

Division 3 - Town Core



Sec. 16.6.30.1. - Intent.

- (a) The Town core will be the heart of the community and will continue to include a diversity of uses. It is desirable to encourage a variety of commercial, retail, service, restaurant, entertainment and other uses interspersed with residential homes, lofts and apartments.
- (b) The vision of the Town core is to develop/redevelop into a vibrant and somewhat eclectic place for residents and visitors to live, shop, work, dine, recreate and gather while supporting a theme reminiscent of a charming and active small Town. To achieve this, the Town recognizes the importance of allowing the market to direct development with minimal regulatory and/or design constraints. Concurrently, property owners and developers must recognize the importance of supporting the overall theme of the Town core area and employ design elements, materials and site Planning techniques that reinforce this vision. All participants need to acknowledge that the Town core area will continue to be a dynamic place where uses may change and properties may be altered to reflect changes in the marketplace and in response to the growth of the community that coincide with the Comprehensive Plan.

(Ord. 2021-08)

Sec. 16.6.30.2. - Density.

- (a) Density shall not exceed fifteen (15) units per acre.
- (b) Building height shall not exceed three (3) stories without additional review.
- (c) Setbacks for single-family residential shall match setbacks as set forth in Suburban Perimeter, Section 16.6.20.6 of this article.

- (d) Setbacks for all other uses, including multi-family residential and commercial uses, shall be determined through platting and/or site Plan review.

(Ord. 2021-08; Ord. 2012-04 §2)

Sec. 16.6.30.3. - Uses.

(a) Uses by right.

(1) Residential land uses:

- a. Single-family dwellings, attached or detached
- b. Accessory dwelling (including "carriage units") associated with a permitted use
- c. Multi-family dwellings

(2) Public, quasi-public, other land uses:

- a. Community gardens
- b. Farmer's markets
- c. Fire stations
- d. Municipal use facilities
- e. Museums
- f. Parks and open spaces
- g. Parks and playgrounds - neighborhood
- h. Outdoor amphitheaters
- i. Public or other nonprofit recreational use facilities
- j. Public utility main lines and substations
- k. Rest stops
- l. Schools (all types).

(b) Encouraged Uses

Residential or mixed uses:

- a. Senior housing
- b. Bed and breakfast establishments
- c. Family-care, day care and elderly day care homes
- d. Flex buildings (start as residential and shift to commercial over time)
- e. Long-term care facilities
- f. Mixed-use buildings (residential, commercial, office, workshops, etc.)
- g. Live/work units and buildings

Commercial, retail or service land uses:

- a. Administrative, office and research facilities
- b. Appliance sales and service facilities
- c. Automobile service and repair - minor facilities
- d. Banks and financial institutions
- e. Bars/taverns/microbreweries
- f. Business offices (contractors, electronic repair, small engine, motorcycle)
- g. Car/motor vehicle washes
- h. Child day care centers
- i. Commercial and retail businesses, indoor sales and service
- j. Entertainment facilities, commercial theaters, etc.
- k. Equipment (small) rental establishments without outdoor sales
- l. Gasoline/fueling stations
- m. Greenhouses, whether public or private
- n. Grocery stores.
- p. Home based business Type I
- q. Hospitals
- r. Hotels/motels (no room limit)
- s. Inns (up to twelve [12] rooms)
- t. Laundromats and dry cleaning retail outlets
- u. Medical and dental offices and clinics
- v. Movie theaters
- w. Office buildings
- x. Parking lots and parking garages (as principal use)
- y. Passenger terminals or park-n-rides
- z. Personal and business service shops
- aa. Professional offices
- bb. Push carts (sidewalk vending)
- cc. Restaurants
- dd. Retail sales stores
- ee. Vehicle sales facilities, including sales of automobiles, motorcycles, RVs, boats and trucks
- ff. Veterinary clinics.
- gg. Workshops and custom small industries, including art studios with/without sales
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(4) Public, quasi-public, other land uses:

- a. Accessory buildings and uses incidental to the principal use
- b. Clubs and lodges
- c. Conference/convention centers
- d. Religious institutions

(c) Uses requiring additional review.

(1) Residential land uses:

- a. Boarding and rooming houses
- b. Group homes
- c. Safe houses for adults or children with up to eight (8) persons
- d. Single-room occupancy Boarding houses
- e. Two-family (duplex) dwellings
- f. Zero-lot-line single- or two-family dwellings

(2) Commercial, retail or service land uses:

- a. Agricultural uses (ranching, farming, grazing, etc.).
- b. Automobile service and repair - major facilities
- c. Cremation facilities
- d. Dry cleaning Plants
- e. Equipment rental (heavy) establishments with outdoor sales
- f. Fireworks sales - temporary
- g. Kennels - small animal
- h. Mini-storage facilities - enclosed
- i. Recycling processing and sales Facilities (including biofuel)
- j. Retail and supply yard establishments with outdoor storage
- k. Roadside or temporary retail stands/tents
- l. Farm implement, heavy equipment, and mobile/manufactured home sales facilities
- m. Storage facilities for outdoor storage of RVs, boats, trailers, etc.
- n. Truck depots
- o. Truck maintenance facilities
- p. Home Based Business Type II

(3) Public, quasi-public, other land uses:

- a. Alternative power generation facilities
- b. Bus shelters
- c. Cemeteries
- d. Wireless telecommunications facilities

(4) Industrial land uses:

- a. Heavy industrial facilities

(c) Open space/parks and connectivity requirements (see section 16.12.250).

Note: Land uses not identified may be considered with additional review to be determined by Planning Staff at pre-application meeting. See Section 16.3.40 of this Code.

(Ord. 2021-08; Ord. 2013-04 §2)

Sec. 16.6.30.4. - Design standards.

The following design standards including applicable Corridor Plan standards shall apply within the Town core



Plazas and outdoor gathering spaces are encouraged. Pedestrian walks and spaces shall be provided as necessary to ensure that projects are easily navigated and enjoyable for the pedestrian. Site amenities, such as seating, outdoor dining, trash receptacles and bike racks for public use, shall be required.





Varied setbacks to buildings are encouraged to create interest along the streetscape. Gathering spaces, outdoor dining, patios, etc., are encouraged. Buildings on the south side of the road are encouraged to be set back from the right-of-way to reduce shading on the public sidewalk and



street.

Sidewalk Plantings, outdoor seating and activity on the public sidewalk is encouraged. A minimum of a four (4)-foot clear walkway needs to be maintained. Sidewalks adjacent to all school sites and parks require a minimum width of five (5) feet or wider. Street trees are encouraged. Creative pedestrian-scale signage and displays of art are encouraged.



Utility pedestals and trash enclosures shall be buffered with landscaping. Trash enclosures shall be located in locations that have the least impact on views from the public right-of-way as practical. Trash enclosures shall be masonry with steel gates to match building architecture.

(Ord. 2021-08)

Sec. 16.6.30.5. - Parking standards.

The number of required parking spaces shall be based on the requirements in Section 16.9.40.

(Ord. 2021-08)

Sec. 16.6.30.6. - Street standards – Refer to the Town of Severance Transportation Plan.

(Ord. 2021-08; Ord. 2012-04 §1)

Sec. 16.6.30.7. - Architectural standards.

The following shall be the architectural standards for the Town core:

Creative and unique architectural and site design are encouraged.



Where there are large windows and/or entries facing the public right-of-way, awnings are encouraged.

Architecture that is reflective of the regional character of urban buildings is encouraged, including red or tan brick, sandstone, awnings, etc. Varied building heights, styles, colors and building details are encouraged.



Residential-scale buildings that have the appearance of a historic home that has been renovated for commercial use are encouraged. These types of building are strongly recommended on the south side of the street and at the edges of the urban core to act as a transition to adjacent land



uses.

In the southern part of the Town core, it is expected that the buildings will be adjacent to the public right-of-way with parking behind or beside the building.

In the Town core, it is expected that deliveries, utilities and some parking will be behind the buildings and accessed by alleys. The transition from the Town core to surrounding land uses needs to be addressed carefully on an as-needed basis.

Architectural design of homes should reflect early twentieth (20th) century traditional, dominated by porches, steeper roofs, mixed materials, etc.

New residential development in the Town core should have detached sidewalks with a minimum six (6)-foot tree lawn. Alleys are encouraged and may be gravel, not paved.

(Ord. 2021-08)

Sec. 16.6.30.8. - Edges/landscape/connectivity

Edges of commercial developments shall have high-quality landscaping. Berms, meandering walks, a mix of irrigated turf, shrub beds, ornamental trees, evergreen trees and shade trees are encouraged. The ends of parking bays shall have landscape islands, which shall be strategically placed to ensure that there are no more than twenty (20) contiguous parking spaces. Parking lot landscaping shall be review by Town Staff, be appropriate depending on proposed land use and adhere to any Corridor Plan standards.

Parking lots shall be buffered from view from the public right-of-way with practical landscaping.

Entryways and areas visible from public streets shall have some type of landscape component. Examples could include window boxes, hanging baskets, large pots and Planting beds.

Where a subdivision either borders or includes portions of the Great Western Trail the developer will be required to pave the trail with a minimum 10' concrete cross section for the entirety of the trail within or adjacent to the property.

(Ord. 2021-08)

Sec. 16.6.30.9. - Fencing.

Front-yard fencing in the Town core shall be open wood picket or wrought iron and shall not exceed forty-two (42) inches in height. Brick or stone columns are encouraged. Privacy fencing between users or to screen users shall be allowed per review and approval as a part of a final plat or site Plan approval. Privacy fencing shall not exceed six (6) feet in height and shall be minimized and placed so that the visual impact to surrounding uses and the public right-of-way is minimized. Landscape buffering in place of or associated with privacy fencing is encouraged. Privacy fencing, if located adjacent to the public right-of-way, shall be separated from the public right-of-way by a landscaped buffer.



(Ord. 2021-08)

Sec. 16.6.30.10. - Entries and signage.

Entries to commercial areas shall be identified by high-quality, ground-mounted signs and/or monumentation. Landscaping shall identify entries with enhanced Plantings as shown (flower beds, ornamental trees, etc.). Signage shall be designed to be appropriate to the scale of the development and in conformance with 16.9.30.

(Ord. 2021-08)

Sec. 16.6.30.11. - Lighting.

Lighting shall be consistent with the architecture and should consist of pedestrian-scale cut-off lighting so that no light spills beyond the boundary of the project. Parking lots, pedestrian ways and building entries shall be appropriately lit. All lighting within the Town Core Zoning District shall comply with the Dark Skies Ordinance Lighting Zone 3 requirements. Neighboring uses shall be considered through the review process.

(Ord. 2021-08)