

Section 10-286 ASN-C Corridor Mixed Use District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	4. Accessory Uses
<p>The ASN-C, Corridor Mixed-Use District is intended to be located in areas designated downtown on the future land use map of the comprehensive plan and includes the south side of West Gaines Street between Railroad Avenue and South Martin Luther King, Jr. Boulevard, and the east side of Railroad Avenue between the CSX tracks and West Gaines Street, with specific boundaries as depicted on the zoning atlas downtown area map series.</p> <p>This District is established for the purpose of creating a high-intensity urban activity corridor, while providing a distinct, definitive edge for the adjacent Districts. The area is envisioned as a primary local destination for living, working, shopping, and entertainment. Interesting shop fronts, outdoor dining, and opportunities for people watching are vital to the intended street character. The primary intent of this district is to promote redevelopment in a balanced mix of residential and commercial uses at a greater intensity than in the adjacent districts and in attached buildings, with a new, dynamic, and very urban character. The regulations are intended to complement the adjacent districts' overall scale and character.</p> <p>The residential density shall not be less than 16 dwelling units per acre and shall not exceed 75 dwelling units per gross acre.</p>	<ol style="list-style-type: none"> 1. Accounting, Auditing, & Bookkeeping Services 2. Administration of Educational Programs 3. Advertising Agencies 4. Apparel & Accessory Stores 5. Banks & Other Financial Institutions 6. Beauty & Barber Shops 7. Bookstores 8. Bowling Centers 9. Business Offices and Services 10. Camera & Photographic Supply Stores 11. Catalog & Mail Order Houses 12. Coin Operated Amusements 13. Community facilities including police/fire stations; libraries with less than 7,500 square feet; vocational schools; colleges & universities 14. Computer & Computer Software Stores 15. Computer Programming & Data Processing Services 16. Consumer Credit Reporting Agencies 17. Courier Services 18. Dance Studios & Halls 19. Day Care Services 20. Drug Stores & Proprietary Places 21. Eating & Drinking Places, including outdoor dining 22. Engineering, Architectural, & Surveying Services 23. Executive, Legislative, & General Government, Except Finance 	<ol style="list-style-type: none"> 24. Florists 25. Fruit & Vegetable Markets 26. Gift, Novelty, & Souvenir Stores 27. Grocery Stores 28. Hobby, Toy, Game Shops 29. Home Furniture & Furnishings Stores 30. Home Health Care Services 31. Hotels and Bed & Breakfast Inns 32. Insurance Agents, Brokers, & Services 33. Insurance Carriers 34. International Affairs 35. Jewelry Stores 36. Laundromats, Laundry & Dry Cleaning Pick-up Stations 37. Legal Services 38. Luggage & Leather Goods Stores 39. Mailing Services, Reproduction, Commercial Art 40. Management & Public Relations Services 41. Meat & Fish Markets, no freezer plants 42. Medical & Dental Laboratories 43. Membership Organizations 44. Membership Sports & Recreation Clubs 45. Miscellaneous General Merchandise Stores 46. Miscellaneous Personal Services (the following are prohibited: steam baths, Turkish baths, & valet parking) <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-C, Corridor Mixed-Use District (continued)	47. Miscellaneous Retail Stores (with the following exceptions: auction rooms, awnings, fireworks, hot tubs, gravestones, ice dealers, monuments, sales barns, swimming pools, tombstones, whirlpools) 48. Motion Picture Theaters, except Drive-in 49. Museums & Art Galleries 50. Musical Instrument Stores 51. News Dealers & Newstands 52. News Syndicates 53. Offices of Doctors, Dentists, & Other Health Practitioners 54. Optical Goods Stores 55. Paint, Glass, & Wallpaper Stores (decor only) 56. Personnel Supply Services 57. Photofinishing Laboratories 58. Physical Fitness Facilities 59. Public Finance, Taxation, & Monetary Policy 60. Radio, Television, & Publishers' Advertising Representatives 61. Radio, Television, Consumer Electronics Stores 62. Real Estate 63. Record & Pre-recorded Tape Stores 64. Research Organization, Commercial & Noncommercial 65. Residential Care 66. Retail Bakeries	67. Retail Candy, Nut, & Confectionary Stores 68. Retail Dairy Product Stores 69. Reupholstery & Furniture Repair 70. Rooming & Boarding Houses (except dorms) 71. Security & Commodity Brokers, Dealers, Exchanges, & Services 72. Security Systems Services (monitoring) 73. Services Allied to Motion Picture Production 74. Sewing, Needlework, & Piece Goods 75. Shoe Repair & Shoeshine Parlors 76. Social Services (Community Development & Improvement Groups & Organizations only) 77. Stationery Stores 78. Studios for Photography, Music, Art, Dance, & Drama 79. Tax Return Preparation Services 80. Theatrical Producers (except Motion Picture) 81. Tobacco Stores & Stands 82. Tour Operators 83. Travel Agencies 84. Used Merchandise Stores 85. Variety Stores 86. Video Tape Rental 87. 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-C, Corridor Mixed-Use District (continued)		1. Botanical & Zoological Gardens 2. Multiple Family Dwellings 3. Off-Street Parking Facilities 4. Passenger Car Rental 5. Single-Family Attached Dwellings	(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 principal 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-C Corridor Mixed Use District	DIMENSIONAL REQUIREMENTS						
	5. Min/Max Lot Width (feet)	6. Minimum/Maximum Setback (feet)			7. Max Bldg Height (stories)	8. Max Bldg Height (feet) ⁵	9. Max Lot Coverage (%)
	N/A	Front	Side & Side Corner	Rear			
		0/10	0/10	15 Min.	5	75 feet	85

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