

Sec. 4-4-35. TC Town Core Zone District.

The intent of the (TC) Town Core Zone District is to establish a compact, urban area with uses, form, and amenities that contribute to a walkable downtown environment.

(1) Permitted uses: Consult the use schedule at Section 4-4-17; provided that residential dwelling units are permitted as accessory uses in mixed-use structures only, and residential dwelling units are not permitted on the ground floor.

(2) Lot frontage, minimum: none.

(3) Lot area, minimum: none.

(4) Lot coverage, maximum: none.

(5) Building height, maximum: As set forth in the Design District Standards and Guidelines.

(6) Front setback, minimum: none.

(7) Side setback, minimum: none.

(8) Rear setback, minimum: five (5) feet.

(9) Maximum density (residential uses): The maximum number of residential dwelling units permitted per acre of land is sixteen (16), except as follows:

a. Density Bonus: A density bonus is permitted in the Town Core Zone District if seventy-five percent (75%) of the bonus units are restricted as workforce or senior housing, subject to a deed restriction approved by the Town.

(10) Development Standards. All development in the Town Core Zone District is subject to the standards in Chapter 4, Article VI, Site Plan, with the following exceptions:

a. Section 4-6-10(e)4.m. – Parking Requirements, Location. In the Town Core Zone District, parking facilities for commercial and mixed-use buildings shall not be closer to the property line than five (5) feet. Driveways and drive aisles, when not shared with adjacent properties, shall not be closer to the property line than five (5) feet.

b. Section 4-6-10(e)4.o. – Snow-stacking space. In the Town Core Zone District, the Community Development Director may allow a reduction in the minimum amount of required snow stacking space when an adequate snow melt system is constructed for any parking area.

c. Section 4-6-11(g)22. – Landscaping requirements (trees and shrubs). The Landscaping requirements in the Town Core Zone District shall be the same as those required for the Mixed Use, Government, Light Commercial Zone District, with a note that, in the Town Core Zone District, each landscape decorative element, including benches, picnic tables, gazebos, art forms or sculptures, shall be deemed to cover three hundred sixty (360) square feet of landscaping area, or the equivalent of three (3) trees, or the equivalent of eighteen (18) shrubs.

d. Section 4-6-11(g)23. – Exceptions to landscaping requirements. In the Town Core Zone District, up to fifty percent (50%) of the required number of trees and shrubs

may be substituted with alternative forms of landscaping and decorative elements, including benches, picnic tables, gazebos, art forms, sculptures, larger boulders, and planter boxes.