

Division 3 Town Core

Section 16.3.310. Intent.

- (a) The Town Core district serves as the heart of the community with a broad range of complimentary land uses. It is desirable to encourage a variety of commercial, retail, service, restaurant, entertainment and other uses interspersed with residential homes, lofts and apartments.

Section 16.3.320. Lot and building standards.

- (a) *Density, height, and setback criteria.* The following Table 16.3.320 includes the maximum density, lot size, setback criteria, and maximum height allowed within the Town Core zone district. Cells with n/a means the specific criteria is not applicable in that situation. Supplemental criteria is included below the table.

Table 16.3.320. Town Core Lot and Building Standards.

	Maximum Gross Density	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	Minimum Corner Side Setback	Minimum Rear Setback	Maximum Height
Single-family detached	15 units per acre	6,000 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Single-family attached (duplex)	15 units per acre	4,000 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Townhomes	15 units per acre	1,400 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Multi-family	15 units per acre	1,600 square feet	20 feet	20 feet	20 feet	20 feet	3 stories
Accessory dwelling unit	n/a	n/a	Behind the front of a principal dwelling	7.5 feet	15 feet	15 feet	2 stories
Accessory Structure	n/a	n/a	25 feet	5 feet	15 feet	5 feet	2 stories
Non-Residential	n/a	n/a	20 feet	10 feet	20 feet	15 feet	3 stories

- (1) Accessible elements are permitted to extend above the maximum building height.
- (2) An attached dwelling unit with a shared party wall may have a zero-foot side yard setback on the side of the lot where the dwelling units combine.

- (3) The rear setback for an alley loaded attached dwelling unit project may have a reduced rear setback, at the discretion and approval of the Town.
- (4) The corner side setback requirement applies to a side lot line bordering a public road or street that is not designated as the front yard. This does not apply to a designated alleyway.
- (5) Attached accessory structures shall meet the requirements of the main structure.
- (6) Detached accessory structures shall maintain a minimum separation from the main structure as required by adopted building and fire codes.
- (7) Steeples, chimneys, roof-mounted mechanical equipment, and similar architectural and mechanical elements may exceed the maximum height by no more than 20 percent.
- (8) A height and shadow study may be required by the Town as part of the review of a three-story structure and shall be required for any requests over three stories.
- (9) Where applicable, building heights shall transition to adjacent residential properties and be no greater than two stories taller than the tallest adjacent residential structure. Appropriate buffering and landscaping shall be incorporated as required in this Code.

Section 16.3.330. Land uses.

- (a) Uses by right. These may require a site plan at the direction of Town staff based on the intensity and potential impacts of the proposal.
 - (1) Residential land uses include the following.
 - Accessory dwelling
 - Adult day centers
 - Bed and breakfast establishments
 - Family child care homes
 - Home-based business
 - Long-term care facilities
 - Multi-family dwellings
 - Senior/age-restricted housing
 - Single-family dwellings, attached or detached
 - (2) Mixed land uses include the following.
 - Flex buildings (start as residential and shift to commercial over time)
 - Live/work units and buildings
 - Mixed-use buildings (residential, commercial, office, workshops, etc.)
 - (3) Commercial, retail, or service land uses include the following.
 - Administrative, office, and research facilities
 - Appliance sales and service facilities
 - Automobile service and repair—minor facilities
 - Banks and financial institutions
 - Bars/taverns/microbreweries
 - Business offices (contractors, electronic repair, small engine, motorcycle)
 - Car/motor vehicle washes

- Child care centers
 - Commercial and retail businesses, indoor sales, and services
 - Entertainment facilities, commercial theaters, etc.
 - Equipment (small) rental establishments without outdoor sales
 - Gasoline/fueling stations
 - Greenhouses, whether public or private
 - Grocery stores
 - Hospitals
 - Hotels/motels (no room limit)
 - Inns (up to 12 rooms)
 - Laundromats and dry-cleaning retail outlets
 - Medical and dental offices and clinics
 - Movie theaters
 - Office building
 - Parking lots and parking garages (as principal use)
 - Passenger terminals or park-n-rides
 - Personal and business service shops
 - Professional offices
 - Push carts (sidewalk vending)
 - Restaurants
 - Retail sales stores
 - Vehicle sales facilities, including sales of automobiles, motorcycles, RVs, boats, and trucks
 - Veterinary clinics
 - Workshops and custom small industries, including art studios with/without sales
- (4) Public, quasi-public, other land uses include the following.
- Accessory buildings and uses incidental to the principal use
 - Clubs and lodges
 - Community gardens
 - Conference/convention center
 - Farmer's markets
 - Fire stations
 - Municipal use facilities
 - Museums
 - Parks and open spaces
 - Parks and playgrounds—neighborhood
 - Outdoor amphitheaters
 - Places of worship and assembly
 - Public or other nonprofit recreational use facilities
 - Public utility main lines and substations

- Rest stops
 - Schools (all types)
- (b) Uses by special review. Land uses not identified may be considered with additional review as determined by Town staff.
- (1) Residential land uses include the following.
 - Boarding and rooming houses
 - Group homes
 - Safe houses for adults or children with up to eight people
 - Single-room occupancy boarding houses
 - (2) Commercial, retail or service land uses include the following.
 - Agricultural, noncommercial
 - Agriculture, commercial
 - Automobile service and repair—major facilities
 - Cremation facilities
 - Dry cleaning facilities
 - Equipment rental (heavy) establishments with outdoor sales
 - Fireworks sales—temporary
 - Kennels small animal
 - Mini-storage facilities—enclosed
 - Recycling processing and sales Facilities (including biofuel)
 - Retail and supply yard establishments with outdoor storage
 - Roadside or temporary retail stands/tents
 - Farm implement, heavy equipment, and mobile/manufactured home sales facilities
 - Storage facilities for outdoor storage of RVs, boats, trailers, etc.
 - Truck depots
 - Truck maintenance facilities
 - (3) Public, quasi-public, other land uses include the following.
 - Alternative power generation facilities
 - Bus shelters
 - Cemeteries
 - Wireless telecommunications facilities
 - (4) Industrial land uses include the following.
 - Heavy industrial facilities

Section 16.3.360. Fencing.

Front-yard fencing in the Town Core shall be open wood picket or wrought iron and shall not exceed 42 inches in height. Brick or stone columns are encouraged. Privacy fencing between lots or to screen users

shall be allowed per review and approval as a part of a final plat or site plan approval. Privacy fencing shall not exceed six feet in height and shall be minimized and placed so that the visual impact to surrounding uses and the public right-of-way is minimized. Landscape buffering in place of or associated with privacy fencing is encouraged. Privacy fencing, if located adjacent to the public right-of-way, shall be separated from the public right-of-way by a landscape buffer.

Section 16.3.370. Entries and signage.

Entries to commercial areas shall be identified by high-quality, ground-mounted signs and/or monumentation. Landscaping shall identify entries with enhanced plantings (flower beds, ornamental trees, etc.). Signage shall be designed to be appropriate to the scale of the development and in conformance with the sign regulations of this Code. Signage shall be shown on the site plan.