



## Town Center (TC) Zoning Districts – Quick Sheet

To verify your zoning, please see the [Town Zoning Map](#). Additionally, you can find references to all the major development standards in Sections 3.03 of the [Unified Development Ordinance](#).

### Town Center Zoning District (TC)

The TC, Town Center district is intended to produce a unique area that serves as the center for local shopping needs and provides an identity for the community. This district is primarily intended to contain nonresidential land uses, however may contain a residential component.

Land Use Regulations - See the Land Use Chart and all applicable regulations in Subsection 3.04 of the [Unified Development Ordinance](#).

Dimensional Regulations – See the chart below from the Unified Development Ordinance.

Regulation	TC, Town Center
<b>Lot Dimensions</b>	
Minimum Lot Area	2 Acres (87,120 Square Feet)
Minimum Lot Width	250 Feet
Minimum Lot Depth	250 Feet
<b>Yard Setback Dimensions</b>	
Minimum Front Yard Setback	<b>50 Feet</b>
Minimum Side Yard Setback	25 Feet
Minimum Rear Yard Setback	25 Feet
<b>Structure Height</b>	
Maximum Height (feet)*	40 Feet
<b>Building Coverage Area</b>	
Maximum Building Area Coverage (all buildings)	25%
<b>Floor Area Ratio</b>	
Maximum Floor Area Ratio	50%
*The following structures shall be exempt from the maximum height requirement: chimneys, cooling towers, elevator bulkheads, tanks, water towers, radio and television towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four (4) feet in height.	
**Any structure above 45 feet in height shall require a Specific Use Designation (SUD).	
*** Any structure above 60 feet in height shall require a Specific Use Designation (SUD).	

