

**ARTICLE 10:  
C-1 VILLAGE CENTER DISTRICT**

**Section 10.01 Intent of C-1 Village Center District**

The intent of this District is to maintain and enhance the vitality of the Village Center, provide services in close proximity to one another, reinforce the relatively intense development pattern of retail and service establishments on the ground floor with residential accommodations above, reduce the need for on-site parking by encouraging pedestrian and bicycle connections to and from the Village Center, and to expand the employment base and residential population of the Village Center. The compact development pattern of the Village Center establishes a pedestrian-oriented environment and stresses urban and civic design while encouraging the reuse of existing buildings. The District provides standards to reinforce the unique physical character of downtown and establishes minimum criteria for building design compatibility while promoting amenities necessary to attract business, residents and visitors.

**Section 10.02 District Summary**

<p style="text-align: center;"><b><u>A. Permitted Uses</u></b></p> <ul style="list-style-type: none"> <li>◆ Accessory Use, when accessory to permitted use</li> <li>◆ Antique Store</li> <li>◆ Art gallery</li> <li>◆ Essential Public Services</li> <li>◆ Library</li> <li>◆ Museum</li> <li>◆ Neighborhood Parks</li> <li>◆ Office Building</li> <li>◆ Outdoor Public Recreation</li> <li>◆ Personal Service Establishment</li> <li>◆ Professional Service Establishment</li> <li>◆ Residential above Retail or Office</li> <li>◆ Restaurant, Standard</li> <li>◆ Retail Business or Retail Sales</li> <li>◆ Showroom</li> <li>◆ Studio for Performing/Visual Arts</li> </ul> <p style="text-align: center;"><b><u>B. Special Land Uses</u></b></p> <ul style="list-style-type: none"> <li>◆ Animal Grooming, subject to Section 26.03</li> <li>◆ Buildings associated w/ Public Facilities, subject to Section 26.29</li> <li>◆ Convalescent or Nursing Home, subject to Section 26.11</li> <li>◆ Hotel, subject to Section 26.22</li> <li>◆ Movie Theater, subject to Section 26.23</li> <li>◆ Place of Public Assembly, Large, subject to Section 26.26</li> <li>◆ Private Recreational Facilities, subject to 26.27</li> <li>◆ Residential, Ground Floor, subject to 26.13</li> <li>◆ Schools subject to Section 26.31</li> </ul>	<p style="text-align: center;"><b><u>C. Site and Building Placement Standards</u></b></p> <p>Minimum Lot Area: 4,000 (square feet)</p> <p>Minimum Lot Frontage: 20 ft.</p> <p>Maximum Lot Coverage: 80%</p> <p>Minimum Setbacks:</p> <p style="padding-left: 40px;">Front: 0 ft</p> <p style="padding-left: 40px;">Side: 5 ft., except where a commercial building is placed directly upon the side lot line.</p> <p style="padding-left: 40px;">Rear: 5 ft., except where the rear yard abuts a side yard in a residential district the rear yard shall be 25 ft. The full width of a public alley between the rear yard of a lot and a side yard of a lot in a residential district may be considered part of the rear yard for setback computation.</p> <p style="text-align: center; margin-top: 20px;">(See Schedule of Regulations)</p>
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