

Chapter 18.28

COMMUNITY CULTURAL (C-C) DISTRICT

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18.28.010 Chapter application. The following specific regulations and the general rules set forth in Chapter 18.40 shall apply in all C-C districts. (Prior code §10 107 (part)).

18.28.020 Classification. This district classification is intended to be applied only to limited land areas which are found to be suitable for the following specific uses. (Prior code §10 107 (part)).

18.28.030 Permitted uses. (a) Uses permitted in the C-C district are as follows: The maintenance and operation of a community cultural center, an art and garden center, a memorial building or center, an environmental conservation center, a museum, a botanic garden or gardens, buildings, halls, rooms, or spaces devoted to the creation, exhibit, display and occasional sale of objects of art, including exhibitions of art in all its forms, including music, dancing and theatricals, and including the holding or giving of lectures and instruction in all matters appurtenant or incidental to any of the arts or environmental conservation. The primary purpose of the uses enumerated in this section and any kindred uses shall not be commercial, but rather for the pleasure, enjoyment, education and instruction of the public generally, and of persons interested in art in all its forms.

(b) These provisions shall not prevent or prohibit the operation of a tea room, lunching or dining services for the comfort and convenience of persons attending such gardens, museums, buildings or center, nor the charging of admission thereto nor the charging of a fee or compensation for such services, nor the sale of objects of art thereat.

(c) There shall not be permitted in the community cultural center district any use or manufacture which by nature or by the manner or extent of such use will result in a nuisance or be injurious or obnoxious to the peace, quiet, health and welfare of the surrounding property and community or to the quiet and peaceful enjoyment thereof. (Ord. 629 (part), 2012; Prior code §10 107 (part)).

18.28.035 Conditionally permitted uses. The following uses may be permitted with a use permit from the town council: single family, duplex, and triplex residential uses ancillary to permitted uses enumerated in 18.28.030. (Ord. 614 (part), 2009).

18.28.040 Lot area requirements. Minimum lot requirements are as follows:

- (1) Minimum lot area: One acre.
- (2) Minimum lot width: One hundred fifty feet.
- (3) Minimum lot depth: Two hundred feet. (Prior code §10 107 (part)).

18.28.050 Building coverage. Maximum building coverage requirements are twenty-five percent of lot area. (Prior code §10 107 (part)).

18.28.060 Yard requirements. Minimum yard requirements are as follows:

- (1) Minimum front yard depth: Twenty-five feet;
- (2) Minimum side yard width: Fifteen feet;
- (3) Minimum rear yard depth: Forty feet. (Prior code §10 107 (part)).

18.28.070 Parking. Minimum parking requirements are two square feet of parking space for each square foot of building land coverage. No more than one uncovered parking space will be required per residential unit, although parking requirements for residential development may be reduced or waived based on the availability of shared on-site parking. (Ord. 614 (part), 2009; Prior code §10 107 (part)).

18.28.080 Height. Maximum building height requirements are two stories and a mezzanine, but not to exceed thirty feet at any point when measured from either existing or finished grade. (Ord. 589 §5, 2005; prior code §10 107 (part)).

18.28.090 Floor area. Maximum floor area ratio requirements are two-tenths. (Ord. 264 §4, 1967; prior code §10 107 (part)).

18.28.100 Residential development. (a) Residential units shall not exceed 700 square feet in living area.

(b) Total residential development ancillary to any permitted use shall not exceed 2,100 square feet in living area.

(c) In developments of three or more residential units, at least one unit shall be affordable to very low income households. (Ord. 614 (part), 2009).