

§ 27-408. TC-2 Town Center District. [Added by Ord. 312, 4/24/2017]

1. General. Within the TC-2 Town Center District, a building may be erected, altered or used, and any lot or premises may be used, for the following uses, and no other, when in conformance with the conditions of this chapter and the specific use, area and design regulations of this district.
2. Use Permitted by Site Size.
 - A. Sites Greater Than Eight Acres.
 - (1) Uses Permitted by Right. The following uses shall be permitted by right on sites greater than eight acres and shall meet the specified area, dimensional and design requirements below, and the provisions contained in Part 5, "Use Regulations," shall have been met:

A6	Forestry
B4	Village House
B10	Manor House
B11	Live Work Unit
B12	Townhouse
C3	Public Utilities
C6	Library or Museum
C16	Emergency Services
C17	Public Building
C19	Recreational Facility
C20	Athletic Facility
C21	Commercial Educational or Trade School
D1	Medical Office
D2	Office — Business, Professional, or Government Office
D3	Commercial and Service
D4	Mixed Use
D5	Retail Store
D6	Service Business
D7	Financial Establishment
D9	Eating Place
D12	Motel/Hotel/Inn

D14	Entertainment
D27	Commercial Recreation and Entertainment
D28	Large Retail Store
F1	Accessory Home Occupation
F2	Residential Accessory Buildings
F6	Temporary Structure or Use
F9	No-Impact Home-Based Business

(2) Uses Permitted by Conditional Use. Any of the following uses shall be considered permitted, provided the provisions for conditional use have been met in accordance with Part 5, "Use Regulations," and Part 10, "Conditional Uses":

C7	Private Recreational Facility
C8	Day Care Center/Nursery School
C14	Private Organization or Community Center
D10	Fast Food Restaurant
D11	Repair Shop
D13	Boarding House
D22	Parking Lot or Garage
F10	Bed and Breakfast
F11	Drive-Through

(3) Use Requirements.

- (a) Nonresidential uses (including D4 Mixed Use) shall be located along Main Street.
- (b) Residential uses and associated parking shall comprise no more than 60% of the site area.

B. Sites Less Than or Equal to Eight Acres.

(1) Uses Permitted by Right. The following uses shall be permitted by right on sites less than or equal to eight acres and shall meet the specified area, dimensional and design requirements below, and the provisions contained in Part 5, "Use

Regulations," shall have been met:

B11	Live-Work Unit
D1	Medical Office
D2	Office
D3	Commercial and Service
D4	Mixed Use
D5	Retail Store
D6	Service Business
D7	Financial Establishment
D9	Eating Place
D11	Repair Shop
D14	Entertainment
F6	Temporary Structure or Use

(2) Uses Permitted by Conditional Use. Any of the following uses shall be considered permitted, provided the provisions for conditional use have been met in accordance with Part 5, "Use Regulations," and Part 10, "Conditional Uses":

C7	Private Recreational Facility
C8	Day Care Center/Nursery School
C14	Private Organization or Community Center
D10	Fast Food Restaurant
D13	Boarding House
D22	Parking Lot or Garage
F10	Bed and Breakfast
F11	Drive-Through

3. TC-2 Town Center District — Table of Area and Dimensional Requirements.¹

4. Design Standards.

A. Building Height and Size. Proposed nonresidential buildings in the TC-2 District shall be at least two stories in height and shall not exceed a building footprint of 15,000 square feet.

1. Editor's Note: The table is included as an attachment to this chapter.

- B. Sidewalks. Sidewalks shall be provided along all frontage streets, interior driveways, and parking areas.
- C. Access. All uses shall take access to an interior street or parking lot access drives.
- D. Parking Areas. All off-street parking shall be located to the side or rear of buildings fronting on an existing or proposed road and take access to an interior driveway or alley.
- E. Development Design. The development shall be unified and integrated with the existing and proposed street network as shown in the Revitalization and Visioning Plan for Dublin Borough (where feasible) and shall enhance existing adjacent land uses through the implementation of the Design Standards in § 27-408, Subsection 4.
- F. Driveways. All driveways and garages for dwelling units along Elephant Road and the Comprehensive Plan road shall be accessed from the internal driveways, roads, or alleys.
- G. Public Space. For each land development or subdivision in the TC-2 District, public space shall be designed as part of the development or use. Public spaces shall be visible and accessible from adjacent roadways and shall be a minimum of 5% of the site area (for sites greater than eight acres) and 3% of the site area (for sites less than or equal to eight acres) within the proposed land development or subdivision. Public space includes plazas, courtyards, pocket parks, outdoor eating areas, and seating areas. Sidewalk areas that accommodate public gathering and connect to other facilities, which are at least four feet wider than the minimum ordinance requirements, may be included as a public space if approved by the Borough. If, due to site constraints, the provision of public space is deemed impractical by the Borough Council, the Council may allow for other ways to meet this objective, through a fee-in-lieu or the provision of improvements (either on-site or off-site) that allow for and enhance the public realm (benches, landscaping, drinking fountains, etc.). Said fee shall be determined from time to time by a fee schedule resolution of the Borough Council.
- H. Parking. Parking requirements for residential and nonresidential uses shall be those for individual uses in § 27-505.