

Section 10-285 ASN-B Infill/Moderate Intensity District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	4. Accessory Uses
<p>The <b>ASN-B, Infill/Moderate Intensity District</b> is intended to be located in areas designated downtown on the future land use map of the comprehensive plan and comprises roughly the western half of the All Saints district, with specific boundaries as depicted on the zoning atlas downtown area map series. The area’s historical industrial land use and predominant development pattern is represented in such landmarks as the Wahnish Cigar Factory, the Coca-Cola Bottling Plant, and the Middle Florida Ice Company Cold Storage building. The predominant historical pattern is of warehouse like buildings occupying most of their lot areas, with relatively modest or no setbacks from the street. Buildings in this district should contribute to a strong sense of street enclosure.</p> <p>While adaptive reuse of these remaining historic structures is encouraged, the <b>ASN-B, Infill/Moderate Intensity District</b> principally emphasizes infill development and redevelopment at a greater density than <b>ASN-A</b>, for a broad range of moderate intensity uses. The intention is to create a moderate intensity district with an urban character and a lively street environment, to serve as a transition between adjacent Districts, with building forms and spaces different from both of those Districts.</p> <p>The residential density shall not be less than 16 dwelling units per acre and shall not exceed 50 dwelling units per gross acre.</p>	<ol style="list-style-type: none"> <li>1. Accounting, Auditing, &amp; Bookkeeping Services</li> <li>2. Administration of Educational Programs</li> <li>3. Advertising Agencies</li> <li>4. Apparel &amp; Accessory Stores</li> <li>5. Beauty &amp; Barber Shops</li> <li>6. Bed &amp; Breakfast Inns</li> <li>7. Bookstores</li> <li>8. Business Offices and Services</li> <li>9. Camera &amp; Photographic Supply Stores</li> <li>10. Catalog &amp; Mail Order Houses</li> <li>11. Community facilities including police/fire stations; libraries with less than 7,500 square feet; vocational schools; colleges &amp; universities</li> <li>12. Computer &amp; Computer Software Stores</li> <li>13. Computer Programming &amp; Data Processing Services</li> <li>14. Consumer Credit Reporting Agencies</li> <li>15. Dance Studios &amp; Halls</li> <li>16. Day Care Services</li> <li>17. Drug Stores &amp; Proprietary Places</li> <li>18. Eating &amp; Drinking Places, including outdoor dining</li> <li>19. Engineering, Architectural, &amp; Surveying Services</li> <li>20. Florists</li> <li>21. Gift, Novelty, &amp; Souvenir Stores</li> <li>22. Hobby, Toy, Game Shops</li> <li>23. Home Furniture &amp; Furnishings Stores</li> </ol>	<ol style="list-style-type: none"> <li>24. Home Health Care Services</li> <li>25. Insurance Agents, Brokers, &amp; Services</li> <li>26. Insurance Carriers</li> <li>27. Jewelry Stores</li> <li>28. Laundromats, Laundry &amp; Dry Cleaning Pick-up Stations</li> <li>29. Legal Services</li> <li>30. Luggage &amp; Leather Goods Stores</li> <li>31. Mailing, Reproduction, Commercial Art</li> <li>32. Management &amp; Public Relations Services</li> <li>33. Membership Organizations</li> <li>34. Miscellaneous General Merchandise Stores</li> <li>35. Miscellaneous Personal Services (the following are prohibited: steam baths, tattoo parlors, Turkish baths, &amp; valet parking)</li> <li>36. Miscellaneous Retail Stores (with the following exceptions: auction rooms, awnings, fireworks, hot tubs, gravestones, ice dealers, monuments, sales barns, swimming pools, tombstones, whirlpools)</li> <li>37. Multiple Family dwellings</li> <li>38. Museums &amp; Art Galleries</li> <li>39. Musical Instrument Stores</li> <li>40. News Dealers &amp; Newstands</li> <li>41. News Syndicates</li> <li>42. Offices of Doctors, Dentists, &amp; Other Health Practitioners</li> </ol> <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	4. Accessory Uses	
ASN-B, Infill/Moderate Intensity District (continued)	43. Optical Goods Stores 44. Personnel Supply Services 45. Photofinishing Laboratories 46. Physical Fitness Facilities 47. Radio, Television, & Publishers' Advertising Representatives 48. Real Estate 49. Research Organizations, Commercial & Noncommercial 50. Record & Prerecorded Tape Stores 51. Residential Care 52. Residential: Single-family detached dwellings; Single-family attached dwellings with up to 5 units; & Two-family dwellings 53. Retail Bakeries 54. Retail Candy, Nut, & Confectionary Stores 55. Retail Dairy Product Stores 56. Reupholstery & Furniture Repair 57. Rooming & Boarding Houses (except dorms)	58. Security & Commodity Brokers, Dealers, Exchanges, & Services 59. Security Systems Services (monitoring) 60. Sewing, Needlework, & Piece Goods 61. Shoe Repair & Shoeshine Parlors 62. Social Services (Community Development & Improvement Groups & Organizations only) 63. Stationery Stores 64. Studios for Photography, Music, Art, Dance, & Drama 65. Tax Return Preparation Services 66. Tobacco Stores & Stands 67. Tour Operators 68. Travel Agencies 69. Used Merchandise Stores 70. Video Tape Rental 71. Watch, Clock, & Jewelry Repair	(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. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.

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1. District Intent	PERMITTED USES		
	2. Principal Uses	3. Special Exception Uses	4. Accessory Uses
ASN-B, Infill/Moderate Intensity District (continued)		1. Banks & Other Financial Institutions 2. Bowling Centers 3. Fruit & Vegetable Markets 4. International Affairs 5. Liquor Stores 6. Meat & Fish Markets (no freezer plants) 7. Medical & Dental Laboratories 8. Motion Picture Theaters, except Drive-in 9. Off-Street Parking Facilities 10. Services Allied to Motion Picture Production 11. Theatrical Producers, except Motion Picture	(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. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.

ASN-B Infill/Moderate Intensity District	DIMENSIONAL REQUIREMENTS							
	5. Min/Max Lot Width (feet)	6. Minimum/Maximum Setback (feet)				7. Max Bldg Height (stories)	8. Max Bldg Height (feet) <sup>5</sup>	9. Max Lot Coverage (%)
	Max attached bldgs - 20 feet Max detached bldgs - 75 feet	Front *	Side Corner	Side**	Rear			
		5/15	10 Min.	5/10	15 Min.	4	50 feet	75

\*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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