

2.4.7 CTC-1 Commercial Town Center – 1, limited to the Town Center Form District

The following provisions shall apply in the CTC-1 Commercial Town Center District unless otherwise provided in these regulations:

A. Permitted Uses:

ABC-licensed establishments, holding a license that allows consumption of alcoholic beverages on the premises and where dancing or entertainment is allowed provided that all activities are in a building

Accessory buildings or uses: those uses which are subordinate, customary and incidental to the primary use, provided that, if a use is customary only in a less restrictive zone, and is of a magnitude that may generate significant impacts, it shall not be an accessory use

Automobile parking areas, public and private

Antique shops

Athletic facilities

Audio/video recording studios, providing the building is sound proof

Bakeries, retail (all products produced to be sold on the premises only)

Banks, credit unions, savings and loans, check cashing services and similar financial institutions

Barber shops

Beauty shops

Bed and Breakfasts

Bicycle sales and service

Billiard parlors; game rooms and similar entertainment uses

Boarding and lodging houses

Bookstores

Bowling alleys, provided the building is sound proof

Catering kitchen/bakery preparing food and meals for sale or consumption elsewhere

Churches, parish halls, and temples

Clothing, dry goods and notions stores

Clubs, private, non-profit or proprietary

Colleges, schools and institutions of learning, not for profit

Computer sales (hardware and software) and programming services

Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for production of food items for off premises sale

Convenience groceries

Convents and monasteries

Dance halls

Dancing instruction

Day care centers, day nurseries, nursery schools and kindergartens

Department stores

Dressmaking or millinery shops

Drug stores

Dwelling, Multiple-Family (Only when located above a non-residential first floor use)

Dwelling, Single-family (Only when located above a non-residential first floor use)

Dwelling, Two-family (Only when located above a non-residential first floor use)

Electric appliance stores

- Engraving, watchmaking, and jewelry manufacturing, where products are sold on premises
- Establishments holding a retail malt beverage license, but that do not allow consumption on the premises.
- Establishments holding a distilled spirits and wine retail package license, but holding no other ABC licenses that allow consumption on the premises.
- Exposition building or center, or Rental Hall
- Florist shops
- Fraternalities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business.
- Funeral homes
- Furniture stores
- Grocery stores, including fruit, meat, fish, and vegetable
- Hardware and paint stores
- Health spas
- Home occupations
- Hotels and motels, including ancillary restaurants and lounges, enclosed in a structure, in which dancing and other entertainment (not including adult entertainment activities as defined in Section 4.4.1) may be provided.
- Ice storage houses of not more than five (5) ton capacity
- Interior decorating shops
- Jewelry stores
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
- Micro-breweries and micro-distilleries (where production activities occur indoors in a space 5,000 square feet or less)
- Music and vocal instructions
- Music stores
- Office, business, professional and governmental
- Parks, playgrounds, and community centers
- Pet shops
- Photocopying, duplicating, paper folding, mail processing and related services
- Photographic shops
- Photography studios
- Picture Framing
- Public transportation passenger terminals
- Public utility buildings and facilities
- Radio and television stores
- Rental businesses offering items whose sale is a permitted use in this district, video and similar products, rental and sales but not constituting an adult video rental center
- Residential care facilities
- Restaurants, where food and drink may be served or consumed and where dancing or entertainment is allowed provided that all activities are in a building
- Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the business conducted on the premises, and provided that not more than fifty (50) percent of the floor area of the building is used in the manufacture, processing, or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes

- Rubber stamp manufacturing, where products are sold on premises
- Shoe repair shops
- Shoe stores
- Stationery stores
- Tailor
- Tea rooms and cafes
- Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of one year from the time of erection of such temporary buildings, whichever is sooner
- Tents, air structures and other temporary structures intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year.
- Theaters, enclosed within a building
- Toy and hobby stores
- Tourist homes
- Upholstery and furniture repair shops
- Variety stores
- Veterinary hospital, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building
- Wearing apparel shops

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

D. Maximum Density And Far

1. Maximum Floor Area Ratio:.....5.0
2. Maximum Density:
 - a. For 0 bedroom dwelling units only.....435 dwellings per acre
 - b. For 1 bedroom dwelling units only.....217 dwellings per acre
 - c. For 2 or more bedroom dwelling units only 145 dwellings per acre

Use Mix - - Office and Residential Uses – When authorized by the form district regulations, a specified percentage of any development site may be allocated to residential development without any corresponding decrease in the maximum

in this code are complied with. In addition, when authorized by the form district regulations, office and residential uses situated above ground level retail uses are permitted and shall be excluded from calculation of the site's permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.

- E. For use in other Chapters/Sections of the code where the CTC-1 Zoning District is not listed the requirements for the C-1 Zoning District shall be used including for outdoor storage and display.

2.4.8 CTC-2 Commercial Town Center – 2, limited to the Town Center Form District

The following provisions shall apply in the CTC-2 Commercial Town Center District unless otherwise provided in these regulations:

A. Permitted Uses:

ABC-licensed establishments, holding a license that allows consumption of alcoholic beverages on the premises. Where dancing or entertainment is allowed within a building

Accessory buildings or uses: those uses which are subordinate, customary and incidental to the primary use, provided that, if a use is customary only in a less restrictive zone, and is of a magnitude that may generate significant impacts, it shall not be an accessory use

Automobile parking areas, public and private

Antique shops

Athletic facilities

Audio/video recording studios, providing the building is sound proof

Bakeries, retail (all products produced to be sold on the premises only)

Banks, credit unions, savings and loans, check cashing services and similar financial institutions

Barber shops

Beauty shops

Bed and Breakfasts

Bicycle sales and service

Billiard parlors; game rooms and similar entertainment uses

Bookstores

Bowling alleys, provided the building is sound proof

Catering kitchen/bakery preparing food and meals for sale or consumption elsewhere

Churches, parish halls, and temples

Clothing, dry goods and notions stores

Clubs, private, non-profit or proprietary

Colleges, schools and institutions of learning, not for profit

Computer sales (hardware and software) and programming services

Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for production of food items for off premises sale

Convenience groceries

Convents and monasteries

Dance halls

Dancing instruction

Day care centers, day nurseries, nursery schools and kindergartens

Department stores

Dressmaking or millinery shops

Drug stores

Dwelling, Multiple-Family (Only when located above a non-residential first floor use)

Dwelling, Single-family (Only when located above a non-residential first floor use)

Dwelling, Two-family (Only when located above a non-residential first floor use)

Electric appliance stores

- Engraving, watchmaking, and jewelry manufacturing, where products are sold on premises
- Establishments holding a retail malt beverage license, but that do not allow consumption on the premises.
- Establishments holding a distilled spirits and wine retail package license, but holding no other ABC licenses that allow consumption on the premises.
- Exposition building or center, or Rental Hall
- Florist shops
- Fraternalities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business.
- Funeral homes
- Furniture stores
- Grocery stores, including fruit, meat, fish, and vegetable
- Hardware and paint stores
- Health spas
- Home occupations
- Hotels and motels, including ancillary restaurants and lounges, enclosed in a structure, in which dancing and other entertainment (not including adult entertainment activities as defined in Section 4.4.1) may be provided.
- Ice storage houses of not more than five (5) ton capacity
- Interior decorating shops
- Jewelry stores
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
- Micro-breweries and micro-distilleries (where production activities occur indoors in a space 5,000 square feet or less)
- Music and vocal instructions
- Music stores
- Office, business, professional and governmental
- Parks, playgrounds, and community centers
- Pet shops
- Photocopying, duplicating, paper folding, mail processing and related services
- Photographic shops
- Photography studios
- Picture Framing
- Public transportation passenger terminals
- Public utility buildings and facilities
- Radio and television stores
- Rental businesses offering items whose sale is a permitted use in this district, video and similar products, rental and sales but not constituting an adult video rental center
- Residential care facilities
- Restaurants, where food and drink may be served or consumed outside as well as inside a building; and where dancing or entertainment is allowed within a building
- Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the business conducted on the premises, and provided that not more than fifty (50) percent of the floor area of the building is used in the manufacture, processing, or treatment of products, and that such

- operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes
- Rubber stamp manufacturing, where products are sold on premises
- Shoe repair shops
- Shoe stores
- Stationery stores
- Tailor
- Tea rooms and cafes
- Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of one year from the time of erection of such temporary buildings, whichever is sooner
- Tents, air structures and other temporary structures intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year.
- Theaters, enclosed within a building
- Toy and hobby stores
- Tourist homes
- Upholstery and furniture repair shops
- Variety stores
- Veterinary hospital, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building
- Wearing apparel shops

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

D. Maximum Density And Far

1. Maximum Floor Area Ratio:.....5.0
2. Maximum Density:
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 - b. For 1 bedroom dwelling units only.....217 dwellings per acre
 - c. For 2 or more bedroom dwelling units only 145 dwellings per acre

Use Mix - - Office and Residential Uses – When authorized by the form district regulations, a specified percentage of any development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of nonresidential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. In addition, when authorized by the form district regulations, office and residential uses situated above ground level retail uses are permitted and shall be excluded from calculation of the site's permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.

- E. For use in other Chapters/Sections of the code where the CTC-2 Zoning District is not listed the requirements for the C-2 Zoning District shall be used including for outdoor storage and display.