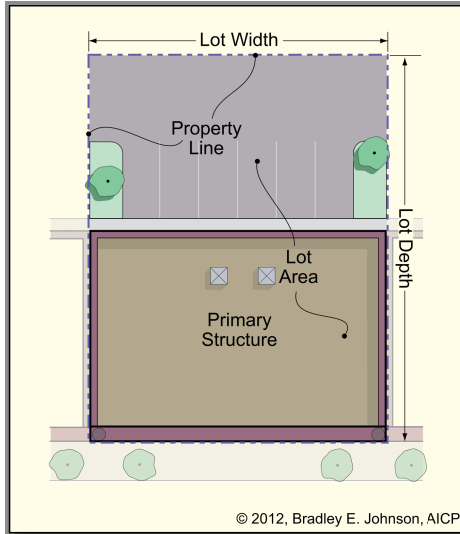


2.27 Urban Commercial (UC) District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The UC (Urban Commercial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Medium intensity commercial, institutional, and office uses • Medium density housing and office uses in upper floors of multiple-story buildings <p>Application of District</p> <ul style="list-style-type: none"> • Existing downtown development • New “village center” development <p>Development Standards</p> <ul style="list-style-type: none"> • Pedestrian friendly development standards • Downtown style buildings • Building form and design <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • PR, AG, R3, TR, M1, M2, M3, IS, NC, UC, C1, and C2 	<p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> • atm walk-up • bakery • bank • bar or tavern • barber or beauty shop • brew pub • club or lodge • coffee shop • computer service • copy center • counseling center • delicatessen • design services • dry cleaning pickup and drop-off • express shipping center • farmers market • ice cream shop • media rental • mobile device dealer • nail salon • office, general • office, medical • pharmacy • real estate office • repair shop, electronics • restaurant • retail (type 1) very low intensity • retail (type 2) low intensity • seamstress/tailor • shoe repair • spa • studio arts • tanning salon • title company • travel agency <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • community center • government office • information center • parking garage, public • parking lot, public • police substation <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • assisted living facility, upper floor • dwelling, upper floor (multiple-family) • dwelling, upper floor (1 unit) 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> • wind turbine system, small <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • automobile oriented business (type 1) • atm, drive-up • banquet hall • billiard hall or arcade • day care • funeral home • hotel • medical clinic • parking lot, pay • party facility • repair shop, general • retail (type 3) medium intensity • retail (type 4) high intensity • tattoo/piercing parlor • theater, movie (indoor) • wellness facility <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> • hospice facility • performing arts center • place of worship • shelter • transit station (local hub) • university or college <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • bed and breakfast

2.28 Urban Commercial (UC) District Development Standards



Minimum Lot Area

- 1,500 square feet

Maximum Lot Area

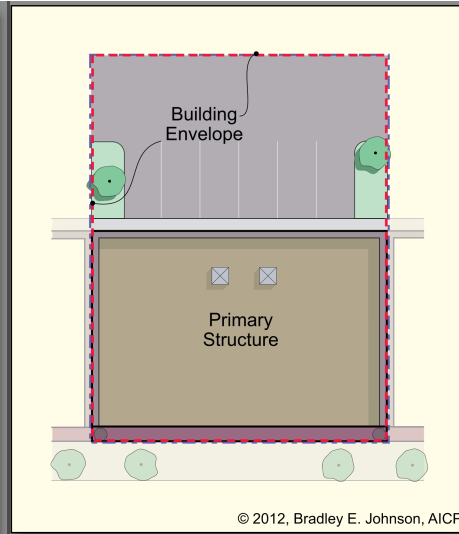
- 4 acres

Minimum Lot Width

- 15 feet

Sewer and Water

- sewer utility connection is required
- water utility connection is required



Minimum Front Yard Setback

- 0 feet for primary and accessory structure

Maximum Front Yard Setback

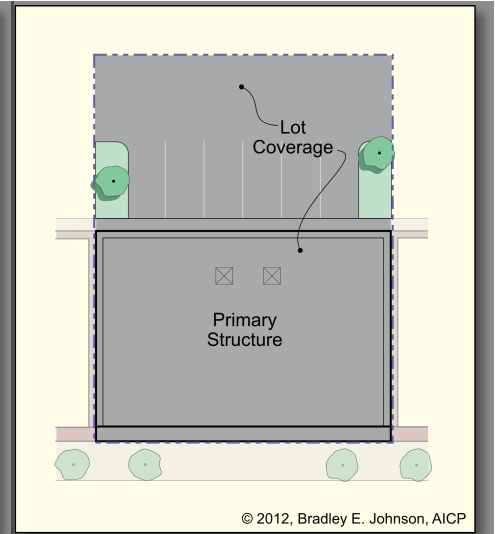
- 20 feet for primary and accessory structure

Minimum Side Yard Setback

- 0 feet for primary and accessory structure

Minimum Rear Yard Setback

- 0 feet for primary and accessory structure



Maximum Lot Coverage

- 95% of lot area

Minimum Main Floor Area

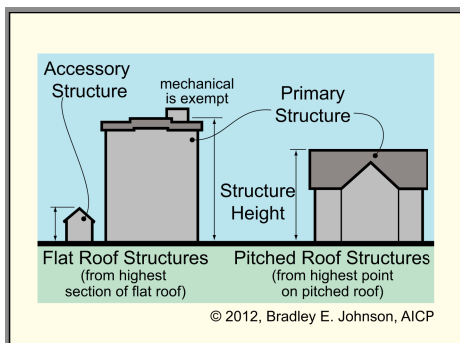
- 500 square feet

Minimum Dwelling Unit Size

- 700 square feet per dwelling unit for multiple-family dwelling units with a minimum average of 800 square feet

Maximum Primary Structures

- 1



Maximum Structure Height

- 130 feet for primary structure
- 20 feet for accessory structure
- 6 stories

Additional Development Standards that Apply

Accessory Structure		Loading		Structure	
• AS-01	5-3	• LD-01	5-40	• ST-01	5-107
• AS-10	5-8	Lot		Temporary Use	
Architectural		• LO-01	5-41	• TU-01	5-110
• AR-04	5-12	Outdoor Dining		Trash Receptacle	
Density and Intensity		• OD-01	5-43	• TR-01	5-113
• DI-01	5-14	Outdoor Storage		Vision Clearance	
Environmental		• OS-01	5-44	• VC-01	5-114
• EN-01	5-15	Parking		Wind Turbine Systems	
Fence and Wall		• PK-01	5-46	• WT-01	5-115
• FW-01	5-16	• PK-06	5-47		
• FW-05	5-18	Setback			
Floor Area		• SB-01	5-58		
• FA-01	5-20	Sewer and Water			
Height		• SW-01	5-60		
• HT-01	5-21	Signs			
Landscaping		• SI-01	5-62		
• LA-01	5-26	• SI-07	5-79		
• LA-02	5-33	• SI-14	5-105		
• LA-03	5-35	Special Exception			
Lighting		• SE-01	5-106		
• LT-01	5-39				