

# Chapter 17.28 RETAIL CORE (RC) DISTRICT

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## 17.28.010 General requirements.

This district is created to encompass the principal retail and commercial core of the city, often with residential and office use on the upper floors of multi-story structures and intensive pedestrian shopping and sightseeing along the principal rights-of-way in the district. Streetscaping amenities along with rear or alleyway delivery facilities are particularly encouraged in this business and tourism oriented district.

Minimum district size:	3 acres
Minimum lot area:	2,250 square feet
Minimum lot width:	25 feet
Front setback:	0 feet
Side setback:	0 feet
Rear setback:	20 feet
Maximum building height:	35 feet
Maximum lot coverage:	80 percent
Maximum gross density:	60 dwelling units per acre, except the density of existing buildings proposed for redevelopment may be negotiated with the City Council to higher levels upon a majority vote of the Council members present.