

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.

(d) Single family, duplex, and triplex residential uses ancillary to uses enumerated in Section 18.28.030(a) are permitted uses. (Ord. 631 (part), 2012; Ord. 629 (part), 2012; Prior code §10 107 (part)).

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).

18.28.110 Signs. (a) Permanent signs such as monument signs are permitted with town council approval of a master sign program, a coordinated sign plan which includes elevations, details and materials for all signs which are or will be placed at the site. Any individual signs shall comply with the approved master sign program. Any sign which conform to an approved master sign program may be approved by the Town Manager or his or her designee.

(b) Temporary banners for special events occurring within the Community Cultural zoning district are permitted up to three times per year if the event meets the requirements of Section 18.28.030(a). One temporary banner sign may be displayed for up to thirty days prior to a special event. Signs shall not exceed 28 square feet in area and shall be removed within one day following the event. The banners shall not be illuminated, shall be securely fastened to a building wall, wall, or posts, and shall be maintained in good condition.

(c) Temporary A-frame signs for special events occurring within the Community Cultural zoning district are permitted if the event meets the requirements of Section 18.28.030(a), occurs no more than once per week, and if all of the following criteria are met:

- (1) Only one sign is permitted per street frontage, per special event.
- (2) The signs may have no more than two sides and may not exceed 12 square feet in area, per side.
- (3) Signs shall be limited to the identification of the organization and event, and the date and time of the special event.
- (4) Signs shall be located on site or any adjacent right-of-way area. Signs shall not

be placed in such a manner as to obstruct or interfere with traffic or endanger the health or safety of people. Signs are not permitted on a sidewalk or walkway unless a 4-foot path of travel is maintained.

(5) Signs may be installed on the day of the event and must be removed after the event.

(6) Signage for up to two special events is permitted at any given time.

(7) Signs shall not be animated, flashing or illuminated.

(d) Any sign in violation of this section may be removed and retained by any employee of the town. Any confiscated sign will be turned over to the Chief of Police and placed at the Public Works corporation yard. The confiscated sign may be redeemed by the owner within 30 days upon the payment of a fee established by resolution to cover the costs and expenses of enforcement. (Ord. 652 (part), 2014).