

Downtown (D)

Purpose

The Downtown district is intended to maintain and enhance the city’s downtown as a thriving and charming mixed-use activity center. In the Downtown district, the historic character should be protected and celebrated while providing flexibility for new investment and development that complements the character of the downtown and adjacent neighborhoods. In the Downtown district, pedestrian-oriented streets support the vitality of ground level retail, and enhance the quality of life for downtown residents, visitors and workers. Specially adapted standards for building facades, ground floor uses, infill construction, parking and other conditions unique to the Downtown area ensure the district remains active, inviting, and functional.

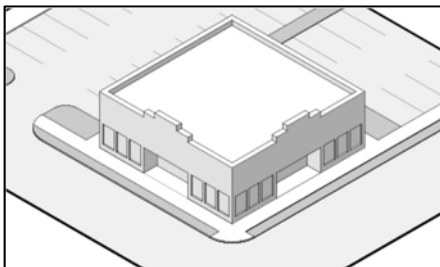
Dimensions

Building Types	Lot		Setbacks (min. ft.) [1]				Development Coverage (max.)		Max. Height (ft.)
	Lot Area (min. sq. ft.)	Max Lot Coverage (%)	Front	Interior	Abutting Street	Rear [2]	Density (min du/ac)	FAR	
Live-Work [3]	5,000	70	15	0	15	10 [6]	--	2.0	50
Commercial	[5]	70	0	0	0	10 [6]	--	2.0	75
Office	[5]	70	0	0	0	10 [6]	--	2.0	75
Civic [4]	[5]	70	0	0	0	10 [6]	--	2.0	75

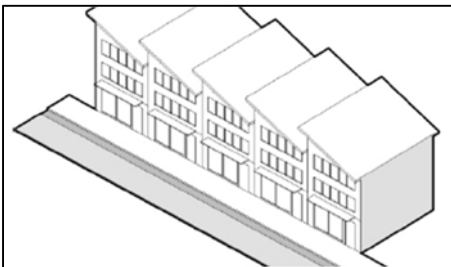
Notes:

- [1] D abutting residential shall match the side yard setbacks of the residential district and provide a 20-foot rear yard setback.
- [2] If more than one building is constructed on a corner parcel, there shall not be less than 20 feet between the front and rear building and the rear yard of the rear building shall not be less than 20 feet.
- [3] Standards for new construction; the city may permit conversion of existing structures that do not meet these dimensional standards.
- [4] Special use/civic use side yard setback is 25 feet. The side yard of a commercial parcel adjoining a residential district shall be no less than five feet. If a side road is provided for a commercial building, it shall be no less than ten feet wide.
- [5] Must meet structure size and setbacks.
- [6] Rear yard adjoining residential shall be 10 feet. If an alley is provided for a non-residential building, the rear yard setback shall be no less than ten feet from the alley.

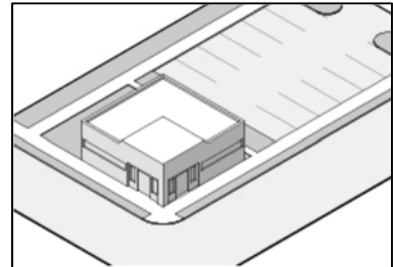
Building Types



Commercial Building



Live/Work Building



Office and Flex Office

Uses

The following is a list of the uses allowed within this district:

- Amusement Parlor/Arcade
- Automated Teller Machine
- Barber[shop], Beauty Shop, Spa
- Bed and Breakfast Inn
- Brewery, Distillery or Winery
- Bus Terminal
- Business and Professional Office
- Commercial Parking
- Commercial Services, General
- Community Center
- Cultural Institutions
- Drug-store/Pharmacy
- Dry Cleaner/Laundromat/Laundry Service Station
- Electric Vehicle Charging Station
- Financial Institution
- Fortune Telling
- Government Offices and Facilities
- Hotel and Motel
- Live/Work
- Loft
- Massage Establishment
- Medical and Dental Offices and Clinics
- Microbrewery
- Minor Facilities/Office
- Multi-Family Dwellings
- Off-Premises Contacts (OPC)
- Pet Grooming
- Pet Shop
- Recreation and Entertainment, Indoor
- Religious Assembly
- Restaurant
- Restaurant w/ Drive-Thru
- Retail, General
- Retail w/ Drive-Thru
- Studio – Art, Fitness, Music, Dance
- Theater
- Thrift Store
- Timeshare Unit

The following is a list of the special uses allowed within this district:

- Adult Entertainment
- Amusement Park or Theme Park
- Antenna and Antenna Support Structure
- Campground & Vehicle Park
- Cemetery and Mausoleum
- Food Truck Court
- Park and Playground
- Park and Ride Lot
- Private Marina
- Public Marina
- Recreation and Entertainment, Outdoor
- Recreation Areas and Facilities