

CHAPTER 12: **B-1 DC** – DOWNTOWN CORE DISTRICT

12.01 Purpose

The purpose of this district is to create a vibrant, pedestrian-friendly Village Core of retail, dining, offices, and services. The Downtown Core District achieves the Comprehensive Plan’s goal of preserving and enhancing the Village Core as a distinct “center” for the community while increasing the economic vitality of the Village by diversifying the land use mix.

12.02 District Standards

STANDARD	USE			
	Single-Family ¹	Two-Family ¹	Multi-Family ¹	All Other Uses ¹
LOT DIMENSIONS				
Lot Area	10,000 sq ft min.	10,000 sq ft min.	No minimum	No minimum
Lot Frontage	30 feet min.	30 feet min.	No minimum	No minimum
Lot Width	30 feet min.	60 feet min.	No minimum	No minimum
COVERAGE STANDARDS				
Combined Footprint of All Structures	Max. is 50% of the lot	Max. is 50% of the lot	No maximum	No maximum
Impervious Surface	No maximum	No maximum	No maximum	No maximum
PRINCIPAL STRUCTURE STANDARDS				
Structure Height	Max. of 3 stories or 35 feet, whichever is less			
Dwelling Unit Floor Area	1,200 sq ft min.	720 sq ft min.	720 sq ft min.	N/A
Front Yard Setback	35 feet min., except as provided in Sec. 19.05(F)			See Sec. 12.03(J)
Side Yard Setback	5 feet min. for each side yard; combined total of 15 feet min.			See Sec. 12.03(J)
Rear Yard Setback	30 feet min.			See Sec. 12.03(J)
PARKING LOCATION				
Parking in Front Yard	Prohibited²	Prohibited²	Prohibited²	Prohibited²
Parking in Side Yard	Permitted	Permitted	Permitted	Permitted
Parking in Rear Yard	Permitted	Permitted	Permitted	Permitted

¹ For those uses allowed per Sec. 5.14 (Allowed Uses).

² All front yard parking which exists as of the effective date of this regulation shall be permitted to continue.

~~12.02 Permitted Uses~~

~~(A) Residential Uses: Single or multiple family dwellings on the second or third floor of a building. No non-residential use may be located on the same floor as used for residential purposes. Where non-residential uses and residential living space is provided in the same building the residential use shall be provided a separate pedestrian entranceway.~~

~~(B) Existing Residential Structures: Single family dwellings constructed prior to August, 2008.~~

~~(C) Offices: Offices of an executive, administrative, medical or professional nature.~~

~~(D) Shops: Personal service shops including but not limited to such uses as: tailor shops, personal service (non-auto) repair shops, dressmaking, beauty parlors, barber shops, and photographic studios.~~

~~(E) Services: Business establishments that perform services on premises such as, but not limited to: banks with pedestrian orientated ATMs; insurance offices, travel agencies, and real estate offices.~~

~~(F) Retail Establishments: Generally recognized retail businesses that supply commodities on the premises. Retail sales may be conducted outdoors on sidewalk provided:~~

~~(1) At least five (5) feet of sidewalk width is unobstructed for pedestrian traffic.~~

~~(2) All equipment and merchandise is kept indoors during non-business hours.~~

~~(3) At least five (5) feet of clearance is provided on either side of entrances and exits.~~

~~(4) Sidewalk displays shall maintain a clean, litter free and well kept appearance at all times and shall be compatible with the colors and character of the storefront from which the business operates.~~

~~(5) Sales must be accessory to the principal retail business adjacent to the sidewalk.~~

~~(G) Entertainment facilities: Restaurants, taverns, and bars. Accessory outdoor seating may be permitted provided:~~

~~(1) Pedestrian circulation and access to building entrances shall not be impaired.~~

~~(2) At least five (5) feet of sidewalk along the curb and leading to the entrance to the establishment must be maintained free of tables and other encumbrances, unless an alternative layout and means of access is approved by the Planning Commission.~~

~~(3) Planters, posts with ropes or other enclosures shall be used to define the area occupied by the outdoor seating.~~

~~(4) No permanent installations shall be permitted within the street right-of-way.~~

~~(5) The seating area shall maintain a clean, litter free and well kept appearance at all times. Additional outdoor waste receptacles may be required by the Planning Commission. Written procedures for cleaning and waste containment and removal responsibilities shall be included with all applications and approved by the Planning Commission.~~

~~(6) Broadcasting of music or any other amplified sound shall be prohibited.~~

~~(7) Tables, chairs, planters, waste receptacles, and other elements of street furniture should be compatible with the architectural character of the adjacent buildings as determined by the Planning Commission. If table umbrellas will be used, they should complement building colors and shall not be used for signage or advertising.~~

~~(8) Additional signs are not permitted beyond those permitted for the existing use.~~

~~(H) **Public and Institutional Uses:** Fire House, Police Station, Government Offices, parks, playgrounds and community centers.~~

~~(I) **Places of Worship:** Places of worship or assembly including religious establishments, civic clubs, theatres, and banquet halls.~~

~~(J) **Bed and breakfast inns:** See Chapter 24, Other Specific Use Regulations.~~

~~12.03~~ **Uses Not Permitted**

~~(A) **Outdoor Storage:** Uses having outdoor storage or display shall be prohibited.~~

~~(B) **Drive Through:** All types of drive through or drive in facilities shall be prohibited.~~

~~(C) **Automotive:** Auto related sales and repair shops.~~

12.034 Design Project Standards

All non-residential buildings and uses shall comply with the following standards:

(A) Parking: Parking and parking lot design shall comply with the following standards, in addition to the provisions of Chapter 20, Parking and Loading Regulations.

(1) The parking lot layout shall accommodate pedestrian circulation. Pedestrian crosswalks shall be provided, shall be distinguished by textured paving, striping, or color change alternatives and shall be integrated into the sidewalk network.

(2) Parking lots shall be located behind the principal building. Parking shall be prohibited from being in the front yard. Where it is not feasible to locate parking behind the principal building, the Planning Commission may permit parking on the side of the building provided they are screened and landscaped in accordance with Chapter 29, Landscaping and Screening.

(B) Building Entrances: All buildings shall have at least one (1) public entrance that faces the street. Rear entrances are permitted, only if there is a primary entrance from the

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main street. Buildings with parking to the side or the rear must provide a second entrance on the rear or side of the building or a pedestrian connection from the parking lot to a public sidewalk.

- (C) **Building Materials:** Buildings are to be constructed from permanent materials that will weather handsomely over time, such as brick, stone, masonry, or other natural materials. The use of bare metal, aluminum or vinyl siding, metal panels, plastic, imitation stucco (Dry-Vit, Sto-Wall, and other brands), Texture 1-11, and mirrored glass shall be prohibited as primary building materials.
- (D) **Front Façade Design:** Buildings with frontage on a public or private right-of-way, street, sidewalk, public park, or plaza shall be designed to encourage and complement a pedestrian-scale environment, with façade variation, window openings and facade transparency subject to the following:
- (1) At least of one (1) vertical element, projection or recess shall be provided for every thirty (30) feet of façade length.
 - (2) At least ~~of~~ fifty percent (50%) and maximum of seventy five percent (75%) of the street level façade shall be transparent.
 - (3) A minimum of twenty-five percent (25%) and maximum of sixty percent (60%) of the upper level façade shall be transparent.
 - (4) The front façade for all buildings must be parallel to the street.
- (E) **Side or Rear Façade Design:** Wherever a side or rear facade is visible from a public street, or if parking is located at the side or rear of a building, the facade shall be designed to create a pleasing appearance, in accordance with the following design criteria:
- (1) Materials and architectural features similar to those present on the front of the building shall be used on the side or rear facade.
 - (2) Dumpster and service areas shall be completely screened with a landscape hedge, a fence, a wall, or a combination thereof.
- (F) **Awnings:** Awnings shall be permitted on buildings as follows:
- (1) All awnings must be made from canvas fabric or similar water-proofed material, rather than metal, aluminum, plastic, or rigid fiberglass.
 - (2) All awnings shall be attached directly to the building, rather than supported by columns or poles.
 - (3) Awnings shall be kept in good repair to maintain the original appearance and ensure public safety.
 - (4) Internal illumination of awnings shall be prohibited.
- (G) **Lighting:** Exterior lighting must be placed and shielded so as to direct the light onto the site and away from adjoining properties. The lighting source shall not be directly visible

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from adjoining properties. Floodlights, wall pack units, other types of unshielded lights, and lights where the lens is visible outside of the light fixture shall be prohibited.

(1) Sidewalks and parking areas shall be properly lighted to facilitate the safe movement of pedestrians and vehicles and provide a secure environment. In parking areas, the light intensity shall average a minimum of 1.0 foot candle, measured five (5) feet above the surface. In pedestrian areas, the light intensity shall average a minimum of 2.0 foot candles, measured five (5) feet above the surface.

(H) **Roof Mounted Mechanical Equipment:** All roof mounted mechanical equipment shall be screened from public view with a wall or similar architectural feature that is compatible with the design of the building façade.

(I) **Signage:** All signs shall comply with the requirements of Chapter 21, Signs.

(J) **Setbacks:** Non-residential and mixed-use development shall comply with the following setback requirements:

(1) Front yard setbacks shall be as determined by the Planning Commission during a Site Plan Review, but at no time may exceed ten (10) feet.

(2) If the property adjoins a residential zoning district, the minimum setback for each side yard shall be twenty (20) feet for buildings/structures and ten (10) feet for parking/driveways.

(3) If the property adjoins a residential zoning district, the minimum rear yard setback shall be twenty (20) feet.

12.04 Additional Provisions

(A) **Sidewalk Sales:** Retail sales may be conducted outdoors on sidewalk provided:

(1) At least five (5) feet of sidewalk width is unobstructed for pedestrian traffic.

(2) All equipment and merchandise is kept indoors during non-business hours.

(3) At least five (5) feet of clearance is provided on either side of entrances and exits.

(4) Sidewalk displays shall maintain a clean, litter-free and well-kept appearance at all times and shall be compatible with the colors and character of the storefront from which the business operates.

(5) Sales must be accessory to the principal retail business adjacent to the sidewalk.

(B) **Outdoor Seating:** Accessory outdoor seating may be permitted provided:

(1) Pedestrian circulation and access to building entrances shall not be impaired.

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- (2) At least five (5) feet of sidewalk along the curb and leading to the entrance to the establishment must be maintained free of tables and other encumbrances, unless an alternative layout and means of access is approved by the Planning Commission.
- (3) Planters, posts with ropes or other enclosures shall be used to define the area occupied by the outdoor seating.
- (4) No permanent installations shall be permitted within the street right-of-way.
- (5) The seating area shall maintain a clean, litter-free and well-kept appearance at all times. Additional outdoor waste receptacles may be required by the Planning Commission. Written procedures for cleaning and waste containment and removal responsibilities shall be included with all applications and approved by the Planning Commission.
- (6) Broadcasting of music or any other amplified sound shall be prohibited.
- (7) Tables, chairs, planters, waste receptacles, and other elements of street furniture should be compatible with the architectural character of the adjacent buildings as determined by the Planning Commission. If table umbrellas will be used, they should complement building colors and shall not be used for signage or advertising.
- (8) Additional signs are not permitted beyond those permitted for the existing use.

~~12.05~~ ~~Height~~

~~No building shall be more than three (3) stories, or exceed thirty five (35) feet in height.~~

~~12.06~~ ~~Yards~~

~~Refer to Chapter 19, Schedule of Regulations.~~

~~12.07~~ ~~Landscaping~~

~~All non-residential buildings and uses shall comply with the landscaping standards in Chapter 29, Landscaping and Screening.~~