

SECTION 17.1 - TOWN CENTER DISTRICT, OR TC DISTRICT

1. Purpose. This district implements the Tillamook Town Center Plan. The district is intended to create a pedestrian-oriented, mixed-use downtown core and preserve and enhance the historic buildings and character of the Town Center.
2. Permitted Uses. The following uses are permitted:
 - A. Uses and structures lawfully existing on the effective date of the adoption of the Town Center District [01/03/02] which are non-conforming as defined by Section 31 shall be deemed non-conforming and may be continued, altered, and/or expanded consistent with Section 31.
 - B. Residential Uses
 - 1) Upper Floor Residential
 - 2) Housing for the Elderly or Disabled
 - C. Civic/Institutional Uses
 - 1) Clubs/Lodges (Second Floor)
 - 2) Cultural Facilities
 - 3) Day Care
 - 4) Governmental Offices
 - 5) Libraries
 - 6) Parks, plazas, open space
 - 7) Postal Services
 - D. Commercial Uses
 - 1) Hotels
 - 2) Office Uses (subject to compliance with subsection 3)
 - 3) Retail Services
 - 4) Restaurants

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- 5) Museums, theaters, galleries or studios for dance, art and photography
 - 6) Personal services including but not limited to medical or dental clinics, small animal veterinary clinics, or pharmacy
- E. Transportation Facilities and Improvements
1. Normal operation, maintenance;
 2. Installation of improvements within the existing right-of-way;
 3. Projects identified in the adopted transportation System Plan not requiring future land use review and approval;
 4. Landscaping as part of a transportation facility;
 5. Emergency measures;
 6. Street or road construction as part of an approved subdivision or partition;
3. Historic Retail Overlay. For properties located within the Historic Retail Overlay, ground floor spaces facing the street shall be limited to commercial retail uses only.
4. Conditional Uses. The following conditional uses may be permitted subject to a Conditional Use Permit.
- A. Emergency Services
- B. Bed and Breakfast establishments which are consistent with Section 28(14)
- C. Schools
- D. Indoor Recreational Facilities
- E. Public Facilities
- F. Buildings over 100 feet in height or 4 stories.
- G. Transportation Facilities and Improvements
1. Transportation projects that are not designated improvements in the Transportation System Plan;
 2. Transportation projects that are not designated and constructed as part of an approved subdivision or partition.
5. Auto Oriented and Auto Dependent Uses. Auto oriented uses including but not limited to drive-through facilities are not permitted in the TC District (e.g. gas stations, vehicle repair/sales/services, drive-thru restaurants, banks and similar uses). Auto dependent uses such as gas stations, car washes, oil change facilities, and similar uses are also prohibited.

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6. Height Regulations. No building or structure shall hereafter be erected, enlarged or structurally altered to exceed a height of 100 feet. For exceptions, see Section 17, 3(c) and 4F. In the Historic Retail Overlay, buildings shall be a minimum of 2 stories and a maximum of 4 stories.
7. Lot Requirements.
 - A. Lot Coverage: No maximum lot coverage requirements.
 - B. Lot Area: No maximum lot area.
 - C. Lot Width/Depth: No requirements.
 - D. Front Yard Setback: Minimum of zero (0) feet and a maximum of ten (10) feet. The 10-foot maximum applies to the first fifteen (15) feet of building height only. Upper stories may step back for balconies or other outdoor space. The 10-foot maximum setback area may be used only for plazas, outdoor seating, or other useable pedestrian space related to the adjacent business (no parking lots or driveways are allowed between the building and sidewalk). Within the Historic Retail Overlay, a zero (0) foot setback is required for all floors. See Section 10.B for Building Frontage requirements.
 - E. Side Yard Setback: Minimum of zero (0) feet and a maximum of ten (10) feet. The 10-foot maximum shall apply for parcel lines adjacent to a public street (i.e., corner lots). Side yard setback areas shall only be used for pedestrian areas or other useable space related to the adjacent business (no parking lots or driveways are allowed between the building and sidewalk). Actual side setbacks will be determined by building frontage requirements listed below.
 - F. Rear Yard Setback: No requirements.
 - G. Vision Clearance Zones: Vision clearance areas shall comply with Section 30 (5).
 - H. Site review as per Section 22.
8. Signs. Permitted as per Section 24. See Architectural Design Guidelines.
9. Parking and Circulation.
 - A. For commercial uses in the Town Center, off-street parking is not required. For residential uses, parking shall be provided at a minimum of 1 space per dwelling unit and a maximum of 1 space per bedroom. Exceptions to the minimum requirement may be

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approved by the city when it is demonstrated that the type of housing proposed does not require parking, and/or when it is shown that use of on-street spaces during off-peak hours will provide adequate parking for the area. Civic uses shall provide parking consistent with the requirements of Section 25.

- B. Parking lots shall be placed to the rear of buildings in accordance with the Building Orientation Standards. Exceptions to this standard that allow parking at the side of the building are allowed to the extent that required parking cannot be located to the rear of the building due to other requirements of this Code, in which case the amount of parking and vehicle circulation that cannot be accommodated to the rear of the building may be provided to the side of the building. When rear parking is not possible, all vehicular driveway entries shall be patterned with concrete pavers to differentiate them from sidewalks.
 - C. For corner lots, parking areas shall not be located within 30 feet of an intersection, as measured from the midpoint of the curb return arc to the edge of the parking area (curb or wheel stop) on corner lots.
 - D. Loading and service areas (e.g., trash enclosures) shall be located to minimize conflicts with public pedestrian areas, and shall be screened with plantings, shall provide convenient access for trucks, and minimize noise and other impacts with adjoining uses. Service areas shall be located to the back or sides of buildings, or in alleys when available. Loading dock doors are encouraged to be placed in recessed areas or between buildings to minimize impacts to the pedestrian and human-scale aspects of the development.
 - E. Parking areas shall be separated from buildings by either a raised concrete walkway or landscaped strip with a minimum width of 5 feet. Situations where parking stalls directly abut buildings shall be avoided except where wheel stops are provided.
 - F. Rear parking lots shall be designed and located contiguous to each other to the greatest extent practicable so that vehicles can travel from one private parking lot to the other (reciprocal access) without having to enter the street. Shared parking and circulation aisles coordinated between adjacent businesses and/or developments are strongly encouraged.
10. Site Planning and General Building Design Standards. The following standards are intended to promote a desired level of future development quality that will stimulate investment and strengthen economic vitality in the Town Center, and renew a positive physical image of the downtown core.

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- A. **Building Orientation:** All new buildings shall be oriented to public streets. Building orientation is demonstrated by placing buildings and their public entrances close to streets so that pedestrians have a direct and convenient route from the street sidewalk to building entrances. Off-street parking or vehicular circulation shall not be placed between buildings and streets used to comply with this standard.
 - B. **Building Frontage:** On sites with 100 feet or more of public street frontage, at least eighty percent (80%) of the site width shall be occupied by buildings placed within the maximum setback. For sites with less than one hundred (100) feet of public or private street frontage, at least sixty percent (60%) of the site width shall be occupied by buildings placed within the maximum setback. For sites located in the Historic Retail Overlay, continuous storefronts shall occupy one hundred percent (100%) of the parcel width at the front setback line. See section 7D for Setbacks.
 - C. **Differentiation between spaces:** Differentiation shall be provided between ground-level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used.
 - D. **Ground Floor Windows:** Ground floor windows shall be provided on the first floor building facade that faces a street. The main front elevation(s) of buildings shall provide at least sixty (60%) to eighty (80%) percent windows or transparency at the pedestrian level (on corner lots, this provision applies to two elevations).
11. **Landscaping and Screening.** Landscaping and screening shall be required, in accordance with the following standards (These standards apply in the TC District; the landscape standards in the Section 22 do not apply in the TC District):
- A. All areas not occupied by structures, parking lots or pedestrian plazas that are visible from public right of ways shall provide landscaping. Landscaping shall include a mix of vertical and horizontal elements.
 - B. Street trees shall be required on all streets except Main Street between 1st and 4th Avenues. Species should be compatible with the design features provided below, and shall provide continuity with nearby landscaping. A reduction to the number of required street trees may be granted when a development preserves healthy, mature tree(s) adjacent to the sidewalk.
 - C. Screening of parking areas, drives, mechanical equipment, and solid waste receptacles with screening elements is required and shall be installed prior to building occupancy. Screening options include landscape plants,

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planters, ornamental walls, trellises, fences, or other features approved by the City Planner.

D. Drought-resistant vegetation is strongly encouraged. Irrigation systems shall be installed to support landscaping that is not drought-resistant.

12. Roof-Mounted Equipment. Roof-mounted equipment (e.g., HVAC) shall be screened from view from the street by providing a parapet or cornice at least equal in height to the equipment and by painting the equipment to match the roof. For flat roofs, the parapet shall surround the perimeter of the building. Screening shall be compatible with rooflines and materials so that the rooflines are harmonious.

13. Other Required Conditions.

A. Site Plan Review as per Section 22.

B. The graphics within this chapter shall be used as a guide to comply with the standards in this chapter and Section 22.

(Added by Ordinance #1187, effective 12/03/03)

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