

CHAPTER 18

DOWNTOWN REDEVELOPMENT AREA DISTRICT

18.1 DOWNTOWN REDEVELOPMENT AREA OVERLAY DISTRICT (DRA).

(1) The purpose of the DRA Downtown Redevelopment Area Overlay District is to provide for continuance of the architectural style of the old downtown area, while stimulating existing business activity and fostering new business starts. The design of new structures are to fit the architectural criteria established by resolution for this district.

18.2 CONDITIONAL USES.

(1) All uses located within the limits of the Downtown Redevelopment Area Overlay District are conditional uses and require issuance of a conditional use permit.

18.3 SPECIAL PROVISIONS.

(1) Every conditional use permit and each approval shall be based primarily on how the development, as proposed in the application, will contribute to economic activity, compatibility, mutual private and public benefit from existing, proposed or potential buildings; the efficient, effective, economic and aesthetic use of land, buildings, landscaping, and amenities; and the improvements to be made in land utilization, building construction and appearance, traffic safety and control, landscaping, and drainage.

18.4 AREA, WIDTH, FRONTAGE, YARD, COVERAGE, HEIGHT REGULATIONS.

(1) The same as in the underlying zone.