

Section 10-284 ASN-A Infill/Low Intensity District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	4. Accessory Uses
<p>The ASN-A, Infill/Low Intensity District is intended to be located in areas designated downtown on the future land use map of the comprehensive plan and generally comprises the eastern half of the All Saints district, with specific boundaries as depicted on the zoning atlas downtown area map series. This area was historically characterized by a predominance of residential-scale, wood-frame structures of a shared vernacular, in a pattern of small lots, in a grid of narrow, tree-shaded streets. These features exemplify and preserve the historic residential character and scales of the area.</p> <p>The purpose of the ASN-A, Infill/Low Intensity District is to recognize the significance of these historical characteristics by encouraging restoration and adaptive reuse of the existing structures for residential and complementary nonresidential uses, while providing incentives for revitalization through infill development compatible with the area’s historical character and scale. This district is intended to have a low-intensity, pedestrian, residential street character, although non-residential uses are permitted. Nonresidential uses shall be compatible with the surrounding residential structures. Compatibility with the predominant development pattern does not limit infill development to single family homes. Compatibility with the predominant development pattern does not preclude attached buildings. Individual buildings are encouraged strongly for St. Francis Street close to the intersection of St. Francis Street and Boulevard Street, around All Saints Park.</p> <p>The residential density shall not be less than 8 dwelling units per acre and shall not exceed 50 dwelling units per gross acre.</p>	<ol style="list-style-type: none"> 1. Accounting, Auditing, & Bookkeeping Services 2. Advertising Agencies 3. Apparel & Accessory Stores 4. Beauty & Barber Shops 5. Bed & Breakfast inns 6. Bookstores 7. Business Offices and Services 8. Camera & Photographic Supply Stores 9. Catalog & Mail Order Houses 10. Computer & Computer Software Stores 11. Computer Programming & Data Processing Services 12. Consumer Credit Reporting Agencies 13. Dance Studios & Halls 14. Day Care Services 15. Drug Stores & Proprietary Places 16. Eating & Drinking Places, including outdoor dining 17. Engineering, Architectural, & Surveying Services 18. Florists 19. Gift, Novelty, & Souvenir Stores 20. Hobby, Toy, Game Shops 21. Home Furniture & Furnishings Stores 22. Home Health Care Services 23. Insurance Agents, Brokers, & Services 24. Insurance Carriers 25. Jewelry Stores 	<ol style="list-style-type: none"> 26. Laundromats, Laundry & Dry Cleaning Pick-up Stations 27. Legal Services 28. Luggage & Leather Goods Stores 29. Mailing Services, Reproduction, Commercial Art 30. Management & Public Relations Services 31. Membership Organizations 32. Miscellaneous Personal Services (the following are prohibited: steam baths, tattoo parlors, Turkish baths, & valet parking) 33. Miscellaneous Retail Stores (with the following exceptions: auction rooms, awnings, fireworks, hot tubs, gravestones, ice dealers, monuments, sales barns, swimming pools, tombstones, whirlpools) 34. Museums & Art Galleries 35. Musical Instrument Stores 36. News Dealers & Newstands 37. Offices of Doctors, Dentists & Other Health Practitioners 38. Optical Goods Stores 39. Radio, Television, & Publishers' Advertising Representatives 40. Real Estate 41. Record & Pre-recorded Tape Stores 42. Research Organizations, Commercial & Noncommercial <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

General Notes:

1. Refer to chapter 5 pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
2. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)
3. For cluster development standards, refer to section 10-426.
4. If setbacks have been previously established by a preliminary plat or recorded plat, then setbacks that have been established shall apply except where approved by the Development Review Committee.
5. Parking levels shall be included when measuring building height.

1. District Intent	PERMITTED USES		
	2. Principal Uses	3. Special Exception Uses	4. Accessory Uses
ASN-A, Infill/Low Intensity District (continued)	43. Residential Care 44. Residential: Single-family detached dwellings; Single-family attached dwellings with up to 5 units; & Two-family dwellings. 45. Retail Bakeries 46. Retail Candy, Nut, & Confectionary Stores 47. Retail Dairy Product Stores 48. Reupholstery & Furniture Repair 49. Security & Commodity Brokers, Dealers, Exchanges, & Services 50. Sewing, Needlework, & Piece Goods 51. Shoe Repair & Shoeshine Parlors 52. Stationery Stores 53. Studios for Photography, Music, Art, Dance, & Drama 54. Tax Return Preparation Services 55. Tobacco Stores & Stands 56. Tour Operators 57. Travel Agencies 58. Used Merchandise Stores 59. Video Tape Rental 60. Watch, Clock, & Jewelry Repair	1. Colleges & Universities 2. Libraries, Less than 7,500 square feet 3. Multiple Family Dwellings 4. Personnel Supply Services 5. Vocational Schools	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more that 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.

ASN-A Infill/Low Intensity District	DIMENSIONAL REQUIREMENTS					7. Max Bldg Height (stories)	8. Max Bldg Height (feet) ⁵	9. Max Lot Coverage (%)
	5. Min/Max Lot Width (feet)	6. Minimum/Maximum Setback (feet)						
	Max attached bldgs - 20 feet Max detached bldgs - 75 feet	Front *	Side Corner	Side**	Rear			
		10/15	10 Min.	5/10	15 Min.	3.5	45 feet	65

*Porches and stoops (if any) shall be allowed to encroach up to three (3) feet into the front setback. Balconies shall be allowed to encroach up to five (5) feet into the front setback.

**No side setback is required for single-family attached dwellings.

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