## Sec. 14.102.7 DT, Downtown

A. **Development Standards**. Table 14.102.7-1, *Development Standards*, below, establishes the standards for nonresidential development in this zoning district. Uses and structures existing on the effective date of this UDC that do not comply with the standards of this Section are subject to Article 14.700, *Nonconformities*. See Sec. 14.202.5, *Nonresidential and Mixed Use* for additional standards.

Table 14.102.7-1, Development Standards		Figure 14.102.7-1, Development Standards	
Maximum Floor Area Ratio (FAR) - 1 story - 2 stories - 3 stories	0.962 1.852 2.680		
(A) Minimum Lot Width	30 feet		
(B) Min. Street and Exterior Side Setback	0 feet		
(B) Max. Street and Exterior Side Setback	5 feet <sup>1</sup>		
(C) Minimum Interior Side Setback	0 feet	0	
(D) Minimum Rear Setback	15 feet	BAA	
(E) Maximum Building Coverage	99%		
Maximum Height	3 stories <sup>2</sup>	Right-of-Way	
Minimum Height	2 stories		

**TABLE NOTES:** <sup>1</sup>If a public entrance is at the corner of a building, the angular façade containing the entrance may be recessed a maximum of 10 feet from the intersection of the two right-of-way lines. Buildings may exceed a five-foot setback up to a maximum of 10 feet to provide:

- A sidewalk along the building frontage; or

B. Land Uses and Off-Street Parking. Table 14.102.7-2, Permitted Uses and Minimum Off-Street Parking Spaces, shows the uses and use categories that are permitted by-right or require a Conditional Use Permit. Section 14.902, Definitions, lists the specific uses that compose each use category. Any unlisted use or use category is prohibited in this zoning district. Except for upper-story dwellings, permitted and conditional uses in this district do not require off-street parking. See Section 14.203, Parking, Loading, Stacking, and Access, for more detailed provisions.

Table 1	4.102.7-2, Permitted Uses and	l Minimum Off-Street Pa	rking Spaces
Permitted by Right	Min. Off-Street Parking Spaces	Permitted By Right (cont.)	Min. Off-Street Parking Spaces
Upper-story dwelling (second floor and above)	pper-story dwelling (second or and above)  1 per dwelling unit		
		Category except for campground without overnight accommodations	

and cemetery, columbarium,

mausoleum or memorial park No minimum

<sup>-</sup> A public gathering area or plaza that offers seating or dining, landscape or hardscape enhancements, public displays, or other pedestrian amenities.

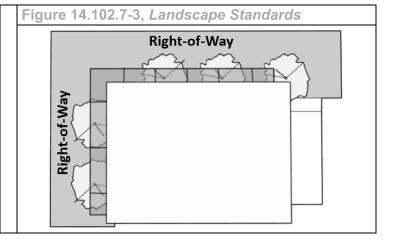
<sup>&</sup>lt;sup>2</sup>A Conditional Use Permit is required for an additional story.

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Educational Facilities Use Category			
Government Facilities Use			
Category	_	H	
Indoor Recreation Use Category except for adult business and indoor firing		Restaurant Use Category except for drive-in or drive-through	
range	No minimum	Retail Sales and Service U	Se.
Medical Facility Use			
Category except for hospital		Conditional Use Permit	Min. Off-Street Parking Spaces
Minor Utilities Use Category		Brewery	
		Day Care Use Category	
Overnight Accommodations Use Category except for recreational vehicle park or resort		Major Utilities Use Categor	No minimum
		Parking, Commercial Use Category	INO MIMIMUM
		Social Service Use Catego	ry

C. Landscaping and Buffering. Table 14.102.7-3, *Landscape Standards*, provides general standards for development in this zoning district on properties less than two acres in lot area. See Section 14.204, *Trees, Landscaping, and Buffering*, for more detailed provisions.

Table 14.102.7-3, Landscape Standards		
(A) Min. Landscape Surface Ratio (LSR)	1% <sup>1</sup>	
Min. Canopy Trees per 50' of Street Frontage (Tree wells where applicable) <sup>2, 3</sup>	2	

**TABLE NOTES:** <sup>1</sup>Tree wells in the public right-of-way may count toward the LSR with approval of the Public Works Director. <sup>2</sup>For corner lots, applies to both frontages. <sup>3</sup>The resulting number of trees shall be rounded up to the nearest whole number. For example, a corner lot with a duplex and with 30 feet of frontage on one street and 140 feet frontage on another requires 7 canopy trees.



D. **Signs**. Table 14.102.7-4, *Permitted Sign Types*, establishes the sign types that require or do not require a sign permit and contains a cross-reference to sing type standards. Sign types not listed are prohibited in this zoning district. See Section 14.205, *Signs*, for more detailed provisions. If there is a conflict between the table below and the provisions of Section 14.205, then Section 14.205 controls.

Table 14.102.7-4, Permitted Sign Types					
Sign Type	Residential Use	Nonresidential and Mixed Use	Standards		
Access	NP	P*	Sec. 14.205.4		
Awning	NP	Р	Sec. 14.205.4		
Directory	NP	Р	Sec. 14.205.4		
Fascia or Parapet	NP	Р	Sec. 14.205.4		
Hanging	NP	P*	Sec. 14.205.4		
Marquee	NP	Р	Sec. 14.205.4		
Projecting	NP	Р	Sec. 14.205.4		
Wall	P*	Р	Sec. 14.205.4		
Window	P*	Р	Sec. 14.205.4		
Temporary	P*	P*	Sec. 14.205.5		

Effective on: 5/20/2019

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