

#### **17.20.040 Town Center or TC zone.**

The purpose of the Town Center or TC zone is to provide an area for a broad range of uses which generate high pedestrian traffic and which do not have large space requirements, including artisan workshops and galleries, retail businesses, personal services, offices, eating places, visitor accommodations, and similar uses. Mixed residential-commercial uses are an important component of the TC zone and are encouraged to ensure an economically and socially vibrant downtown that is intended for, and enjoyed by, residents and visitors alike.

The following regulations shall apply in all Town Center or TC zones:

##### **(1) Principal Permitted Uses.**

- (a) Resident and visitor-serving retail and service uses conducted entirely within an enclosed building, including, but not limited to: grocery stores; drug stores; hardware stores; variety stores; sporting goods stores; bakeries; coffee shops; fruit and vegetable markets; bicycle sales, rentals and repair shops; bowling alleys; furniture sales; audio-video stores; florists; frame shops; clothing and apparel businesses; health clubs; dry cleaning (not including processing plants); laundromats; tailors; shoe repair; retail sales and repair of household goods and appliances; and hobby and craft shops;
- (b) Apartments on the upper floors of multistory buildings;
- (c) Service establishments, such as spas, nail salons, beauty salons, and barbershops;
- (d) Business and professional offices, such as for accountants, lawyers, architects, engineers, realtors, financial advisors, medical and dental offices;
- (e) Banks and financial institutions without drive-up facilities;
- (f) Restaurants and licensed premises (bars) appurtenant thereto;
- (g) Movie Theaters;
- (h) Galleries, museums and gift shops.

##### **(2) Uses Permitted with a Use Permit.**

- (a) Civic and cultural organizations such as Elk and Moose Lodges, Rotary clubs, garden clubs;
- (b) Hotels and motels; Bed and Breakfast Inns;
- (c) Licensed premises (bars) not appurtenant to any restaurant.

(d) Artisan studios and showrooms including, but not limited to: woodworking, glass blowing, metal works, ceramics, crafts, and clothing manufacturers.

(e) Live-Work units where residential activities are located at the back of buildings, do not occupy more than 40% of the gross floor area.

(f) Uses not specifically identified, but similar to and compatible with the uses permitted in the zone.

**(3) Other Regulations.** See Table 17.20.040 for development standards for the town center (TC) zone.

Table 17.20.040

Development Standards for the Town Center or  
TC Zone

| Site Development Standard | Zone Requirement                              |
|---------------------------|---|
| Minimum Lot Area:         | 2,500 square feet                             |
| Maximum Ground Coverage:  | 100% for commercial [Floor Area Ratio = 2]    |
| Minimum Lot Width:        | 25 feet                                       |
| Minimum Yards             |   |
| Front:                    | None.   |
| Rear:                     | None. 10 feet if abutting a residential zone. |
| Side:                     | None. 5 feet if abutting a residential zone.  |
| Maximum Building Height:  | 3 stories or 45 feet                          |

[Ord. 297, 2012]