

OTC – Old Town Center Zone District. This district encompasses the historic downtown mixed use area north of I-70. Development shall be pedestrian focused with enhanced streetscape, park-once concept, and strong design standards honoring the historic architecture design of Parachute. Uses should focus on retail, restaurant, and entertainment uses. Service uses and outdoor storage should be limited in the OTC District to maximize commercial and retail-oriented building square footage. Commercial and retail uses should be prevalent on the site, and generally, located on the first floor with main entrances situated towards the street. Secondary uses, such as office and residential uses, are allowed in less prevalent locations on the site such as on upper floors or in the rear of the primary use of the property.