TC
Town Commercial District

The Town Commercial (TC) zoning district is intended to provide for a wide range of commercial uses that are proportional in scale and compatible in character with historic uses in the Town.

### Permitted Uses

#### Principal Uses
- Retail Sales and Service
- Professional Offices (for lots adjacent to SR20, this is the only allowed principal use)
- Restaurants (no drive-up service)
- Theaters
- Professional Services
- Microbreweries
- Clubs, Lodges, and Fraternal Organizations
- Bed and Breakfast Inns
- Guest Houses

#### Accessory Uses
- Accessory Structures less than 800 sq. ft.
- Parking Facilities
- Above street level residential (mixed use)

#### Conditional Uses
The following uses are conditional upon issuance of a Conditional Use Permit:
- Public/Quasi-Public Facilities
- Day Care Centers
- Multi-Family Dwellings
- Parking Facilities
- Outdoor Storage and Display
- Commercial Recreation
- Hotels
- Single Family Residences and Duplex Residences
- Veterinary Clinics

### Development Requirements

- **Minimum Lot Area:** 5000 sq. ft. useable area
- **Minimum Lot Width:** 50 feet
- **Minimum Setbacks:**
  - For properties in the downtown Historic area bounded by Penn Cove on the North, Alexander Street on the West, Coveland Street on the South, and Main Street on the east:
    - Street Setback: 0 feet
    - Rear Setback: 10 feet
    - Side Setback: 0 feet
  - For all other areas in the TC District:
    - Street Setback: 10 feet
    - Rear Setback: 6 feet
    - Side Setback: 10 feet (each)
- **Maximum Building Height – 28 feet**
- **Minimum Footprint Area per Building:** 400 sq. ft. gross floor area
- Off-street parking and loading space shall be provide as required in Chapter 16.12.070, except in the Historic Front Street area.
- **Landscaping:** Except for the area north of Front Street between Alexander and Main Streets, at least 10 percent of the lot area shall be landscaped following a plan approved by the Town Planner prior to issuance of a building permit.
- **Lot coverage requirements:** None
- **Exterior Appearance Requirements:**
  - Garbage cans and/or refuse bins shall be completely concealed from view from public streets.
  - Fences should be constructed of wood finished with natural color, stone or masonry.