

CHAPTER 27
DT - DOWNTOWN DISTRICT

- 2700 General Description
- 2710 Permitted Principal Uses
- 2720 Permitted Accessory Uses and Structures
- 2730 Uses Permitted by Special Exception
- 2740 Minimum Yard Requirements
- 2750 Minimum Lot Width
- 2760 Maximum Intensity of Use
- 2770 Maximum Height
- 2780 Design Criteria
- 2790 Landscaping

SECTION 2700 GENERAL DESCRIPTION

DT - Downtown District.

The downtown district is defined as all properties fronting on Broadway Street from Highway 51 to 151st Street.

The downtown district is intended primarily to provide areas for commercial development compatible with the scale, character and streetscape of the traditional downtown area of the city. Appropriate land uses include public facilities, commercial retail, primarily on the street and pedestrian level, with office and/or residential uses above or below the street level. Portions of the area may be appropriate for inclusion in a local or other cultural resource designation. The uses, structures, and project design should focus on providing an interesting pedestrian experience that has variety and vitality and that is not dependent upon direct vehicular access or immediately adjacent parking.

SECTION 2710 PERMITTED PRINCIPAL USES

- (a) Any use permitted in the CG General Commercial district.
- (b) Residential.

SECTION 2720 PERMITTED ACCESSORY USES AND STRUCTURES

- (a) Any accessory use or structure permitted in the CG General Commercial district.

SECTION 2730 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 20.

- (a) Hospitals, sanitariums, nursing homes, rest homes, convalescent homes, homes for orphans, homes for the aged provided that no such facility shall have a lot area of less than

one (1) acre, and that no building in connection with such facility shall be closer than twenty-five (25) feet to any lot residentially zoned.

(b) Day nursery.

SECTION 2740 MINIMUM YARD REQUIREMENTS

The minimum yard requirements for the DT Downtown district are as follows:

No minimum required except as needed to meet other requirements of the city.

SECTION 2750 MINIMUM LOT WIDTH

No minimum required except as needed to meet other requirements of the city.

SECTION 2760 MAXIMUM INTENSITY OF USE

No minimum required except as needed to meet other requirements of the city.

SECTION 2770 MAXIMUM HEIGHT

No minimum required except as needed to meet other requirements of the city.

SECTION 2780 DESIGN CRITERIA

Use building materials that are similar to those used traditionally. Brick, stone, and painted wood are appropriate as primary materials. New products that convey a scale, finish, and character similar to traditional materials that have a proven durability in the city climate also may be considered. A large featureless surface or panelized products that lack a sense of scale are prohibited. A plaster finish may be used, when its detail expresses visual interest and conveys a sense of human scale. Coverage shall not exceed forty (40) percent of any exposed wall surface.

Site plan review is required for all development in the Downtown District. The applicant shall submit a complete site plan application pursuant to Chapter 25 (Site Plan Review).

SECTION 2790 LANDSCAPING

In the downtown area (Broadway from Hwy 51 to 151st), streetscaping is required. For every 25 feet of road frontage, one of the following items is required:

- 1 bench
- 2 chairs
- 2 potted plants
- 2 window boxes with plants/flowers