

Sec. 4-13 Development Standards for Town Center Overlay (TC) Districts

- a. Applicability. The Town Center Overlay District applies to areas so identified on the official zoning map. Town Center Overlay District provisions may be reduced or increased, if justified, as part of a PUD approval process.

Town Centers are intended to be developed based on standards consistent with community character of the surrounding neighborhood. This type of center is to be low in scale not exceeding two stories in height (unless greater height is allowed on an incentive basis) and emphasizes landscaping and pedestrian access.

- b. Uses Permitted. The uses that are permitted in the TC district are permitted in the underlying district. Provided, however, use 50 as identified in Section 4-5.2 (restaurants that serve alcoholic beverages) is permitted without approval of the Zoning Board of Appeals.

- c. Required Development Standards.

- (1) Where a development adjoins a public bikeway or pedestrian facility, the development's internal bikeway and pedestrian facilities shall be linked to the public facilities. Where public facilities are incomplete but part of an adopted plan, stub-outs for future linkages shall be provided by the development.
- (2) Development plans for developments exceeding 10 acres shall include a bicycle and pedestrian access and circulation plan. Where public facilities are incomplete but part of an adopted plan, stub-outs for future linkages shall be provided by the development.
- (3) Maximum building height shall be 36 feet above grade or the 100 year flood elevation, whichever is higher, excluding appurtenances otherwise exempted by the Zoning Ordinance. Ornamental features shall not exceed 45 feet. Functional towers such as clock towers and observation towers shall not exceed 55 feet.
- (4) Not more than 70% of building surface area facing public rights-of-way shall be blank wall. The remaining area shall consist of windows, doors, and architectural treatments. The same materials used on the front of buildings shall be used on all sides.

- (5) Free-standing signs other than monument signs are prohibited.
- (i) Freestanding principal use signage is limited to monument signs. One sign is permitted for parcels with less than 250 feet of road frontage. For parcels with 250 feet or more of road frontage, one sign is permitted for each 250 foot increment of frontage.
 - (ii) Directory signage may be used in place of freestanding principal use signage. One sign is permitted for parcels with less than 250 feet of road frontage. For parcels with 250 feet or more of road frontage, one sign is permitted for each 250 foot increment of frontage.
 - (iii) The maximum height of a monument sign shall be eight feet, including supporting base. Flowering plants or shrubs shall be planted at the base.
 - (iv) Signs used to identify the entrance to residential subdivisions shall be limited to monument signs.
 - (v) Freestanding principal use signs shall be permitted one square foot of sign display area per linear foot of lot frontage on roads up to a maximum of 80 square feet. No single permitted directory sign may exceed one half square foot per 250 linear feet of lot frontage on public roads for up to a maximum of 125 square feet. Planned developments having 20 acres or more may increase sign area by 20 percent.
 - (vi) All illumination of signs shall be external. Exposed bulbs shall not be visible from adjoining roads and properties. Neon and internally illuminated signs are prohibited; provided, however, that backlit, silhouetted raised lettering is permitted.
 - (vii) All signage shall adhere to an earth tone and soft color palette; bright colors may be used for trim and shall be limited to less than 10 percent of sign surface. Plastic and metal surfaces of any sign components shall be treated or textured so they do not have a shiny appearance.

- (6) Multi-family Housing developments shall:
 - (i) If containing more than 20 units have direct access to collector or arterial roads;
 - (ii) be served by public water and sewer;
 - (iii) present an articulated, structural roofline;
- (7) Institutional uses shall meet the following standards:
 - (i) have direct access to a collector or arterial road;
 - (ii) be served by public water and sewer; present an articulated, structural roofline;
 - (iii) have pedestrian and bicycle access to adjacent residential and commercial areas if the facility is used by the general public;
 - (iv) standards for institutional uses may be modified through the use of incentive-based standards and associated incentive bonuses.

d. Incentive-Based Development Standards. All of the following standards shall be met by any development seeking incentive bonuses:

- (1) All separate buildings within a development shall be linked by a covered walkway or arcade.
- (2) A minimum of 5 percent of total site area shall be a dedicated pedestrian precinct, exclusive of sidewalks, paths, and parking areas.
- (3) Front elevations shall have a minimum of 40 percent window and door fenestration. Fixed frame windows shall have a maximum surface area of 36 square feet.
- (4) The entire front of any building shall have a permanent roof covering a minimum 8-foot walkway, except for landscaped areas and arcades.
- (5) All elevations visible from the street or adjoining properties shall be structurally articulated through the use of permanent materials.

- (6) Where stoops, overhangs, or balconies are part of building articulation, they shall be functional.
- (7) Building facades shall be made of brick, stucco, split-faced block, fibre-cement, or solid wood materials.
- (8) Each use may have one fascia sign or one projecting sign, and may be identified on one directory sign.
- (9) The name of the center may occupy up to 25 percent of the directory sign area, with remaining area reserved for individual businesses.

The following incentive bonuses are allowed where all incentive-based development standards are met:

- (1) Construction of on-site bicycle and pedestrian facilities and precincts shall count toward the greenspace requirement on a one-to-two basis, where one square foot of bicycle and pedestrian area may replace two square feet of greenspace.
- (2) Outdoor public spaces such as gazebos, fountains, and viewing areas shall be counted toward the open space requirement.
- (3) Building height may be increased by up to 10% over base height limit.
- (4) Buffers are not required between developments that are within the District.
- (5) No setbacks are required where build-to lines are established by the approved town center master plan, except where they are needed to accommodate bicycle and pedestrian facilities.
- (6) A floor area ratio (FAR) of 0.6 is permitted for retail or office development; FAR may be increased to 0.8 for mixed use retail and/or office development with residential components, however the residential use may not be less than 20% nor exceed 40 percent of total floor area.
- (7) Single use (distinct from mixed use) residential development is permitted at 12 units per net acre.

- (8) The number of parking spaces may be reduced by up to 20% of the number otherwise required, provided an analysis showing that the reduction is justified and is approved as part of the plan review process, which includes review by the Zoning Administrator. An area equivalent to the 20% reduction shall be held as greenspace or pedestrian precinct for future parking in the event it is required.