

## ZONING

**§ 180-17. Central Core District. [Amended 11-06-90, Ord. 90-11; 09-05-95, Ord. 95-08; 07-02-96, Ord. 96-13; 08-06-96, Ord. 96-14; 04-01-97, Ord. 97-07; 12-16-97, Ord. 97-24; 04-14-98, Ord. 98-07; 03-07-00, Ord. 00-04; 01-02-01, Ord. 00-10; 01-24-06, Ord. 06-03; 02-12-08, Ord. 07-14; 02-12-08, Ord. 08-03; 11-11-08, Ord. 08-15; 04-14-09, Ord. 09-08; 08-11-09, Ord. 09-13; Ord. 14-01, 02-11-14]**

In the CC Central Core District, the following regulations apply:

- A. Purpose: To promote the development of Frisco's Main Street commercial district for retail, restaurant, service, commercial, recreational, institutional and residential uses, and to enhance the visual character, scale and vitality of the central core.
- B. Permitted uses.
  - 1. Arts and entertainment centers
  - 2. Community centers
  - 3. Fast food Restaurants
  - 4. Financial Services
  - 5. Home offices
  - 6. Hotels and Motels
  - 7. Light retail
  - 8. Medical offices
  - 9. Offices
  - 10. Personal services
  - 11. Public buildings and uses
  - 12. For properties with frontage along Main Street: Residential dwelling units located above ground floor nonresidential uses. Nonresidential uses shall consist of fifty (50) percent or greater of the ground floor area and must be fronting Main Street.
  - 13. For properties located on the Main Street North (Galena Alley) and South (Granite Alley) alleys, and on Galena and Granite Streets: Residential dwelling units
  - 14. Restaurants

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15. One (1) accessory housing unit per principal commercial unit, above ground floor nonresidential development
  16. Parks
  17. Sexually oriented businesses
  18. Cabin Housing on Galena and Granite Streets, as set forth in Section 180-18.8
- C. Conditional uses.
1. Condominium hotels
  2. Churches
  3. Fractional share units
  4. Home occupations
  5. Light manufacturing
  6. Transit oriented facilities and uses
- D. Dimensional requirements.
1. Minimum lot area: three thousand five hundred (3,500) square feet.
  2. Minimum lot frontage: none.
  3. Setback requirements: for properties on Main Street:
    - a. Front yard: three (3) feet
    - b. Side yard: none
    - c. Rear yard: none
  4. Setback requirements for properties on Main Street South Alley (Granite Alley), Main Street North Alley (Galena Alley), Granite Street and Galena Street:
    - a. Front yard: five (5) feet
    - b. Side yard: five (5) feet

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- c. Rear yard: five (5) feet
- d. Alley facing yard: three (3) feet
- e. Exception: For one or two residential units, including accessory units, on Galena Street, setback requirements are:
  - i. Front yard: 20 feet
  - ii. Side yard: 10 feet
  - iii. Rear yard: 10 feet
- 5. Setback requirements for the third floor of street-facing wall facades: Ten (10) feet from the property line.
- 6. Lot coverage requirements for one or two units (residential) on Galena Street shall not exceed fifty-five (55) percent of the total lot area.
- 7. Parking: For properties with frontage along Main Street, on-site parking shall be located at the rear of the property.
- 8. Maximum building height: Forty (40) feet with a pitched roof or thirty-five (35) feet with a flat roof.
  - a. First floor ceiling height shall be a minimum of ten (10) feet
  - b. For properties on Galena Street, the first twenty feet in from the front property line (along Galena Street) shall have a maximum height of twenty-five (25) feet and a pitched roof.
- 9. Maximum density (residential uses only): sixteen (16) units per developable acre.
  - a. Accessory Housing Unit Exemption: Any accessory housing unit meeting the town's requirements may be exempted from the density calculation as long as the unit is deed-restricted for rent to persons earning a maximum of 80% of the area median income, at a rate established by the Summit County Combined Housing Authority for that income level, and pursuant to other criteria as established from time to time by the Town or the Summit County Combined Housing Authority.
  - b. Affordable Housing Exemption: A density bonus over the maximum allowable density is available. A density bonus is an increase in the allowable number of dwelling units over the maximum density, provided that:

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- i. a minimum of 50% of the total number of bonus units is provided as affordable housing.; or
  - ii. for each bonus dwelling unit allowed, at least two affordable housing units are provided on property outside of the subject property, but within the Town of Frisco or within one (1) mile of any corporate limit of the Town of Frisco.
- E. Development standards: All development is subject to the goals and standards of the applicable overlay district as set forth in §180.18.1 - §180.18.7.