

TC

Town Commercial District

The Town Commercial (TC) zoning district is intended to provide for a wide range of commercial uses that are proportional in scale and compatible in character with historic uses in the Town.

Permitted Uses

Principal Uses

- Retail Sales and Service
- Professional Offices (for lots adjacent to SR20, this is the only allowed principal use)
- Restaurants (no drive-up service)
- Theaters
- Professional Services
- Microbreweries
- Clubs, Lodges, and Fraternal Organizations
- Bed and Breakfast Inns
- Guest Houses

Accessory Uses

- Accessory Structures less than 800 sq. ft.
- Parking Facilities
- Above street level residential (mixed use)

Conditional Uses

The following uses are conditional upon issuance of a Conditional Use Permit:

- Public/Quasi-Public Facilities
- Day Care Centers
- Multi-Family Dwellings
- Parking Facilities
- Outdoor Storage and Display
- Commercial Recreation
- Hotels
- Single Family Residences and Duplex Residences
- Veterinary Clinics

Prohibited Uses

Any use or structure not listed under permitted principal, accessory or conditional uses.

Development Requirements

- Minimum Lot Area: 5000 sq. ft. useable area
- Minimum Lot Width: 50 feet
- Minimum Setbacks:

For properties in the downtown Historic area bounded by Penn Cove on the North, Alexander Street on the West, Coveland Street on the South, and Main Street on the east:

Street Setback: 0 feet

Rear Setback: 10 feet

Side Setback: 0 feet

For all other areas in the TC District:

Street Setback: 10 feet

Rear Setback: 6 feet

Side Setback: 10 feet (each)

- Maximum Building Height – 28 feet
- Minimum Footprint Area per Building: 400 sq. ft. gross floor area
- Off-street parking and loading space shall be provide as required in Chapter 16.12.070, except in the Historic Front Street area.
- Landscaping: Except for the area north of Front Street between Alexander and Main Streets, at least 10 percent of the lot area shall be landscaped following a plan approved by the Town Planner prior to issuance of a building permit.
- Lot coverage requirements: None
- Exterior Appearance Requirements:
 - Garbage cans and/or refuse bins shall be completely concealed from view from public streets.
 - Fences should be constructed of wood finished with natural color, stone or masonry.