



## 11. TOWN CENTER DISTRICT (TC)

- a. **Purpose.** The Town Center District (“TC”) is intended to serve as a mixed-use district. It is designed to support a variety higher-density uses including retail, entertainment, restaurant, service, institutional, office, and residential uses while serving as a gateway to the community.
- i. All subdivisions require Subdivision approval unless exempt (See Chapter 5, Section B.5: Exempt Subdivisions).
  - ii. Development Plan Approval (See Chapter 8, Section D.2: Development Plan Procedures) is required for all new structures.
- b. **Uses & Development Standards.**

### PERMITTED USES – TOWN CENTER DISTRICT (TC)

#### COMMERCIAL USES

- general retail:
  - EXCLUDING automotive repair
  - EXCLUDING automotive sales, new
  - EXCLUDING automotive sales, used
  - EXCLUDING barn/storage building sales
  - EXCLUDING boat/ farm equipment/ motorcycle/ recreational vehicle sales & repair
- professional/business offices, EXCLUDING clinic/medical office
- service-oriented retail:
  - EXCLUDING drive-thru establishment
  - EXCLUDING gas station
- winery/brewery/distillery

#### INSTITUTIONAL USES

- church or place of worship
- fire station/police station
- governmental offices
- library
- park, public or private

#### RESIDENTIAL USES

- \*dwelling, multi-family
- dwelling, single-family attached

### SPECIAL EXCEPTION USES – TOWN CENTER DISTRICT (TC)

#### COMMERCIAL USES

- drive-thru establishment (attached to rear of primary structure only)
- hotel/motel
- parking garage/lot, commercial or public
- philanthropic institution

#### INSTITUTIONAL USES

- child care home (in-home)
- utility facility, public and private
- \*wireless communication facility

#### RESIDENTIAL USES

- dwelling, single-family detached
- \*home occupation

\* Indicates use is conditional and specific development standards apply. See Chapter 4: Use Development Standards.



**DEVELOPMENT STANDARDS – TOWN CENTER DISTRICT (TC)**

		Single-family Attached & Multi-family Residential	Non-residential
<b>Structure Standards</b>			
Maximum height of structure	Primary structure	45 feet	45 feet
	Accessory structure	20 feet	20 feet
Minimum height of primary structure		20 feet	20 feet
Maximum ground floor area		N/A	10,000 sqft
Minimum living area		750 sqft for 1 bedroom	
		850 sqft for 2 bedrooms	N/A
		1,000 sqft for >3 bedrooms	
<b>Lot Standards</b>			
Minimum lot width		45 feet	45 feet
Minimum lot area		1,500 sqft/unit	3,000 sqft
Front yard setback	Minimum	0 feet	0 feet
	Maximum	10 feet	10 feet
	Parking	behind rear elevation of primary structure	behind rear elevation of primary structure
Minimum side yard setback	Primary structure	0 feet	0 feet
	Accessory structure	0 feet	0 feet
Minimum rear yard setback	Primary structure	10 feet	10 feet
	Accessory structure	10 feet	10 feet
Maximum impervious surface coverage		90%	90%
<b>Utility Standards</b>			
Municipal sewer and water required		yes	yes
Sidewalks and streetscape lighting required		yes	yes

*No structures can be within platted easement*



**c. Additional Site Development Standards.**

- i. Any area between front property line and front building elevation must be incorporated as a public plaza/space with dedicated public access unless building has zero (0) foot setback.
- ii. Any total development larger than two (2) acres shall incorporate a public space with dedicated public access into the site that is a minimum of one-thousand (1,000) square feet.
- iii. The following site development standards also apply to development in this district. See *Chapter 3: Site Development Standards*.

**ADDITIONAL SITE DEVELOPMENT STANDARDS – TOWN CENTER DISTRICT (TC)**

- Accessory Structure Standards. (See *Section B.1*)
- Architectural Standards. (See *Section B.2*)
- Bufferyard & Bufferyard Planting Standards. (See *Section B.3*)
- Driveway & Access Management Standards. (See *Section B.4*)
- Lighting Standards. (See *Section B.5*)
- Lot & Setback Standards. (See *Section B.6*)
- Parking & Loading Standards. (See *Section B.7*)
- Sidewalk & Pedestrian Amenity Standards. (See *Section B.8*)
- Sign Standards. (See *Section B.9*)
- Storage Standards. (See *Section B.10*)
- Structure Standards. (See *Section B.11*)
- Trash Receptacle Standards (See *Section B.12*)
- Utility Standards. (See *Section B.13*)