

## Town Center Zoning District FAQs

- What is the Town Center Zoning District?  
If adopted, the Town Center Zoning District will create a new zoning district. It will “rezone” part of the Central Business District to Town Center.
- Where is the Town Center Zoning District?  
It is generally the area identified as “Town Center” in the Town Center Development Plan. A map is attached.
- Why do we need a Town Center Zoning District?  
The proposed Town Center Zoning District *implements* the goals and policies of the Town Center Development Plan. The proposed changes will create a district that is walkable, of a human scale and promotes economic development.
- Does the Town Center Zoning District have to be adopted to build the new City Hall?  
No. The City Hall building and plaza can be permitted under the current Central Business District rules and regulations. A conditional use permit will be needed because of the size of the building.
- How is the Town Center Zoning District different than the Central Business District?  
The Town Center Zoning District is different from the CBD in a number of ways:
  - Uses that are allowed in the CBD but are not allowed in the Town Center; **Deleted uses:** mobile homes and mobile home parks, automotive uses, drive through establishments, mortuaries, Floatplane tie-up facilities and air charter services, mini storage, RV parks, taxi dispatch operations, pipelines and railroads, heliports, and car washes.
  - **Change from Farmer’s Market to Open Air Business.** A farmer’s market is considered a type of open air business and will be permitted in the Town Center District.
  - **More than one building containing a principle permitted use will be allowed outright,** in the CBD it requires a conditional use permit.
  - **Building setbacks have been modified.** The current CBD code requires buildings be set back at least twenty feet from rights-of-way, unless a reduction is approved by conditional use permit. The new district code requires buildings be built between ten and twenty feet from rights of way, unless a lesser or greater distance is approved by CUP (Sterling Highway ROW setbacks will remain unchanged from the existing the twenty foot setback).
  - **Slope references were deleted.** Slopes on town center do not generally exceed 10%.
  - **Architectural standards.** The TCZD includes the same architectural language as in the Gateway Business District. The TCZD zone goes one step further: most of the community design manual is a requirement for all development

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- **Landscaping.** A requirement that 15% of the lot shall be landscaped; what is considered landscaping is more flexible. We created rules that require a minimum amount of landscaping, but that also allowed for more dense development AND more usable space for businesses; parking lot landscaping is different than in the CBD.
- How does the Town Center Zoning District affect large retail and wholesale development?  
It doesn't. No changes are proposed that would change the requirements for large retail and wholesales uses.
- Is parking going to be changed with the new Town Center Zoning District?  
No, not at this time. Parking requirements are not in the zoning code, they are in a different code section (Chapter 7.12). Changes to the existing parking code are expected soon that will make possible making a more compact and walkable center as envisioned in the Town Center Development Plan.