

Section 10-287 ASN-D All Saints Neighborhood-D Civic Center, Corridor Mixed Use District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	4. Accessory Uses
<p>The <b>ASN-D Civic Center, Corridor Mixed Use District</b> is intended to be located in areas designated downtown on the future land use map of the comprehensive plan and includes the north side of West Gaines Street between Railroad Avenue and South Boulevard Street, and the east side of Railroad Avenue between West Gaines Street and West Madison 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, facing and complementing the north side of West Gaines Street in ASN-C, and continuing the development character of Railroad Avenue in ASN-C. The area is envisioned as a primary local destination for living, working, shopping, and entertainment. The primary intent of this district is to promote redevelopment in a balanced mix of residential and commercial uses at the greater intensity than in the adjacent districts in attached buildings, with a new dynamic and very urban character. The regulations are designed to encourage a pedestrian orientation, and to make transition from the scale of the Civic Center to the smaller scale of ASN-C.</p> <p>The residential density shall not be less than 16 dwelling units per acre and shall not exceed 100 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. Banks &amp; Other Financial Institutions</li> <li>6. Beauty &amp; Barber Shops</li> <li>7. Bookstores</li> <li>8. Bowling Centers</li> <li>9. Camera &amp; Photographic Supply Stores</li> <li>10. Catalog &amp; Mail Order Houses</li> <li>11. Coin Operated Amusements</li> <li>12. Community facilities including police/fire stations; libraries with less than 7,500 square feet; vocational schools; colleges &amp; universities</li> <li>13. Computer &amp; Computer Software Stores</li> <li>14. Computer Programming &amp; Data Processing Services</li> <li>15. Consumer Credit Reporting Agencies</li> <li>16. Courier Services</li> <li>17. Dance Studios &amp; Halls</li> <li>18. Day Care Services</li> <li>19. Drug Stores &amp; Proprietary Places</li> <li>20. Eating &amp; Drinking Places, including outdoor dining</li> <li>21. Engineering, Architectural, &amp; Surveying Services</li> <li>22. Executive, Legislative, &amp; General Government, Except Finance</li> </ol>	<ol style="list-style-type: none"> <li>23. Florists</li> <li>24. Fruit &amp; Vegetable Markets</li> <li>25. Gift, Novelty, &amp; Souvenir Stores</li> <li>26. Grocery Stores</li> <li>27. Hobby, Toy, Game Shops</li> <li>28. Home Furniture &amp; Furnishings Stores</li> <li>29. Home Health Care Services</li> <li>30. Hotels and Bed &amp; Breakfast Inns</li> <li>31. Insurance Agents, Brokers, &amp; Services</li> <li>32. Insurance Carriers</li> <li>33. International Affairs</li> <li>34. Jewelry Stores</li> <li>35. Laundromats, Laundry &amp; Dry Cleaning Pick-up Stations</li> <li>36. Legal Services</li> <li>37. Luggage &amp; Leather Goods Stores</li> <li>38. Mailing Services, Reproduction, Commercial Art</li> <li>39. Meat &amp; Fish Markets, no freezer plants</li> <li>40. Medical &amp; Dental Laboratories</li> <li>41. Membership Organizations</li> <li>42. Membership Sports &amp; Recreation Clubs</li> <li>43. Management &amp; Public Relations Services</li> <li>44. Miscellaneous General Merchandise Stores</li> <li>45. Miscellaneous Personal Services (the following are prohibited: steam baths, Turkish baths, &amp; valet parking)</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-D Civic Center, Corridor Mixed Use District (continued)	46. Miscellaneous Retail Stores (with the following exceptions: auction rooms, awnings, fireworks, hot tubs, gravestones, ice dealers, monuments, sales barns, swimming pools, tombstones, whirlpools) 47. Motion Picture Theaters, except Drive-in 48. Museums & Art Galleries 49. Musical Instrument Stores 50. News Dealers & Newstands 51. News Syndicates 52. Offices of Doctors, Dentists, & Other Health Practitioners 53. Optical Goods Stores 54. Paint, Glass, & Wallpaper Stores (decor only) 55. Personnel Supply Services 56. Photofinishing Laboratories 57. Public Finance, Taxation & Monetary Policy 58. Physical Fitness Facilities 59. Radio, Television, & Publishers' Advertising Representatives 60. Radio, Television, Consumer Electronics Stores 61. Real Estate 62. Record & Pre-recorded Tape Stores 63. Research Organization, Commercial & Noncommercial 64. Residential Care 65. Retail Bakeries	66. Retail Candy, Nut, & Confectionary Stores 67. Retail Dairy Product Stores 68. Reupholstery & Furniture Repair 69. Rooming & Boarding Houses (except dorms) 70. Security & Commodity Brokers, Dealers, Exchanges, & Services 71. Security Systems Services (monitoring) 72. Services Allied to Motion Picture Production 73. Sewing, Needlework, & Piece Goods 74. Shoe Repair & Shoeshine Parlors 75. Social Services (Community Development & Improvement Groups & Organizations only) 76. Stationery Stores 77. Studios for Photography, Music, Art, Dance, & Drama 78. Tax Return Preparation Services 79. Theatrical Producers (except Motion Picture) 80. Tobacco Stores & Stands 81. Tour Operators 82. Travel Agencies 83. Used Merchandise Stores 84. Variety Stores 85. Video Tape Rental 86. 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.

**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-D Civic Center, 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 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-D Civic Center, 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) <sup>5</sup>	9. Max Lot Coverage (%)
	N/A	Front	Side & Side Corner	Rear			
		0/10	0/10	15 Min.	7	100 feet	85

**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.