

Subdivision IV. - Downtown District 2 (DD-2)

Sec. 78-746. - Purpose.

The downtown district 2 (DD-2) represents a natural expansion of the DD-1 district into adjacent underutilized parcels for the purpose of increasing the critical mass of commercial space and diversity of goods and services essential to provide for a strong local economy. Since the DD-2 district is both visually and functionally related to the traditional downtown, many of the same uses and design standards of the DD-1 district apply.

(Ord. of 9-18-2001, § 7.2)

Sec. 78-747. - Permitted uses.

Permitted uses in the downtown district 2 (DD-2) shall be classified as follows:

(1) *Primary uses.* Primary uses are as follows:

- a. Single-family detached and two-family dwellings.
- b. Multifamily dwellings.
- c. Accessory buildings, structures, or uses.
- d. Retail uses.
- e. Personal services, including laundromats, dry cleaning, tanning salons, and beauty parlors.
- f. Business/commercial services and professional offices.
- g. Restaurants, sidewalk cafes, and cafes.
- h. Movie theaters, playhouses, performing arts centers.
- i. Hotels, motels, and convention centers.
- j. Recreational rentals, sales, supplies.
- k. Health clubs, recreational facilities, and bathhouses.
- l. Transportation facilities.
- m. Parking garages, providing the level abutting any public sidewalk or street shall contain retail uses to maintain the commercial continuity of the street.
- n. Service clubs, lodge or fraternal organizations.
- o. Municipal uses.
- p. Boat sales.
- q. Reserved.
- r. Community living arrangements.

(2) *Complementary uses.* Complementary uses are as follows:

- a. Artist and craftsman shops, and any manufacturing operations where goods are produced and primarily sold in an on-site retail storefront.
- b. Commercial parking lots not associated with a principal permitted use.
- c. Valet parking lots.
- d. Rental car parking lots provided that the number of on-site stored automobiles shall not exceed ten vehicles.
- e. Miniature golf course.
- f. Chem-free clubs and nonalcoholic dance facilities.

(3) *Conditional uses.* Conditional uses are as follows:

- a. Public/private utility facility.
- b. Wireless telecommunication facilities: architectural siting only.
(Ord. of 9-18-2001, § 7.2.1; Ord. of 10-20-09(2))

Sec. 78-748. - Prohibited uses.

Prohibited uses in the downtown district 2 (DD-2) are as follows:

- (1) Automobile filling stations, automobile sales, service, or repair.
- (2) Fuel storage except that incidental for cooking and heating/cooling of buildings.
- (3) Adult entertainment.
- (4) Truck terminals/motor freight business.
- (5) Food stands, drinking establishments, and game arcades.
- (6) Tattoo parlors.
- (7) Storage of contractor's equipment or supplies.
- (8) Recreational trailer and mobile home, commercial boat sales and service.
- (9) Marinas, docking facilities and water related uses.
(Ord. of 9-18-2001, § 7.2.2; Ord. of 10-20-09(2))

Sec. 78-749. - Distribution of uses.

(a) *Primary uses.* Primary uses shall be allowed anywhere within the downtown district 2 (DD-2).

(b) *Complementary uses.* Within the downtown district 2 (DD-2) any proposal for a new complementary use, including a proposal to change one complementary use to another, shall be reviewed by the code enforcement officer for compliance with the following distribution requirements:

- (1) No new complementary use shall be established on the sidewalk level of any street if, as a result, the proportion of the street frontage allocated to complementary uses would be more than 40 percent. To determine that percentage, street frontage is measured along the sideline of the street, starting from the centerpoint of the front lot line of the parcel on which the proposed complementary use is located and running in each direction for a distance of 200 feet or to the nearest intersecting street on the same street side as the proposed complementary use, or to the zoning district boundary of the DD-2 district, whichever is less.
- (2) Complementary uses listed in [section 78-747\(2\)](#) shall not be located closer than 200 feet from another similar use, measured in a straight line without regard for intervening structures or objects between the customer entrance of each such use. Where such uses have more than one customer entrance, the 200-foot spacing must be maintained between all such entrances.
(Ord. of 9-18-2001, § 7.2.3)

Sec. 78-750. - Space and bulk requirements.

Space and bulk requirements in the downtown district 2 (DD-2) are as follows:

(1) *Zoning standards.* Zoning standards for residential, mixed use and nonresidential uses are as follows:

Zoning Standards	Residential Uses	Mixed Use and Nonresidential Uses
Minimum lot size	10,000 sq. ft./NDD*	4,000 sq. ft./NDD*
Minimum net lot area per family unit	2,500 sq. ft.	1,000 sq. ft.
Minimum net lot area per lodging establishment unit	Not applicable	1,000 sq. ft.
Minimum floor area per family unit		(Lodging uses not included)
One bedroom	550 sq. ft.	550 sq. ft.
Two bedroom	750 sq. ft.	750 sq. ft.
Three + bedrooms	900 sq. ft.	900 sq. ft.
Minimum lot frontage	100 feet	40 feet
Maximum building coverage	40%	90%
Maximum principal building height	35 feet	45 feet
Maximum height of turrets and copulas	40 feet	55 feet
Maximum accessory building height	20 feet	20 feet
Front yard setback	15 feet	0 feet
Side yard setback	15 feet	0 feet
Rear yard setback	20 feet	0 feet

*NDD = Net development density

(2) *Nonresidential uses abutting residential districts.* Any nonresidential structure abutting any residential district shall maintain a minimum 20-foot setback from the residential property boundary plus ten feet for every additional story over two stories.

(Ord. of 9-18-2001, § 7.2.4)

Secs. 78-751—78-800. - Reserved.