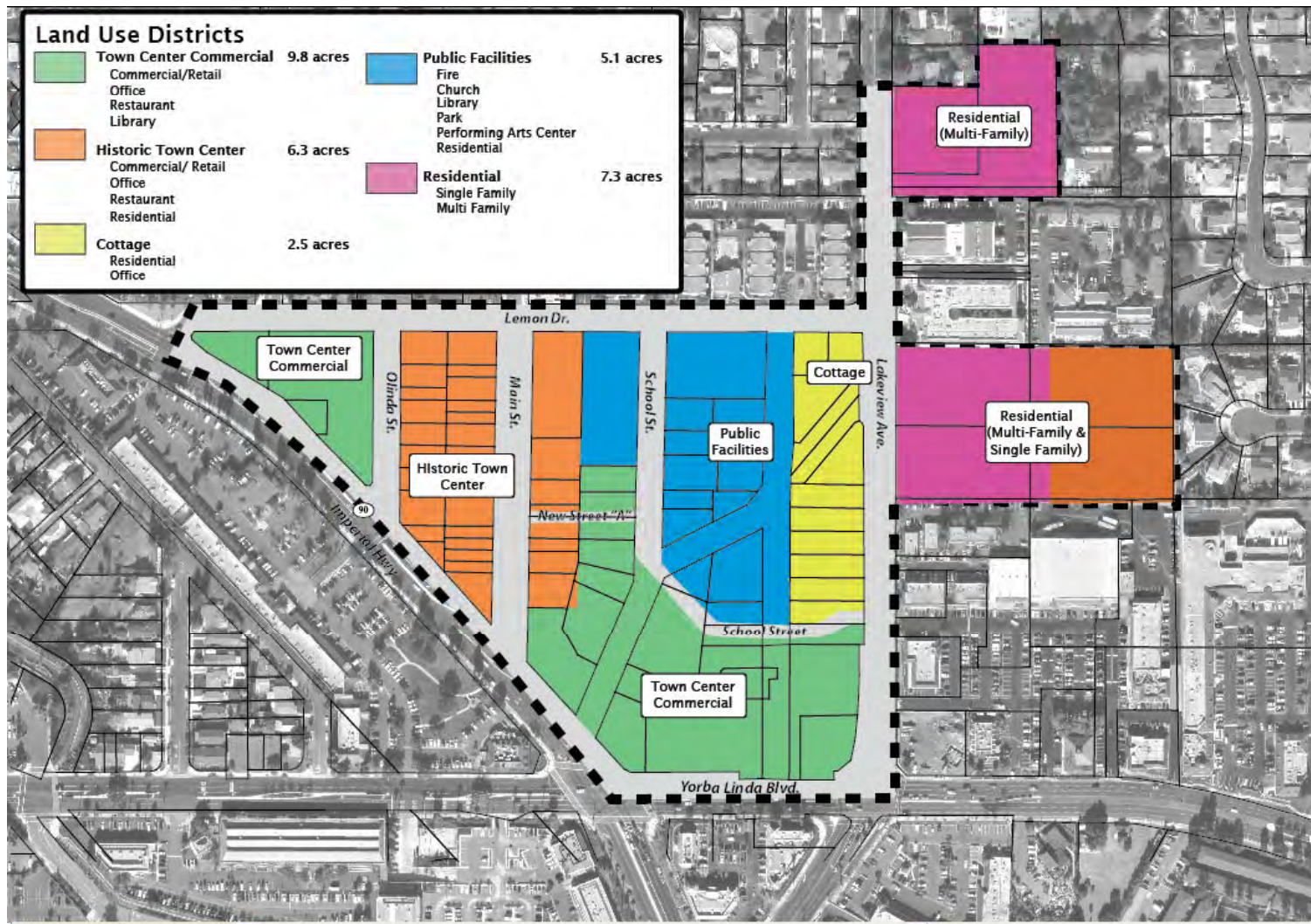
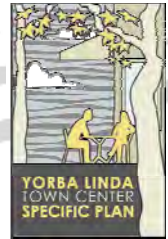


District Land Use Map





Historic Town Center Commercial District

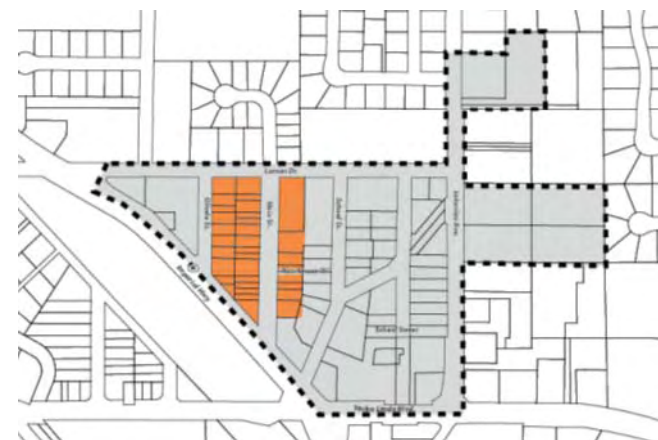
Primary Permitted Uses

- Retail
- Restaurants
- Office
- Residential (upper floors only)



Building Form and Development Standards

- Max Height 35' max.
- Lot Coverage
- Max Second Floor Area
- Setbacks / Build-to Line
- Building Orientation to the Street
- Location of Parking
- Building Frontage and Articulation
- Projections
- Signage
- Parking





Town Center Commercial District

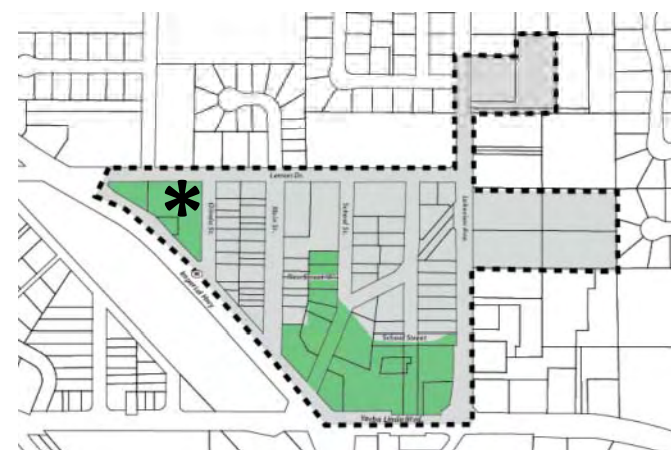
Primary Permitted Uses

- Retail
- Restaurants
- Office
- Library at existing site *



Development Standards

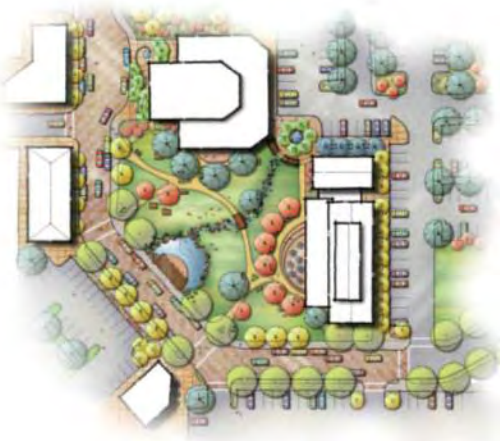
- Max Height 35' max.
- Lot Coverage
- Max Second Floor Area
- Setbacks / Build-to Line
- Building Orientation to the Street
- Location of Parking
- Building Frontage and Articulation
- Projections
- Signage
- Parking



Public Facilities

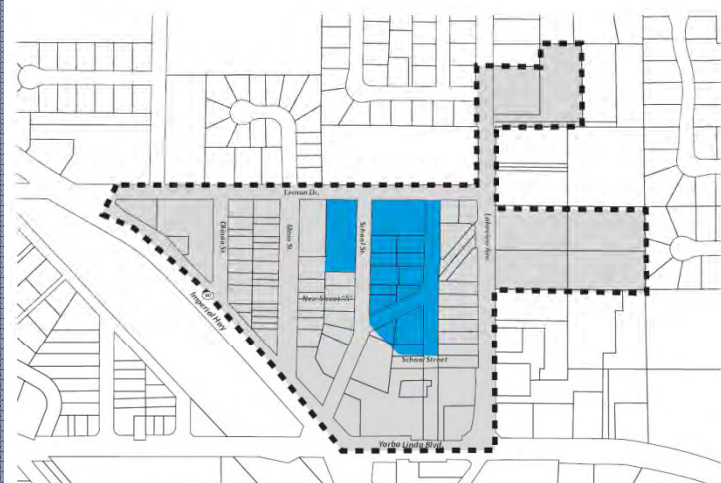
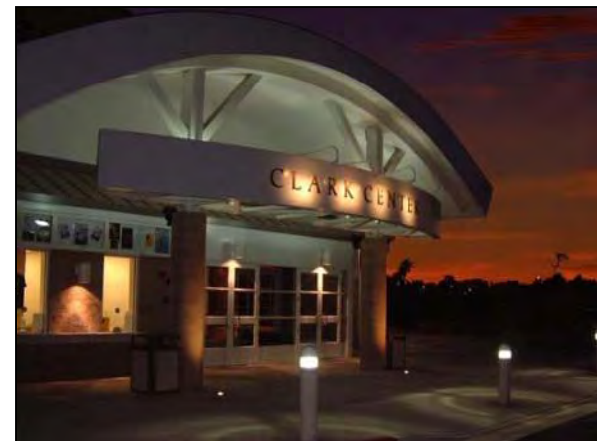
Permitted Uses

- Public/Semi Public Buildings
- Park
- Performing Arts Center
- Residential
- Library

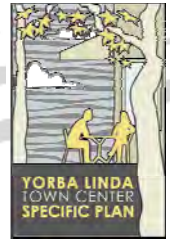


Development Standards

- **Max Height** 35' max.
- **Lot Coverage**
- **Max Second Floor Area**
- **Setbacks / Build-to Line**
- **Building Orientation to the Street**
- **Location of Parking**
- **Building Frontage and Articulation**
- **Projections**
- **Signage**
- **Parking**

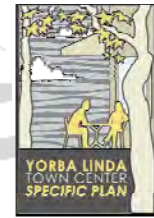


Key Issue: Performing Arts & Library



- Expand library in existing location (EIR Alternative)
 - Site and parking limited for expansion
- Relocate library
 - Provide additional parking
 - 12k additional square feet
 - Park/outdoor amenities.
 - Civic oriented destination





Cottage District

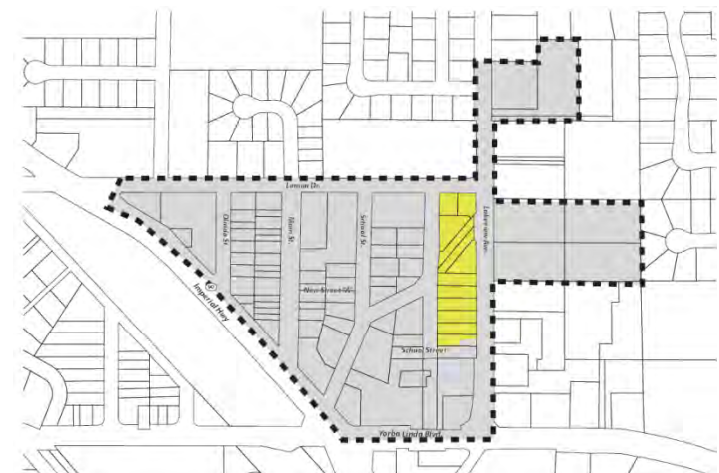
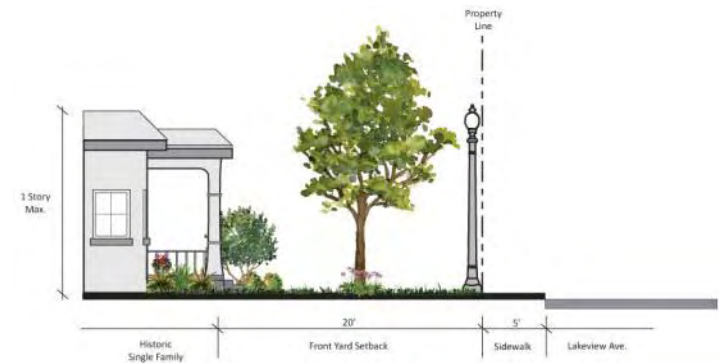
Permitted Uses

- Office
- Residential

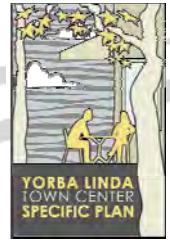


Development Standards

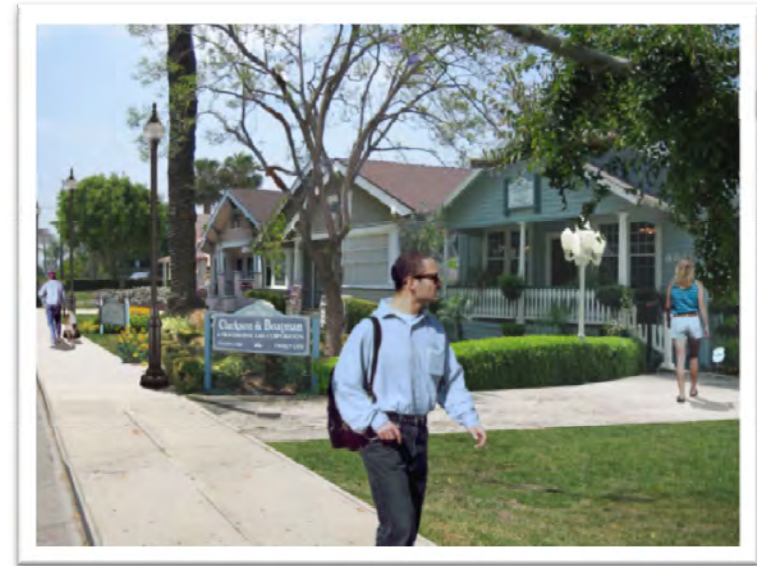
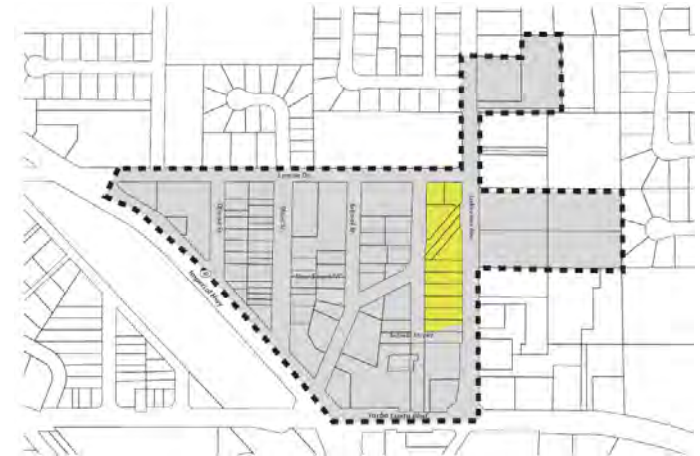
- Max Height 25' max.
- Density 5 du/ac
- Lot Coverage
- Setbacks / Build-to Line
- Building Orientation to the Street
- Location of Parking
- Building Frontage and Articulation
- Projections
- Signage
- Parking

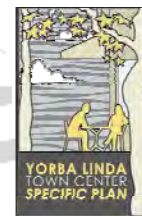


Key Issue: Lakeview Ave. Cottages



- Widen Lakeview Ave. per circulation element
- Restore existing homes or new construction to mimic historic style
- Design guidelines require replication of historic attributes
- Office and/or residential uses permitted
- City can decide to rehabilitate, rebuild, or sell back to private investor to rehab or rebuild





Residential District

Permitted Uses

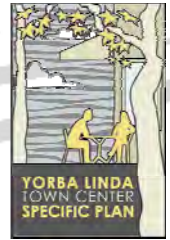
- Single Family
- Multi Family

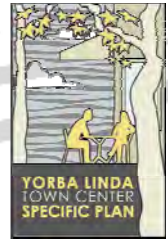
Development Standards

- Max Height 35' max.
- Density 10-20 du/ac
- Lot Coverage
- Max Second Floor Area
- Setbacks / Build-to Line
- Building Orientation to the Street
- Location of Parking
- Building Frontage and Articulation
- Projections
- Signage
- Parking

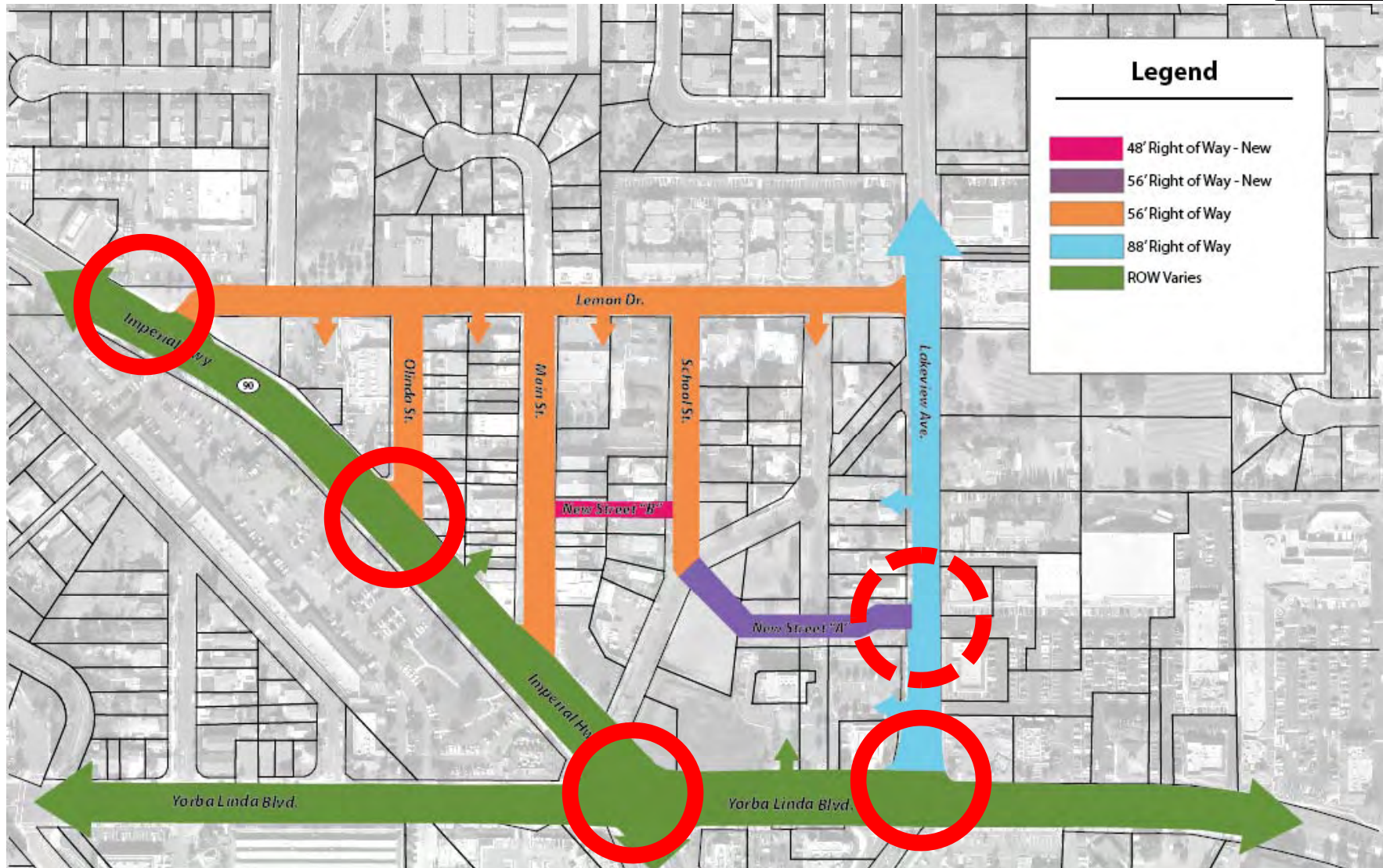


Existing Circulation

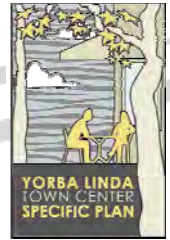




Proposed Circulation



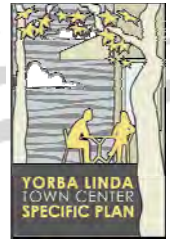
Key Issue: Parking





- Parking structure proposed with construction of a performing arts center
- Dispersed surface parking
- On-street parking
- Shared parking agreements
- Parking required for new development as appropriate for a town center environment.



Key Issue: Equestrian Theme



- Bridge trail gap on Lakeview Ave. 
- Horse tie-ups at Lemon Drive. 
- Logo/signage within the YLTC
- Streetscape design elements

