

6.05.23 - Town Center District

A. General: This district is designed for the designated Town Center Area of Navarre. That area is generally described as north of US98, Laredo Street and south, east of SR87 and Granada Street and west. This district is intended to encourage pedestrian traffic, but shall allow for vehicles on all public roadways.

The district shall be characterized by slow moving vehicular traffic, lively pedestrian walkways, small-scale commercial development and varied architecture. The district is intended to function as the core town center for the Navarre Community. Public and private use areas shall be provided for within the district.

B. District Regulations

1. TC-1 Town Center Core Zoning District: This district shall be a mixed use commercial and residential district. The core area of the Town Center shall generally include that area bordered by Esplanade on the south, El Paseo on the north, Alhambra on the east and Luneta on the west.

a. The following uses shall not be permitted in the TC-1 district:

- 1) Industrial uses
- 2) Drive-through restaurants
- 3) Storage uses
- 4) Auto sales or repair
- 5) Pawn shops
- 6) Gas stations

No use deemed to be outside the character of the district shall be permitted.

b. Reserved.

c. Density: Residential density within the TC-1 district shall be no more than ten (10) units per acre.

d. Setbacks: There shall be no required setbacks in the Town Center. Development is encouraged to build to front and side property lines. Vehicular alleyways to rear-of-building parking shall be considered only when no other connection exists on the affected street. Vehicular alleyway connections to Prado and Esplanade shall not be permitted.

e. No buffers will be required between uses within the Town Center District. For purposes of applying Landscape Buffers (7.01.05) between development in the Town Center and adjacent districts and uses, the TC-1 zoning district shall be considered a Residential Class II Use.

2. TC-2 Town Center Outer Zoning District: This area includes those areas of the Town Center District outside of the TC-1 District. This district shall be a mixed use residential and commercial district.

a. Uses: The following uses shall not be permitted in the TC-2 district:

- 1) Industrial uses
- 2) Drive-through restaurants
- 3) Storage uses
- 4) Auto sales or repair
- 5) Pawn shops
- 6) Gas stations

No use deemed to be outside the character of the district shall be permitted.

b. Office, restaurant, retail, service and residential and similar uses are allowed.

c. Density: Residential density within the TC-2 district shall be no more than ten (10) units per acre.

d. Setbacks: There shall be no required setbacks in the Town Center. Development is encouraged to build to front and side property lines. Vehicular alleyways to rear-of-building parking shall be considered only when no other connection exists on the affected street.

e. No buffers will be required between uses within the Town Center District. For purposes of applying Landscape Buffers (7.01.05) between development in the Town Center and adjacent districts and uses, the TC-2 zoning district shall be considered a Residential Class II Use.