

SECTION 17-22.6 "OTC" OLD TOWN CENTER BUSINESS DISTRICT REGULATIONS

(a) **Use Regulations:** A building or premise shall be used only for office, retail and service uses which are primarily retail in nature including, but not limited to:

- (1) Retail establishments including but not limited to: bakeries; book, card, gift and stationary stores; building material sales; clothing; florists; grocery stores; and pet shops or others of a similar nature and subject to the following condition:
 - a. Temporary, portable outside display of merchandise is allowed on a daily basis but is limited to the area directly adjacent to the building occupied by the business and no more than five (5) feet from the building. A clear aisle shall be maintained for pedestrian access. Otherwise, no outside display or storage is permitted.
- (2) Barber and beauty shops.
- (3) Buildings and uses owned or operated by public governmental agencies.
- (4) Business or commercial schools.
- (5) Church worship facilities.
- (6) Clinic, medical and dental, and related professional offices.
- (7) Communication towers, accessory to the primary use, shall be located on a building and may extend a maximum of 15 feet above the building, but must be screened from view.
- (8) Day nurseries.
- (9) Dry cleaning and laundry services.
- (10) Hotels, motels and inns.
- (11) Professional offices.
- (12) Restaurants including those with private clubs as an accessory use.
- (13) Veterinarian or animal clinic provided that no kennel or exercise runway shall be located outside the building.
- (14) Video rental stores and movie theaters.
- (15) Accessory buildings and uses customarily incident to any of the above uses, provided that such not be objectionable because of odor, smoke, noise, vibration or similar nuisance. Dwelling units of 850 square foot minimum size shall be allowed as an accessory use to retail businesses.
- (16) Non-accessory dwelling units of 850 square foot minimum size when located over a retail, restaurant or similar use on the first floor.
- (17) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (18) Uses similar to the above mentioned permitted uses; provided activities conducted observe the requirements of all City Ordinances.

(b) **Height Regulations:** No building shall exceed a maximum height of three (3) stories or forty-five (45) feet excluding parapet walls. Parapet walls shall have a maximum height of eight (8) feet.

(c) **Area Regulations:**

(1) **Size of Yards:**

- a. **Front Yard:** The front facades of buildings shall be set at the front property line. However, a portion of the façade may be set back further in order to create a special entry court or restaurant seating.
- b. **Side Yard:** The façade of a building located on a lot that adjoins a side street shall be located at the property line.