

## 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]**

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. Residential dwelling units located above ground floor commercial development
  - 13. Restaurants
  - 14. One (1) accessory housing unit per principal commercial unit, above ground floor nonresidential development
  - 15. Parks

## ZONING

### 16. Sexually oriented businesses

#### C. Conditional uses.

1. Condominium hotels
2. Churches
3. Fractional share units
4. Home occupations
5. Light manufacturing
6. Residential dwelling units ~~only~~ along Galena and Granite streets, but not Main Street, that are not located above ground floor commercial development.
7. Transit oriented facilities and uses
8. Cabin Housing as set forth in Section 180-18.8

#### D. Dimensional requirements.

1. Minimum lot area: three thousand five hundred (3,500) square feet.
2. Minimum lot frontage: none.
3. Setback requirements; except for residential only uses along Galena and Granite Streets.
  - a. Front yard: three (3) feet
  - b. Side yard: none
  - c. Rear yard: none
4. Setback requirements for residential only uses along Galena and Granite Streets.
  - a. Front yard: 20 feet
  - b. Side yard: 10 feet
  - c. Rear yard: 10 feet
5. Lot coverage requirements for residential only uses along Galena and Granite Streets shall not exceed fifty-five (55) percent of the total lot area. If additional

## ZONING

lot coverage incentives are used, in no instance shall the aggregate lot coverage allowed be more than an additional 12% of the lot area.

Accessory housing exception: When a deed-restricted accessory housing unit meeting the town's requirements is constructed, the lot coverage requirements shall be increased such that lot coverage shall not exceed sixty percent (60%) of the total lot area.

6. Parking: For properties along Main Street, on-site parking shall be located at the rear of the property.
7. Maximum building height except for residential only uses along Galena and Granite Streets: Forty (40) feet with a pitched roof or thirty-five (35) feet with a flat roof. If a combination of height incentives are utilized, in no instance shall the minimum height permitted exceed 45 feet for a pitched roof or 40 feet for a flat roof.

First floor ceiling height shall be a minimum of ten (10) feet, and second floor ceiling height shall be a minimum of nine (9) feet.

- a. First floor additional height option: Nonresidential uses on the first floor that provide a minimum of twelve (12) foot ceiling heights may increase the maximum height by two (2) feet.
  - b. Second floor additional height option: Office and medical office uses on the second floor that provide a minimum of ten (10) foot ceiling heights may increase the maximum height by one (1) foot.
8. Maximum building height for residential only uses along Galena and Granite Streets: Thirty-five (35) feet.
  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:

## ZONING

- 1) a minimum of 50% of the total number of bonus units is provided as affordable housing.; or
  - 2) or 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.