

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, <i>Development Standards</i>		Figure 14.102.7-1, <i>Development Standards</i>
Maximum <u>Floor Area Ratio (FAR)</u> - 1 story - 2 stories - 3 stories	0.962 1.852 2.680	
(A) <u>Minimum Lot Width</u>	30 feet	
(B) <u>Min. Street and Exterior Side Setback</u>	0 feet	
(B) <u>Max. Street and Exterior Side Setback</u>	5 feet ¹	
(C) <u>Minimum Interior Side Setback</u>	0 feet	
(D) <u>Minimum Rear Setback</u>	15 feet	
(E) <u>Maximum Building Coverage</u>	99%	
<u>Maximum Height</u>	3 stories ²	
<u>Minimum Height</u>	2 stories	
<p>TABLE NOTES: ¹If 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:</p> <ul style="list-style-type: none"> - A sidewalk along the building frontage; or - A public gathering area or plaza that offers seating or dining, landscape or hardscape enhancements, public displays, or other pedestrian amenities. <p>²A Conditional Use Permit is required for an additional story.</p>		

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 14.102.7-2, <i>Permitted Uses and Minimum Off-Street Parking Spaces</i>			
Permitted by Right	Min. Off-Street Parking Spaces	Permitted By Right (cont.)	Min. Off-Street Parking Spaces
Upper-story dwelling (second floor and above)	1 per dwelling unit	Parks and Open Areas Use Category except for campground without overnight accommodations and cemetery, columbarium, mausoleum or memorial park	No minimum

Table 14.102.7-2, Permitted Uses and Minimum Off-Street Parking Spaces

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

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		Figure 14.102.7-3, Landscape Standards
(A) Min. Landscape Surface Ratio (LSR)	1% ¹	
Min. Canopy Trees per 50' of Street Frontage (Tree wells where applicable) ^{2, 3}	2	
<p>TABLE NOTES: ¹Tree wells in the public right-of-way may count toward the LSR with approval of the Public Works Director. ²For corner lots, applies to both frontages. ³The 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.</p>		

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 sign 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	P	Sec. 14.205.4
Directory	NP	P	Sec. 14.205.4
Fascia or Parapet	NP	P	Sec. 14.205.4
Hanging	NP	P*	Sec. 14.205.4
Marquee	NP	P	Sec. 14.205.4
Projecting	NP	P	Sec. 14.205.4
Wall	P*	P	Sec. 14.205.4
Window	P*	P	Sec. 14.205.4
Temporary	P*	P*	Sec. 14.205.5
TABLE NOTES: P = Permitted and sign permit required; P* = Permitted and no sign permit required; NP = Not permitted			

Effective on: 5/20/2019

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