(1) Accounting and bookkeeping offices.

(2) Engineering and architectural firms.

(3) Attorney's offices.

(4) Miscellaneous professional offices which require only incidental client contact on the premises.

E. The following public, quasi-public and governmental uses as a reuse of any building existing at the time of the establishment of the RT-1 District zoning in an area:

(1) Churches, synagogues, chapels and similar places of religious worship and instruction.

(2) Educational, charitable, religious and similar public and quasi-public offices.

(3) Parks, playgrounds and community recreation centers.

(4) Governmental offices.

(5) Public schools.

2. Conditional Uses. The following conditional uses are permitted in the RT-1 District only when authorized by the Zoning Board of Adjustment as provided in Section 176.36.

A. Any use permitted as a principal use as a reuse of a building existing at the time of the establishment of the RT-1 District when such use involves the construction of an additional building.

B. The following residential uses: two-family and multiple-family dwellings other than within buildings existing at the time of the establishment of the RT-1 District zoning an area.

C. The following retail businesses:

(1) Pharmacies and medical supplies stores.

(2) Antique shops.

- (3) Art galleries.
- (4) Art, craft and hobby shops.
- (5) Book, stationery and news dealers, but not adult book stores.
- (6) Other similar, specifically identified retail businesses.

D. The following personal service establishments:

- (1) Music, art and dance academies.
- (2) Mortuaries.
- (3) Other similar, specifically identified personal service businesses.

E. The following business service establishments:

- (1) Insurance and real estate offices.
- (2) Employment services.
- (3) Other similar, specifically identified business service establishments.

F. The following professional office establishments:

- (1) Physician offices and clinics.
- (2) Dentist offices and clinics.
- (3) Chiropodists, chiropractor, osteopath and podiatrist offices and clinics.
- (4) Optician offices.
- (5) Prosthetic appliance services.
- (6) Other similar, specifically identified professional office establishments.

- G. The following industrial-type uses:
    - (1) Preparation of food for consumption off the premises including catering services.
    - (2) Assembly of small appliances, electronics, and scientific precision instruments.
  - H. The following public, quasi-public and governmental uses:
    - (1) Preschools and day care centers.
    - (2) Private clubs, lodges and fraternal organizations.
    - (3) Vocational or trade schools.
    - (4) Other similar, specifically identified public and quasi-public and governmental uses.
  - I. Similar and compatible uses to those allowed as principal permitted uses in this district.
3. Site and Structure Requirements.
- A. Minimum lot area:  
Residential Uses:  
Single-family dwelling - 6,000 square feet  
Two-family dwelling - 7,200 square feet  
Three-family dwelling - 7,200 square feet  
Four-family dwelling - 8,000 square feet  
Five-family dwelling - 8,000 square feet  
Six-family dwelling - 8,400 square feet  
Seven or more family dwelling - 1,200 square feet per unit  
All other uses - 6,000 square feet.
  - B. Minimum lot width - 60 feet.
  - C. Front yard setback - 25 feet.
  - D. Side yard setback - 7 feet; corner side yard setback - 12 feet.
  - E. Rear yard setback:  
For structures 2 stories or less in height - 25 feet.  
For structures 2½ stories in height - 30 feet.
  - F. Maximum height - 2½ stories or 35 feet.
  - G. Open space requirement - 30 percent of the lot area.

4. Other Provisions.

A. Accessory Uses. Uses and structures accessory to a principal permitted use or a conditional use are permitted subject to the provisions of Section 176.32, provided that new structures which are accessory to any use except single-family detached dwellings be accessory to and approved as part of a conditional use.

B. Temporary Uses. Temporary uses are permitted subject to the provisions of Section 176.35(13).

C. Signs. Signs are permitted subject to the provisions for signs in the O-1 District found in Section 176.31.

D. Off-street Parking and Loading. Off-street parking and loading facilities shall be provided subject to the provisions of the O-1 District found in Section 176.29.

E. Outdoor Activity. All nonresidential business, servicing or processing, except for off-street parking and loading facilities, shall be conducted within completely enclosed buildings.

F. Open Storage. All nonresidential operations, including the storage of materials and merchandise, shall be conducted in a fully enclosed building or entirely within a solid, opaque wall or fence which conceals the operations from visibility from the adjoining properties.

G. Performance Standards.

(1) No use shall create odors, noise, dust, gases, electrical interference, or vibrations discernible beyond the boundaries of the property.

(2) No flammable, reactive, explosive, toxic or radioactive materials may be processed, stored, handled or utilized unless the Building Official and the Fire Chief determine that such use does not constitute a hazard to adjacent properties based upon local standards and criteria set forth in local, State and Federal codes, rules and/or regulations.

(3) All areas of the property exclusive of building sites, parking areas, driveways, walks, etc. shall be landscaped with grasses, shrubs, trees, flowers, fences, walls, or other suitable materials. All buildings, driveways, parking areas, plants and grounds shall be properly maintained with all

necessary clean-up, repairs, and replacements performed promptly.