

Chapter 250. Zoning

Article IV. District Regulations

§ 250-409. TC Town Center.

A. Purpose: to promote a desirable mix of commercial, office, civic and residential land uses within a compact, vibrant, pedestrian-friendly, Town Center environment, with an emphasis on uses that serve the community and regional needs where there is adequate road infrastructure.

B. Permitted uses:

- (1) Retail sales.
- (2) Service uses.
- (3) Restaurants.
- (4) Professional offices.
- (5) Banks and similar financial institutions.
- (6) Business offices.
- (7) Health care facilities and services.

[Amended 10-17-2011 by Ord. No. 1398-11]

- (8) Hotel uses, in accordance with Subsection **F** below.

- (9) Studios.

- (10) Recreational, cultural and entertainment facilities.

- (11) Automobile, camper, and boat sales.

- (12) Shopping centers, in accordance with design standards.

- (13) Mixed-use buildings, in accordance with design standards.

- (14) Mixed-use development, in accordance with design standards.

- (15) Care facilities.

[Added 10-17-2011 by Ord. No. 1398-11]

C. Conditional uses:

- (1) Fueling stations in accordance with § **250-506**.
- (2) Hospitals in accordance with § **250-508**.
- (3) Public purpose uses in accordance with § **250-511**.
- (4) Public utility uses in accordance with § **250-512**.
- (5) Repair garages in accordance with § **250-514**.
- (6) Self-storage facilities in accordance with § **250-515**.

- (7) Transmitting towers in accordance with § **250-516**.
- (8) Wholesale distribution and sales and warehousing per § **250-517**.
- (9) Car washes in accordance with § **250-518**.
[Added 12-17-2012 by Ord. No. 1432-12]

D. Accessory uses:

- (1) Farm stands.
- (2) Garages, sheds, and storage buildings.
- (3) Private swimming pools.
- (4) Renewable energy systems.

E. Bulk regulations for TC Town Center:

Type	Commercial Mixed-Use Buildings	Mixed-Use Development
Minimum lot area	1 acre	5 acres
	10 acres NPC*	10 acres NPC*
Minimum lot width	150 feet	200 feet
Minimum lot frontage	150 feet	200 feet
Minimum yard, front	First story: minimum 10 feet, maximum 25 feet	First story: minimum 10 feet, maximum 25 feet
	Second and third stories: first story setback plus 10 feet	Second and third stories: first story setback plus 10 feet
Minimum yard, side	10 feet	10 feet
Minimum yard, total side	25 feet	25 feet
Minimum yard, rear	10 feet	10 feet
Maximum coverage, building	50%	50%
Maximum coverage, impervious	80%	80%
Maximum building height	50 feet	50 feet commercial structure 35 feet multifamily structure
Maximum number of stories	3	3 commercial structure 2.5 multifamily structure
Accessory use - minimum yard, side	10 feet	10 feet
Accessory use - minimum yard, rear	10 feet	10 feet
Maximum residential density	6 units per acre	6 units per acre
	8 units per acre with NPC	8 units per acre with NPC
Maximum residential floor area ratio	0.2	0.2
	0.3 with NPC	0.3 with NPC

NOTES:

*NPC – Noncontiguous parcel clustering. See § **250-625**.

F. Additional standards for hotel use:

- (1) Minimum number of units shall be 30.
- (2) Maximum length of stay shall be 30 days.

- (3) Twenty-four-hour on-site management is required.
- (4) Customary ancillary services, such as a restaurant, meeting rooms, and retail, are permitted.