

§ 158-18. TC Town Center Commercial.

Purpose. The purpose of the TC Town Center Commercial Zone is to reinforce the retail commercial nature of the Broad Street shopping district while permitting residential uses on the second floor and above. Structures are strongly encouraged to be located on the front and/or side property line to reinforce the street line.

A. Permitted principal uses.

- (1) General retail merchandise stores, including variety stores, general merchandise discount stores, drugstores and sporting goods stores.
- (2) Retail apparel and accessories stores, including shoe stores, furriers and custom tailors.
- (3) Retail furniture, home furnishing and equipment, including household appliance stores; hardware, paint and glass stores; and radio and television stores including services.
- (4) Retail stores, including bakeries and confectionery shops.
- (5) Eating establishments, including restaurants, lunch counters, delicatessens, tearooms, confectioneries or similar establishments serving food or beverages.
- (6) Retail shops, including camera, book, stationery, antique, musical supply, cosmetic, candy, flower, hobby, jewelry and leather and luggage shops.
- (7) Offices for the conduct of medical and other professions, real estate and insurance, messenger or telegraph services and general and administrative offices.
- (8) Office business shops, with sales and services only.
- (9) Dry-cleaning, barber, beautician, shoe repair and tailor shops.
- (10) Government offices serving the public, including a post office or other public or semipublic offices.
- (11) Libraries and museums.
- (12) Job printing and newspaper sales.
- (13) Service and repair shops, including carpenter, cabinetmaking, furniture repair, plumbing or similar shop.
- (14) Office of a builder, carpenter, caterer, cleaner, contractor, decorator, electrician, furrier, mason, painter, plumber,

roofer, upholsterer and similar nonnuisance businesses, excluding open storage of materials and excluding open storage of motor vehicles.

- (15)Laboratory, dental and medical.
 - (16)Catering establishment.
 - (17)Business and instructional school, including trade school.
 - (18)Dance studios.
 - (19)Clubs and lodge halls for fraternal organizations and meeting places, public or private.
 - (20)Rescue squads.
 - (21)Social club and fraternal, social service, union or civic organizations.
 - (22)Upper-level apartment(s) in those structure(s) having permitted principal uses set forth herein.
- B. Permitted accessory uses: accessory uses on the same lot customarily incidental to primary permitted use.
- C. Conditional uses.
- (1) Banks and savings institutions.
- D. Area and yard requirements for TC Zone.
- (1) Lot size.
 - (a) Minimum area in square feet: 7,000.
 - (b) Minimum width: none.
 - (c) Minimum depth: none.
 - (2) Yard requirements for principal structures.
 - (a) Minimum front yard: none.
 - (b) Minimum one side yard: none.
 - (c) Minimum both side yards: none.
 - (d) Minimum rear yard: 20 feet.
 - (3) Yard requirements for accessory structures.
 - (a) Minimum front yard: none.

- (b) Minimum side yard: none.
 - (c) Minimum rear yard: five feet.
 - (4) Lot coverage.
 - (a) Maximum building coverage: 70%.
 - (b) Maximum hard surface coverage: 80%.
 - (5) Height requirements (principal structure).
 - (a) Maximum number of stories: three feet.
 - (b) Maximum height: 45 feet.
 - (6) Height requirements (accessory structure).
 - (a) Maximum height: 18 feet.
- E. Unspecified uses. Any uses not specifically permitted in this zoning district are hereby specifically prohibited from this district.