



## **TOWN OF GEORGETOWN**

### **Mayor and Town Council**

Bill West, Mayor  
Dave Anderson  
Sue H. Barlow  
Stephen M. Hartstein  
Chris Lecates

### **Historic District Study Committee**

Sue Barlow, Councilperson  
Jamie Craddock, Planning Assistant  
Linda Dennis, Resident  
Jocelyn Godwin, Planning Administrator  
Diane Greenberg, Planning Commissioner  
Chris Lecates, Councilperson  
Dan Parsons, Sussex County Historic Preservation Planner  
Dave Pedersen, Resident  
Battle Robinson, Resident  
Pat Ryan, Architect  
Bill Taylor, Resident  
Angela Townsend, Town Clerk

### **Consultants**

Kyle Gulbranson, AICP, URS Corporation  
Amy Mendelson, URS Corporation

### **Guest Speakers**

Dr. Rebecca Sheppard, Associate Director of the University of Delaware's School of Public Policy & Administration  
Joan Larivee, State Historical and Cultural Affairs Office  
Jesse Zavanich, State Historical and Cultural Affairs Office

## **Town of Georgetown Historic District Study Committee EXECUTIVE SUMMARY**

In an effort to look into ways to preserve and improve Georgetown's Historic Zoning District, Town Council adopted a resolution establishing a Historic District Study Committee (the Committee) to discuss potential changes to the current zoning district and report their conclusions to the Mayor and Town Council. The three topics of discussion were permitted uses in the Historic Zoning District, design standards promoting preservation and Historic Zoning District expansion. The topic of design standards was tabled to be discussed by a separate committee.

Based on the discussions of permitted uses, District expansion and additional topics the Committee recommends the following:

- The current Historic Zoning District should be renamed to Town Center District.
- The Town Center District should be identified as two sub-districts; Town Center 1 (TC-1) would consist of parcels fronting on Market and Bedford Streets, and Town Center 2 (TC-2) would consist of the remaining parcels.
- Town Code should be revised to include new permitted and prohibited uses in the Town Center District that coincide with the TC-1 and TC-2 sub-districts.
- The current Historic Zoning District should not be expanded at this time.
- To ensure historic properties are preserved and protected a Historic Overlay district should be established. The initial Overlay area would be bounded by Cooper Alley, Love Alley, Pine Street and selected parcels along Race Street.
- A Historic Review Committee should be established to review plans for historic properties.
- Current Town Development Design Standards should be expanded to cover areas of the Town Center District that are not included in the Market Street design guidelines.
- Regular meetings should be set up between the Town, County and State to discuss future development plans in Georgetown.

This Report further explains the Committee's ideas and opinions as well as recommendations discussed throughout the course of the Committee meetings. Also provided is additional information presented from other organizations that helped the Committee establish some added recommendations. Visuals and example documents used by the Committee are included at the end of the Report.

## **TABLE OF CONTENTS**

### **Executive Summary**

- I. Background**
- II. Methodology**
- III. Committee Findings**
- IV. Recommendations**

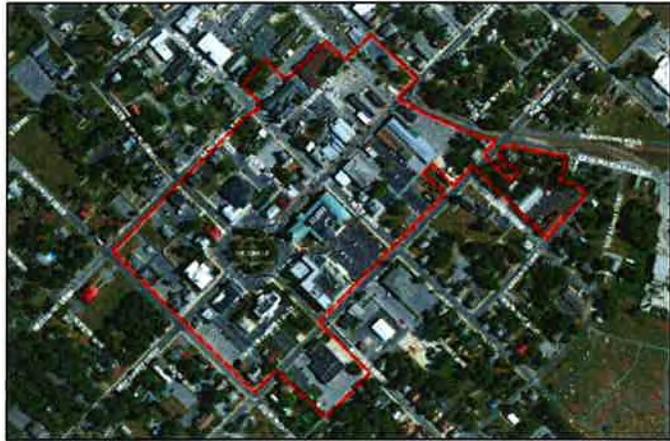
### **Appendix A: Proposed Town Center District Map**

### **Appendix B: Proposed Town Center District – Zoning Districts & Permitted Uses**

### **Appendix C: Proposed Historic Overlay Map**

## I. BACKGROUND

In a joint meeting of the Town Council and Planning Commission, members raised the question 'What have we done recently to the Historic District?' Based on the conversation at the meeting it was decided that an informal discussion group be formed to talk about ways to preserve and improve Georgetown's Historic District. On September 11, 2013 Town Council adopted a resolution (Resolution #2013-5) establishing a Historic District Study Committee. The Committee was to include two members of the Town Council, three members of the Planning Commission, residents of the Town and a member of the Sussex County Historic Preservation Office. The Town Planning Administrator, Planning Assistant and Town Clerk would also participate as ex-officio members. The Resolution stated the Committee was to meet bi-monthly and focus on the following three topics: 1) Permitted uses in the Historic Zoning District, 2) Design standards for building materials that will promote renovation, rehabilitation and preservation of structures within the Historic Zoning District, and 3) Feasibility of expanding of the Historic Zoning District. The end product would be a report outlining the discussions and recommendations made by the Committee for Town Council to review. URS Corporation was hired to assist in facilitating the Committee meetings, presenting topics for discussion, visuals and voicing a professional opinion. The topics of permitted uses and potential District expansion were discussed over the course of ten months. During the months Committee members met the Town received grant funding through the Delaware Economic Division Office and USDA Rural Development to apply towards developing design standards. That discussion topic was removed from the tasks of the Committee and was discussed separately with a different committee.



*Current Historic Zoning District Outlined in Red*

The first Committee meeting, held on October 31, 2013, was a general overview of the purpose and goals of the Committee presented by Ms. Jocelyn Godwin and then Councilperson Linda Dennis. The topics the Committee would be focusing on were also explained further. First, permitted uses for the Historic Zoning District needed to be discussed to see what uses, if any, should to be removed, added or revised. Currently the permitted uses in the Historic Zoning District build upon what is allowed in the surrounding districts leaving the District with no individual identity. Revising the types of permitted uses would help begin to establish the character the Committee envisions for the District. Second, there are no clear design guidelines or requirements for the Historic Zoning District. The Town's current Development Design Standards do not apply to the Historic Zoning District. Drafting specific design standards would not only help maintain the integrity of the District but ensure its identity remains as the rest of the Town continues to develop. Lastly, the possibility of the Historic Zoning District expanding needed to be discussed, and what would be the benefits or constraints of expansion. With this, the Committee would also need to identify a possible new District boundary.

## II. METHODOLOGY

As stated above in the Background, the initial idea of this Committee would be an informal discussion group talking about ways to improve the Historic Zoning District. When the Committee was formally established it was set in a more structured manor with three specific talking points the Committee was tasked with discussing and developing recommendations.

URS was hired to help facilitate the meetings and provide documents and visuals to assist the Committee in their talking points. Meetings were run as open discussion allowing the conversation to evolve based on everyone's opinions.

At each meeting URS started by giving a brief overview of what had been discussed at the previous meeting and then presented the topic that would be discussed for that meeting. Each topic was discussed thoroughly before moving onto the next, with a few exceptions of guest speakers that spoke on different topics related to historic preservation. Meeting notes were also provided to Committee members for review.

Committee meetings were held bi-monthly on October 31, November 14 and 21, December 12 and 19, January 9 and 23, 2014, February 6 and 20, and March 13. Additional meetings were held on May 29, June 11, July 9 and August 1 for the Committee to finalize their recommendations. All meetings were held at the Georgetown Police Department conference room.

After the March 13<sup>th</sup> meeting both the permitted uses and District expansion topics had been thoroughly discussed with proposed recommendations. To compare what the Committee was proposing with other towns, Committee members were asked to think of communities they had visited or knew of comparable in size and with a historic downtown area to act as a guide. These communities would also be examples of what the Committee envisions for Georgetown's Historic Zoning District in the future. At the May 29<sup>th</sup> meeting the names of all the communities were written down and voted on as the best examples. The top five communities selected were Berlin and Easton, MD, Lambertville, NJ, Lewisburg, WV and Winchester, VA. The Committee also decided to include Milton, DE as a local example. URS was then tasked with researching these communities. The Committee wanted to know for each community the population and median household income figures, an overview of their historic district/town center zoning regulations and any incentives provided to downtown businesses. The completed research was shared at the June 11<sup>th</sup> meeting. The research showed that all the communities were approximately the same size in population with the exception of Easton and Winchester. Georgetown was not ranked the lowest on median household income but was significantly lower in per capita income. As for comparing the permitted uses, what the Committee was proposing was similar to the example communities. Also, almost all the communities had a historic overlay which was one of the recommendations made by the Committee. Regarding downtown business incentives, not a lot of information was found during the research. Overall, what the Committee was proposing was similar to that of the towns researched justifying the direction the Committee was going.

### III. COMMITTEE FINDINGS

**District Renaming.** During the discussion regarding district expansion the idea of renaming the current Historic Zoning District was first brought forward. It was suggested that renaming the District may clear up confusion with the difference between a historic zoning district and a designated historic preservation area/district. Some initial ideas for renaming the District were Historic Business District and Historic Town Center. The Committee at first felt the word "historic" or "preservation" should remain but needed to include an economic development component. The idea of renaming the District resurfaced after the Committee completed an exercise, as described above, in researching various communities all with a similar downtown as Georgetown. After reviewing the example communities the two most common district names were Central Business District and Town Center. Also suggested was Market Street Business District which references the economic component but also has a historic context, and County Center District which would distinguish Georgetown from other towns. The Committee felt these two names were too defined and limiting. In the end there was a consensus that Town Center District (TC) was an easily recognized name that still gave the impression of quaint downtown area.

**Sub-Districts.** Another point of discussion that came up several times was the idea of creating two sub-districts to act as



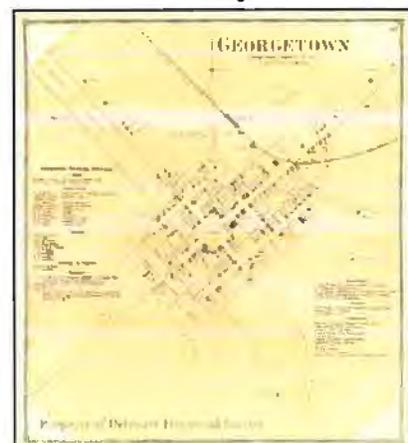
*Proposed Town Center Districts*

a core and secondary district. By designating the two districts one could have more defined permitted uses while the second could allow additional uses that may be needed in a commercial area but that the Committee did not want on Market and Bedford Street. Aerial maps were reviewed showing the current Historic Zoning District to discuss where the separation should be between the two proposed districts. Several scenarios were debated all with the shared idea that the parcels along the Circle should be the focus of the core district. The final decision was parcels fronting Market Street and Bedford Street should be the core district and the remaining area should be the

secondary district. With the proposed renaming of the current District to Town Center, the sub-districts would be labeled as TC-1 (core district) and TC-2 (secondary district). The Town Center District map is provided in *Appendix A*.

**Permitted Uses.** One of the most important discussions was modifications to the current permitted uses for the Historic Zoning District which was discussed over the course of six meetings. The Committee felt it was important to devote a large portion of time to discussing uses because the types of uses allowed will reflect the vibrant, business friendly atmosphere members envision for the District. To start the discussion Committee members were asked to come up with a list of uses they would like to see in the District and uses that may not be conducive to the District. Proposed uses ranged from small business to different types of restaurants and the idea of chain stores wanting to open in the Historic District. The Committee came to the consensus that the District needed to promote uses that were unique to the Town and would be a draw to new residents and visitors. A draft list of permitted uses was put together as well as a list of prohibited uses which was revised several times as discussion continued and ideas of the vision of the District were always evolving. The Committee felt there needed to be a separate list that specifically named the types of uses the Committee did not want to see in the Historic Zoning District, uses they felt did not promote a family friendly and business friendly downtown. The lists of permitted and prohibited uses are included in *Appendix B*. The only proposed revisions to the current Historic Zoning District Town Code regulations are to the permitted uses, all other regulations applying to that zoning district will remain the same. The Committee recommends that all changes to zoning ordinances, the district renaming, establishment of sub-districts and updated permitted uses, be drafted concurrently.

**District Expansion.** Another topic discussed was the possibility of the expansion of the current Historic Zoning District. To start this conversation clarity was provided defining the difference between a "historic district designation" and the current Historic Zoning District. There was some confusion regarding the difference as the two distinctions sound very similar. A historic district designation only identifies properties with historic structures as being historically significant either locally or nationally. There are currently no areas designated as official historic districts in Town but there are several individual properties that are listed on the National Register. With initial research by the University of Delaware, it was found that there are several potential historic districts with their own historic themes throughout Town. These districts or themed areas have historic significance to the development of Georgetown but do not necessarily have impacts on the current Historic Zoning District. A historic zoning district, which was the Committee's task to discuss, is a designated zoning district with certain regulations and requirements that properties within that district have to



*Original Town Layout*

follow, not necessarily geared towards any kind of historic preservation or protection. There is no definitive answer as to how the current historic zoning district boundaries were decided. A designated historic district could overlay a historic zoning district but would not affect the zoning district regulations.

It was the Committee's task to decide if expansion was part of their vision for the Historic Zoning District or were they satisfied with the District staying the same physical location for the time being. Aerials of the District and surrounding area were reviewed by the Committee so they could visualize ways the District could possibly expand. The Committee did recognize the issue of properties needing to be rezoned if the District was ever expanded. Not only would rezoning properties be a significant process but the Committee agreed that there could potentially be some property owners that would not want to be rezoned to Historic District zoning.

Several scenarios were discussed about how and where the Historic District should expand. An idea was brought up that the many historic homes on Front and Pine Streets and West Market should be included in the District. It was determined that these houses need to be preserved but would not be well-suited for the allowed mixed-uses of the District in a primarily residential area. After much debate it was decided that the current Historic Zoning District should not be expanded at this time.

**Historic Overlay.** A reoccurring conversation over the last several meetings was how to protect historic properties found within the current Historic Zoning District and throughout Town.



*Proposed Historic Overlay*

Currently the only form of protection for historic properties is the Town's Demolition Ordinance. The Committee felt more needed to be done to maintain these properties and ensure they are preserved. It was decided that in order to preserve the history of local development and its importance to the growth of the Town a Historic Overlay should be established to provide such protection. The Historic Overlay would be a floating and flexible zoning district that would include historic properties within the center of Town. After discussing the boundaries it was decided that the initial Overlay should consist of the area bounded by Cooper Alley, Love

Alley, Pine Street and selected parcels along Race Street. The Committee recommends the following parcels be included in the initial Overlay:

135-14.20-196.00	135-14.20-225.00
135-14.20-197.00	135-14.20-226.00
135-14.20-198.00	135-14.20-227.00
135-14.20-199.00	135-19.08-149.00
135-14.20-200.00	135-19.08-150.00
135-14.20-201.00	135-19.08-151.00
135-14.20-202.00	135-19.08-152.00
135-14.20-203.00	135-19.08-153.00
135-14.20-204.00	135-19.08-154.00
135-14.20-205.00	135-19.08-155.00
135-14.20-206.00	135-19.08-156.00
135-14.20-207.00	135-19.08-157.00
135-14.20-208.00	135-19.08-158.00
135-14.20-209.00	135-19.08-75.00
135-14.20-210.00	135-19.08-76.00
135-14.20-210.01	135-19.08-76.01
135-14.20-211.00	135-19.08-77.00

The Historic Overlay would provide protection to historic properties by requiring additional standards and regulations to designated parcels within the Overlay district. A benefit to an overlay is key parcels can be identified, either as a group or individual parcels, and do not have to be contiguous. This would allow property owners to opt out of being within the Historic Overlay if they chose. Establishing a Historic Overlay would require the Town to modify their Zoning Code and Zoning Map. The Overlay district could be extended to other areas or parcels in Town as appropriate. The Committee recommends that the proposed Historic Overlay is further discussed and incorporated in the Town's Comprehensive Plan update. The Historic Overlay Map is included in *Appendix C*.

**Historic Review Committee.** To balance the character envisioned for the downtown area with potential development in the future the Committee felt a review board should be established with the responsibility of reviewing any development plans for historic properties. The Committee initially thought a Historic Review Committee should be formed as an advisory group made up of Town Council and Planning Commission members as well as architects, planners, etc. After further discussion Committee members felt some property owners or developers may not respond well having to go through a specific historic committee for approvals, because people tend to associate "historic committee" with additional cost and time. An alternative suggested was to have Town staff complete the reviews. In order for Town staff to review the plans a strong historic preservation ordinance and design standards would need to be adopted. Also, if the Town was interested in becoming a Certified Local Government (CLG) a review committee would need to be established. Becoming a CLG would allow the Town to apply for annual funding for preservation projects through the State Historic Preservation Office. Besides having an established review or preservation committee, to be designated a CLG the Town would need to draft a historic preservation ordinance and decide what boundaries it applies to, in this case a preservation ordinance would apply to the boundaries for the proposed Historic Overlay. The Committee concluded that if the Town is looking to be designated a CLG a Historic Review Committee should be formed as part of the Planning Commission and if the Town does not want to become a CLG Town staff could review plans.

**Design Standards.** As mentioned in Section *I. Background*, design standards was in the initial scope of discussion topics but the Town received funding assistance to work on developing design guidelines to be completed with a separate committee. The committee working on the new design standards decided to concentrate the design guidelines on properties along Market Street. The document being drafted consists of only recommendations, not set standards. The hope is the design guidelines will help give property owners ideas on how to improve their property. The Town's current Development Design Standards are silent on design standards or recommendations for the current Historic Zoning District. The Committee all agreed that the current scope of the Town's Development Design Standards will need to be expanded in the future to incorporate areas not covered by the Market Street design recommendations.

**Future Development Meetings.** Within Town, the County and State both have a large presence with many of their buildings located in the current Historic Zoning District. Both the County and State have mentioned potential plans for development or expansion of their offices which could have large impacts on the Town. Committee members thought regular meetings need to take place between staff from the Town, County and State as an opportunity to discuss any future development plans. These meetings would create an open line of communication between the three sectors to discuss the possibility of developments and its potential economic impacts to the Town. Regular discussions would also allow the Town to express their opinions and keep everyone focused on the future vision of Georgetown. The Committee felt this would be a way to be proactive about proposed County and State projects.

**Additional Topics of Discussion.** There were additional issues discussed by the Committee that were related to the topics presented above and overall improvements to the District. The first was parking issues in the Historic Zoning District which was discussed at the November 21<sup>st</sup> meeting. The topic of parking had come up in the previous meetings when talking about permitted uses so the Committee felt it may be beneficial to dedicate one meeting to talk about parking

concerns and how it is affecting the District. Some of the issues raised was the amount of parking that seemed restrictive, the need for wayfinding and signage, shared parking, and parking garages or lots as a permitted use in the District. At the conclusion of the meeting the Committee decided on a few recommendations:

- Parking garages should be allowed in the Historic Zoning District as a permitted use but possibly only on the location of existing parking lots
- A parking inventory needs to be completed, comparing the square footage of buildings to the number of spaces being provided, particularly government buildings
- Need to reconsider the locations of metered parking
- A signage/wayfinding program needs to be implemented to easily guide visitors to their destinations and public parking
- The Town should discuss with the State and County the idea of shared parking, there are large amounts of parking not being used after business hours
- Discuss government buildings being exempt from zoning regulations which results in new government building and facilities with insufficient or poorly located parking

The second related issue as discussed within this Report was the issue of historic properties located within the Historic Zoning District and throughout Town that need to be preserved before they become demolitions by neglect. The Committee was able to hear ideas and opportunities for preservation with two guest speakers. First the Committee heard from Dr. Rebecca Sheppard, Associate Director of the University of Delaware's School of Public Policy & Administration, who spoke at the December 12<sup>th</sup> meeting in regards to the numerous historic properties and areas within Town and the benefits of having a survey completed. A quick windshield survey was done prior to the December meeting and it was Dr. Sheppard's initial finding that there were several historic properties potentially eligible for the National Register, as well as several themed historic district areas. The Committee agreed to have Dr. Sheppard draft a proposal of what would be completed in a more complete resource survey and the potential cost. The proposal along with a prospective survey map was presented and discussed at the March 13<sup>th</sup> meeting. The Committee agreed the Town should consider having the survey completed by the University of Delaware or an equally qualified organization. Second, the Committee heard from Ms. Joan Larivee and Mr. Jesse Zanavich of the State Historical and Cultural Affairs Office who presented information on historic preservation ordinances, the National Historic Register program requirements and restrictions, and receiving Certified Local Government status to the Committee at the January 9<sup>th</sup> meeting. This discussion helped inform the Committee of the benefits of becoming a local certified government and the assistance the Town could receive in working towards preserving historic properties. The State Historical and Cultural Affairs Office agreed to review any draft preservation ordinances the Town might work on in the future. The Committee is interested in reviewing the Town of Milton's Historic Preservation Ordinance as a starting point of a good local example.

#### **IV. RECOMMENDATIONS**

Based on the findings during the course of the meetings the Committee was tasked with developing recommendations for each topic to be presented to Town Council. The following are recommendations for each topic:

##### **District Renaming**

- The Historic Zoning District should be renamed to Town Center District
- Renaming the District will clear up confusion with the difference between a historic zoning district and a designated historic preservation area, and still suggests the area is a business friendly downtown

#### Sub-Districts

- Create two sub-districts, Town Center 1 (TC-1) consisting of parcels fronting Market and Bedford Street, and Town Center 2 (TC-2) consisting of the remaining parcels
- TC-1 would have more specified uses while TC-2 would allow uses typical of a town center but not appropriate for the main streets

#### Permitted Uses

- Revise Town Code to include list of proposed permitted uses specific to the new TC-1 and TC-2
- The list of prohibited uses which do not promote the family and business friendly environment the Committee envisions for the improved Historic Zoning District should be reviewed; Prohibited uses would need to be reviewed by the Town Attorney
- Changes to the zoning ordinances, the district renaming, establishment of sub-districts and updated permitted uses, should be drafted concurrently

#### District Expansion

- Town should not move forward with expanding the current Historic Zoning District at this time.
- The Town should consider having the historic district survey completed by UD which could help identify expansion areas based on findings of historic properties and districts

#### Historic Overlay

- A floating and flexible Historic Overlay district should be established to provide additional protections to historic properties
- The initial boundary of the Historic Overlay should include the area bordered by Cooper Alley, Love Alley, Pine Street, and selected parcels on Race Street, with the idea of expansion in the future
- The proposed Historic Overlay should be further discussed and incorporated in the Town's Comprehensive Plan update

#### Historic Review Committee

- A Historic Review Committee should be established to review any plans for development of a historic property
- If the Town would like to become a Certified Local Government a Historic Review Committee should be established as a part of the Planning Commission; If the Town does not want to become a Certified Local Government the reviews can be completed by Town Staff

#### Future Development Meetings

- Regular meetings should be held, possibly every 6 months, between Town, County and State to discuss future development plans

#### Additional Recommendations:

##### Parking

- A parking inventory should be completed comparing building square footage to number of parking spaces, and should assess parking meter locations
- Need to develop a signage/wayfinding program to make navigating through the Town easier for visitors and residents
- Additional discussion needs to take place on government buildings being exempt from zoning regulations, with such a large government presence in Town many buildings have insufficient parking

#### Preservation

- Survey proposal from University of Delaware regarding historic district designations should be reviewed
- Survey should be completed by University of Delaware or equally qualified organization
- Town should consider becoming a Certified Local Government, this would be a useful tool in the future applying for grant funding relating to historic preservation
- Town should consider creating a historic preservation ordinance to not only protect buildings in the Historic Zoning District but also historic properties and structures found throughout Town; SHPO Office could assist in drafting and review of a draft preservation ordinance

**APPENDIX A**  
**PROPOSED TOWN CENTER DISTRICT MAP**



**Town of  
Georgetown**



**Proposed  
Town Center (TC)  
District Map**

**Legend**

- Historic Zoning District
- Proposed TC-1
- Proposed TC-2

Data Source:  
Sussex County Tax Parcels -  
Sussex County Mapping Department, 2012  
Roads - Delaware Department  
of Transportation



Scale is Approximate



**URS**  
28485 DuPont Blvd  
Millsboro, DE 19966  
Tel: 302.933.0200  
Fax: 302.933.0320

Source: Esri, DigitalGlobe, GeoEye, Earthstar (USA), USGS, AeroGRID, IGN, and the GIS User Community

**APPENDIX B**  
**PROPOSED TOWN CENTER DISTRICT**  
**ZONING DISTRICTS & PERMITTED USES**

## **Proposed Town Center District – Zoning Districts & Permitted Uses**

### **Town Center District - 1 (TC-1)**

1. Residential:
  - a) Residential Above Commercial Businesses, no more than 2 units
  - b) Single Family
  
2. Professional/Business Offices:
  - a) Accounting
  - b) Architecture, Engineering and Land Planning, Surveyors
  - c) Commodity Brokers and Stockbrokers
  - d) Dental and Medical
  - e) Event Planner
  - f) General Business Offices
  - g) Insurance
  - h) Law
  - i) Real Estate
  - j) Travel Agency
  
3. Retail Sales:
  - a) Antique Shop
  - b) Gift and Souvenir Shop
  - c) Town/State Items Store
  - d) Art and Photography Studio or Supplies, Bicycle Sales (including repair), Bookstore, Card and Stationary Shop, Clothing Store, Craft Store, Florist, Hardware Store, Hobby and Toy Shop, Jewelry Store (including repair but not pawn shops), Newsstand, Shoe Store, Small Office Supplies, Yarn Shop
  
4. Services:
  - a) Bakery
  - b) Banks/Financial Institutions
  - c) Barbershop or Beauty Salon
  - d) Bed-and-Breakfast, Inns
  - e) Candy Shop
  - f) Chamber of Commerce Offices and Visitors Center
  - g) Coffee Shop
  - h) Day Spa
  - i) Dry Cleaning Pick-Up Stores and Tailor Shops
  - j) Government Buildings – *Possible cap in size of new buildings and need parking requirements*
  - k) Home Occupation
  - l) Ice Cream Parlor
  - m) Museums
  - n) Parking Garages – *Possibly to only be built on existing parking lots*
  - o) Parks and Playgrounds
  - p) Pharmacy, Drugstore, Apothecary
  - q) Private Club, Lodge, Meeting Hall, Conference Center
  - r) Restaurants (but not drive-thrus)

- i. Café or Delicatessen
  - ii. Eatery – Any establishment whose primary activity is carry-out food services. If indoor seating is provided, it shall be limited to a maximum of 35 patrons. Eateries shall not be permitted to sell or distribute alcohol. Drive-through service may not be provided by an eatery.
  - iii. Full-service Restaurant
  - iv. Outdoor Dining
  - v. Restaurant and Bar, Brewpub – Establishments that are primarily a restaurant and bar, which include the brewing of beer as an ancillary use. A brewpub produces only enough beer for consumption on the premises or for retail carryout sale in containers commonly referred to as growlers.
- s) Shoe Repair
  - t) Specialty Food Stores (including beer and wine, associated with brew pubs and wine tasting rooms, but not supermarkets)
  - u) Theaters – Performing Arts
  - v) Wine Tasting Room

**Town Center District - 2 (TC-2)**

1. All permitted uses in TC-1
2. Bail Bonds Office
3. Community Center
4. Day Care Centers
5. EMS, Emergency Services, Fire
6. Mailing, Printing, Reproduction, Screen Printing
7. Pet Stores

**Prohibited Uses in TC-1 and TC-2**

1. Adult Stores
2. Arcade and Gaming Halls
3. Auto Mechanic or Repair
4. Billiards Halls
5. Car Sales
6. Dry Cleaning Plants
7. Gas Station
8. Gun or Weapon Sales
9. Laundries or Laundromats
10. Liquor Stores
11. Massage Parlors
12. Nail Salons
13. Pawn Shops
14. Small Engine Repair
15. Tanning Salons
16. Tattoo Parlors
17. Tobacco Shops

**APPENDIX C**  
**PROPOSED HISTORIC OVERLAY MAP**

