

Zoning: Town Center District - TC		
By-Right Uses		
Accessory building		X
Accessory building, residential		X
Auto supply store		X
Community gardens		X
Forestry		X
Group home		X
Health and fitness club		X
Home occupation, no impact		X
Hotel/motel		X
Institutional		X
Municipal uses		X
Office use		X
Outdoor market		X
Parking garage, multilevel		X
Residential uses		X
Restaurant		X
Retail goods and services		X
Tavern/bar		X
Temporary outside display		X
Temporary structure		X
Theatre and entertainment center		X

Conditional Uses		
Adaptive Reuse		X

Special Exception Uses		
Bed-and-breakfast/guesthouses		X
Billboard		X
Cemetery		X
Day-care center		X
Emergency management services use		X
Entertainment hall		X
Home business		X
Life-care housing facility		X
Marquee		X
Parking lot		X
Private club		X
Public transportation uses		X
Public utility use		X
Wireless telecommunications facilities		X

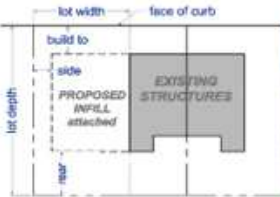
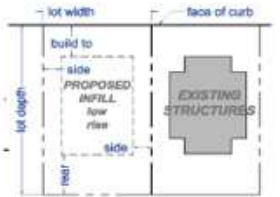
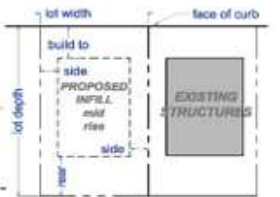
§27-303. TC - TOWN CENTER DISTRICT

Uses

Refer to §27-301 for complete list of By-Right, Conditional and Special Exception uses.

Residential use not permitted on the ground story of buildings fronting Bridge Street (east of Church Street), Main and Gay Streets in the Town Center.

*Note: Some of these Dimensional Standard are modified by the Infill Development Standards in §27-301.1 for projects with Tract Areas or Lot Areas less than one (1) acre.

TYPE	PHOTO	LOT DIAGRAM	DIMENSIONAL STANDARDS																			
ATTACHED				<table><tr><td>Build-To Line</td><td>existing*</td></tr><tr><td>Min. Lot Area</td><td>2,000 SF*</td></tr><tr><td>Min. Lot Width</td><td>20 ft.</td></tr><tr><td>Min. Side Yard</td><td>na</td></tr><tr><td>Min. Rear Yard</td><td>0 ft.</td></tr><tr><td>Min. Building Height</td><td>35 ft.*</td></tr><tr><td>Max. Building Height</td><td>45 ft.*</td></tr><tr><td>Max. Impervious Coverage</td><td>100%</td></tr><tr><td>Min. Building Spacing</td><td>na</td></tr></table>	Build-To Line	existing*	Min. Lot Area	2,000 SF*	Min. Lot Width	20 ft.	Min. Side Yard	na	Min. Rear Yard	0 ft.	Min. Building Height	35 ft.*	Max. Building Height	45 ft.*	Max. Impervious Coverage	100%	Min. Building Spacing	na
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HIGH-RISE				<table><tr><td>Build-To Line</td><td>existing*</td></tr><tr><td>Min. Lot Area</td><td>6,000 SF*</td></tr><tr><td>Min. Lot Width</td><td>60 ft.</td></tr><tr><td>Min. Side Yard</td><td>15 ft.*</td></tr><tr><td>Min. Rear Yard</td><td>15 ft.</td></tr><tr><td>Max. Building Height</td><td>80 ft.*</td></tr><tr><td>Max. Impervious Coverage</td><td>90%</td></tr><tr><td>Min. Building Spacing</td><td>30 ft.</td></tr><tr><td>Min. Building setback</td><td>5 ft.*</td></tr></table>	Build-To Line	existing*	Min. Lot Area	6,000 SF*	Min. Lot Width	60 ft.	Min. Side Yard	15 ft.*	Min. Rear Yard	15 ft.	Max. Building Height	80 ft.*	Max. Impervious Coverage	90%	Min. Building Spacing	30 ft.	Min. Building setback	5 ft.*
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