

SECTION

13

TOWN SQUARE OVERLAY DISTRICT (TS)

Sections:

- 13-1 Application
- 13-2 Use Regulations
- 13-3 Parking Regulations
- 13-4 Height, Area, Yard and Landscaping Regulations

Section 13-1. Application

13-1.01 The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the Town Square Overlay District. This district includes the commercial uses in the central business district that provide the major focus of retail, government, business services and entertainment facilities for the entire community as well as residential uses that are not located at street level that collectively create a mixed-use area.

Section 13-2. Use Regulations

13-2.01 The uses listed below shall be permitted in the Town Square Overlay District. No other building, land or premises shall be used and no building or structure shall be hereafter erected or altered unless otherwise provided for in these zoning regulations.

1. Any use permitted in the underlying zoning district..
2. Residential uses subject to all residential units being located on floors levels above the first story unless otherwise approved as part of a development plan by the Board of Aldermen.
3. Accessory buildings and uses customarily incidental to the above uses, provided there shall be no manufacture, processing or compounding of products other than such that are customarily incidental and essential to such permitted use. Accessory buildings and uses shall be constructed in a style and manner similar to a principal building or use as stipulated by the design requirements specified in section 28.

4. No article or material stored or offered for sale shall be stored or displayed outside the confines of a building unless otherwise approved by the Board of Aldermen as part of a development plan or is otherwise permitted by a temporary permit governed by Section 1-9.12 of these regulations.

Section 13-3. Parking Regulations

13-3.01 No off-street parking spaces need be provided for property located in the Town Square Overlay District.

Section 13-4. Height, Area, Yard and Landscaping Regulations

13-4.01 Height: There shall be no maximum building height in the Town Square Overlay District.

13-4.02 Front Yards: The depth of the front yard shall be a maximum of five (5) feet unless otherwise approved by the Board of Aldermen as part of a development plan in the Town Square Overlay District.

13-4.03 Side Yard: There shall be no minimum side yard in the Town Square Overlay District.

13-4.04 Rear Yard: There shall be no minimum rear yard in the Town Square Overlay District.

13-4.05 Lot Dimensions: The minimum width of a lot shall be twenty (20) feet. The minimum depth of a lot shall be fifty (50) feet.

13-4.06 Maximum Lot Coverage: A building, structure or use may occupy all that portion of the zoning lot not otherwise required for the yard regulations.

13-4.07 Landscaping Requirements: If a structure occupies the entire lot of record or zoning lot, no landscaping or screening required by these zoning regulations shall be necessary.