

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DE, Downtown Edge

The Downtown Edge creates an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed use allows retail, commercial, office and residential uses on all floors. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks.

Primary and Secondary Streets: Developments that face **primary streets** have specific regulations pertaining to the relationship between the building and the street. The designated **primary streets** in the downtown districts are: Central Avenue, SW A Street, SW 8th Street, and S. Main Street. All other streets in the downtown districts shall be considered **secondary streets**.

Lot and Area Standards			
Density	18 dwelling units per acre		
Minimum Lot Area	No min. / No max.		
Minimum Lot Width	No min. / No max.		
Maximum Lot Coverage	80%		
Maximum Height	50 ft. max.		
Encroachment Requirements: following are the requirements for encroachments such as canopies, awnings and balconies. Height clearance is measured from the pavement to the bottom most portion of the encroachment. The setback is measured from back of curb or, if not curb is present, from the edge of street pavement.	Height Clearance	Setback - Adjacent to Primary Street	Setback - Adjacent to Secondary Street
	8 ft. min.	4 ft. min.	6 ft. min.

Minimum Setback Standards								
Building Type	Front Yard		Side Yard		Rear			
					Adjacent to Residential		Adjacent to Non-residential	
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Residential	--	20 ft.	7 ft.	--	12 ft.	--	7 ft.	--
Non-residential	--	0 ft.	7 ft.	--	12 ft.	--	7 ft.	--

Side setbacks are not applicable when a common wall is proposed or present.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

Permitted, Conditional and Accessory Uses		
Permitted	Conditional	Accessory
Agriculture and Animals	Agriculture and Animals	Residential
Animal - domestic or household	Animal clinic	Dwelling - accessory
Chicken - hobby	Residential	Transportation, Communication & Utilities
Community Garden	Home occupation - type b	Solar energy system
Greenhouse	Recreation, Education & Public Assembly	Wind energy system, small
Plant nursery	Aquarium	Other
Residential	Arena / auditorium	Building, accessory - nonresidential
Dwelling - condominium	Conference / convention center	
Dwelling - modular	Educational facility	
Dwelling - multi-family	Museum	
Dwelling - single family	Religious facilities	
Dwelling - townhouse or rowhouse	Services	
Dwelling - two family	Lodging - bed & breakfast	
Home occupation - type a	Lodging - hotel / motel	
Recreation, Education & Public Assembly	Office/warehouse	
Commercial recreation facility - indoor	Public safety services	
Commercial recreation facility - outdoor	Retail	
Community Center	Bar, lounge or tavern	
Cultural studio	Restaurant	
Library	Transportation, Communication & Utilities	
Park - mini	Parking facility (as principal use)	
Park - neighborhood	Utility facility	
Services	Wireless communication facility (cell tower)	
Adult day care	Other	
ATM machine	Temporary uses	
Cemetery or mausoleum		
Child care - commercial		
Child care - residential (4 children)		
Child care - residential (5 – 10 children)		
Copy facilities		
Financial institution		
Governmental services facility		
Maintenance service		
Medical services - doctor office		
Medical services - laboratory		
Medical services - urgent care clinic		
Office - small scale (≤ 4,000 gsf)		
Personal services		
Postal services		
Repair services - household		
Retail		
Artisan shop		
Bakery		
Mobile food vendor		
Outdoor vending - private property		
Outdoor vending - public right-of-way		
Retail - small scale (≤ 4,000 gsf)		
Sidewalk café in public right-of-way		