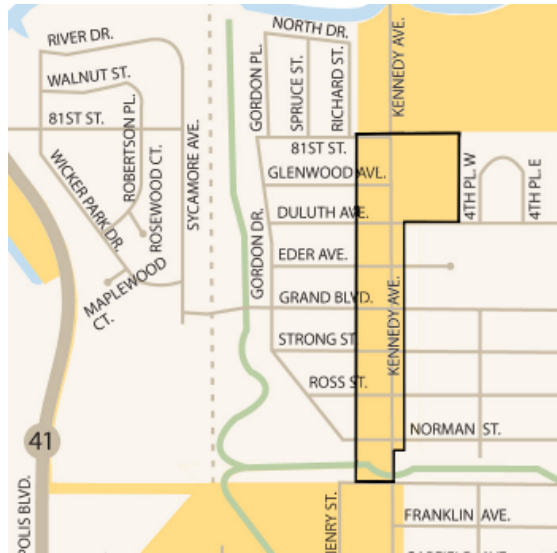


## Corridor Sub-District

### § 214.180.040 PURPOSE

The purpose of this subchapter is to establish a Sub-District designed and intended to accommodate mixed-use, mid-rise commercial, office and residential use, promoting buildings with architectural distinction and encouraging environmental sustainability. The corridor is also intended to develop streetscape improvements that will include tree-lined walks and parkways, landscaped areas and street level building design that encourages and supports pedestrian traffic.



Corridor Sub-District Locator Map

### § 214.180.041 LIMITATIONS OF USE

Permitted uses in the Corridor Sub-District are subject to the following additional general limitations:

- (A) Dwelling units are not permitted below the second floor in buildings which contain a business use.
- (B) All other permitted uses are allowed on all floors, provided, however, that no commercial or civic use shall be above a residential use.
- (C) All permitted uses in this Sub-District shall be conducted in completely enclosed buildings, except for off-street parking and loading. The storage of materials or goods outside of a completely enclosed building is not permitted. Outdoor sales of retail items may be sold in compliance with §214.111(C). Outdoor dining is exempt from §214.111(C)(5).
- (D) Establishments of a "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles and intended to be primarily consumed on the premises are not permitted. "Drive-thru" establishments offering goods or services directly to customers waiting in idling cars and intended to be consumed primarily off the premises are permitted.
- (E) The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

§ 214.180.042 PERMITTED USES

The following listed uses are permitted uses in the Corridor Sub-District.



- (A) Residential
  - (1) Town Houses (2-4 stories)
  - (2) Condominiums (2-4 stories)
  - (3) Market value For Sale units with first floor commercial uses
  - (4) Market rent Rental Apartments and Lofts with first floor commercial uses
  - (5) Work/Live units with first floor commercial uses
  
- (B) Professional Services
  - (1) Medical Services
  - (2) Accounting
  - (3) Development/Construction related Services (e.g. Engineers, Architects, Appraisers)
  - (4) Other non-retail Services
  
- (C) Health and Fitness
  - (1) Dance Studios
  - (2) Fitness Studios
  - (3) Medical Establishments
  - (4) Health-Related Support Services

- (D) Art and Specialty Use Establishments
  - (1) Galleries
  - (2) Artists Supply
  - (3) Design Services
  - (4) Music Stores
  - (5) Antiques/Collectibles Stores
  - (6) Clock or Watch Stores or Repair Shops
  - (7) Lamp Shops
  - (8) Hobby Shops
  - (9) Gift Shops
  
- (E) Apparel and Accessories Stores
  - (1) Clothing Stores
  - (2) Dressmaking Shops
  - (3) Costume Rental Establishments
  - (4) Furrier Shops
  - (5) Dry Cleaners
  - (6) Perfume Shops
  - (7) Home Accessories
  - (8) Jewelry Shops
  - (9) Bookstores
  
- (F) Home Furnishings
  - (1) Furniture Stores (not rent-to-own nor surplus)
  - (2) Fabric or Yarn Stores
  - (3) Interior Decorating Establishments
  - (4) Florist Shops
  - (5) Candle Stores
  - (6) Hardware Stores
  - (7) Housewares
  - (8) Kitchenware
  
- (G) Personal Services
  - (1) Barber Shops
  - (2) Beauty Parlors
  - (3) Health Clubs
  - (4) Day Spas
  - (5) Dance Studios and Clubs
  
- (H) Youth Establishments
  - (1) Bicycle Stores, Rental or Repair
  - (2) Card Shops
  - (3) Coin Stores
  - (4) Game Stores
  - (5) Parks, Playground and Other Outdoor Activities





- (I) Food and Eating Establishments
  - (1) Bakeries and Pastry Shops
  - (2) Cafés
  - (3) Delicatessen Stores
  - (4) Diners
  - (5) Candy Stores
  - (6) Specialty Food Stores
  - (7) Coffee Shops
  - (8) Restaurants
  - (9) Other Eating and Drinking Establishments



- (J) Business Support Services
  - (1) Banks (no stand alone drive through)
  - (2) Copying and Related Service Establishments
  - (3) Personnel Services
- (K) Parking Structure in compliance with 214.180.122 (C).

**§ 214.180.043 USE VARIANCES**

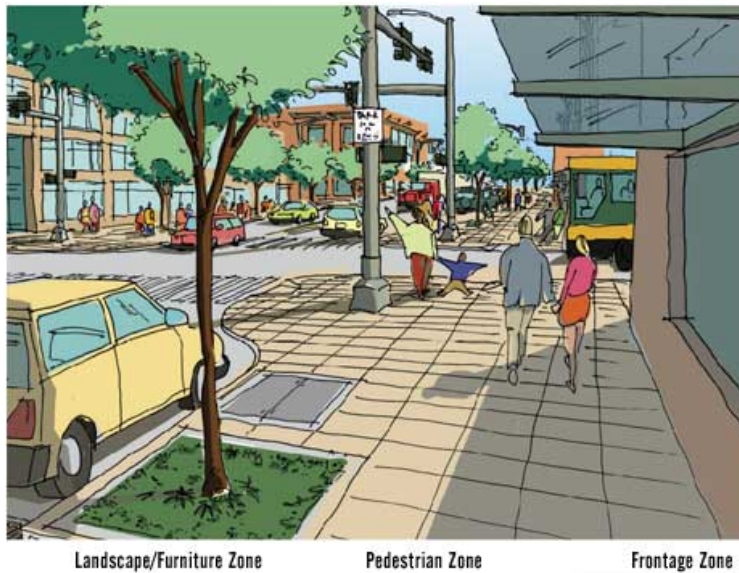
In the Corridor Sub-District, Use Variances may be allowed in accordance with the limiting conditions and procedures as set forth in § 214.319.



**§ 214.180.044 PROPERTY DEVELOPMENT STANDARDS**

- (A) Minimum lot coverage. The minimum building coverage in the Corridor Sub-District is fifty (50) percent.
- (B) Maximum lot coverage. The maximum building coverage in the Corridor Sub-District is ninety (90) percent.
- (C) Minimum size of dwelling unit. The minimum square footage per dwelling unit in the Corridor Sub-District is:
  - (1) One bedroom – 1,000 square feet
  - (2) Two bedroom – 1,200 square feet
  - (3) Three bedroom – 1,350 square feet
  - (4) Four bedroom – 1,500 square feet





(D) Yards:

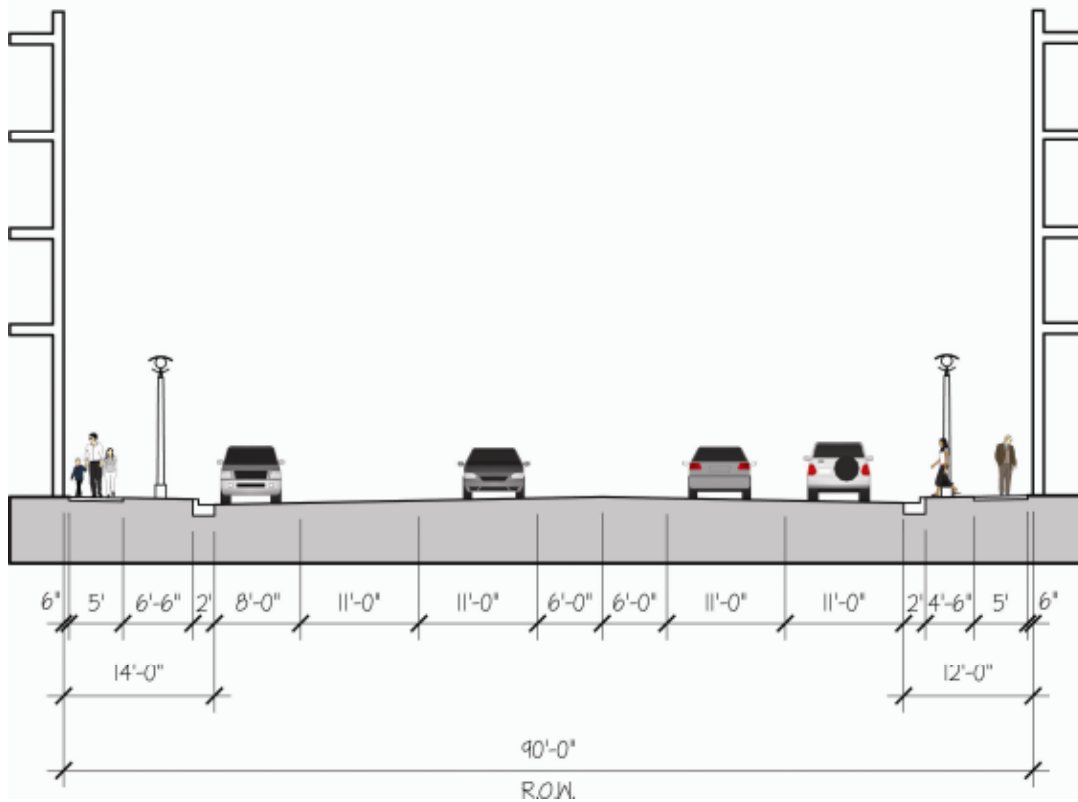
- (1) Right of Way (R.O.W.) is 90 feet. Setbacks are measured from the right of way.
- (2) Front Yard:
  - i. Minimum: In the Corridor Sub-District the minimum front yard is zero (0) feet.
  - ii. Maximum: In the Corridor Sub-District there is no maximum front yard setback. If a building setback is provided, a minimum of fifty (50) percent of the space between the property line and the face of building shall include hardscape elements.
- (3) Minimum Side Yard: In the Corridor Sub-District the minimum side yard is zero (0) feet.
- (4) Minimum Rear Yard: In the Corridor Sub-District the minimum rear yard is zero (0) feet.

(E) Building Width: The minimum building width in the Corridor Sub-District is forty (40) feet, unless lot is narrower, then minimum building width shall be one hundred (100) percent of lot width.

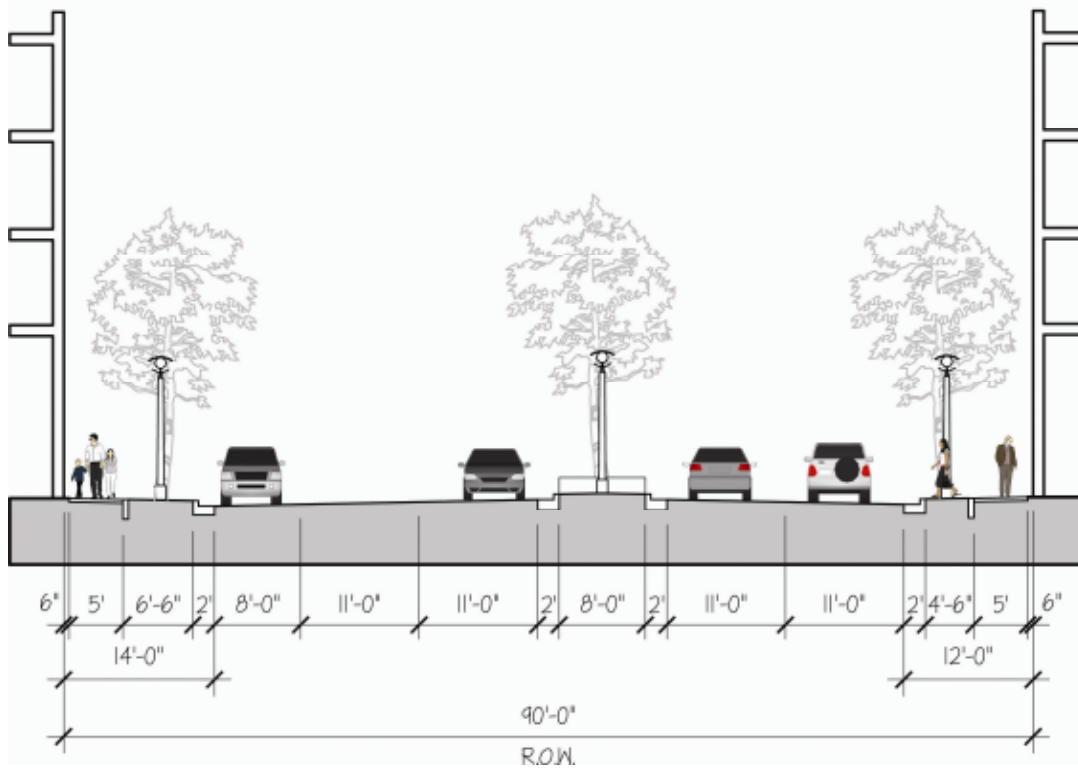
(F) Building Height: The minimum building height in the Corridor Sub-District is two (2) stories. The maximum building height in the Corridor Sub-District is forty-five (45) feet.







Kennedy Avenue Street Section  
(2007 Road Construction Project)



Kennedy Avenue Street Section  
(Potential Future Development)



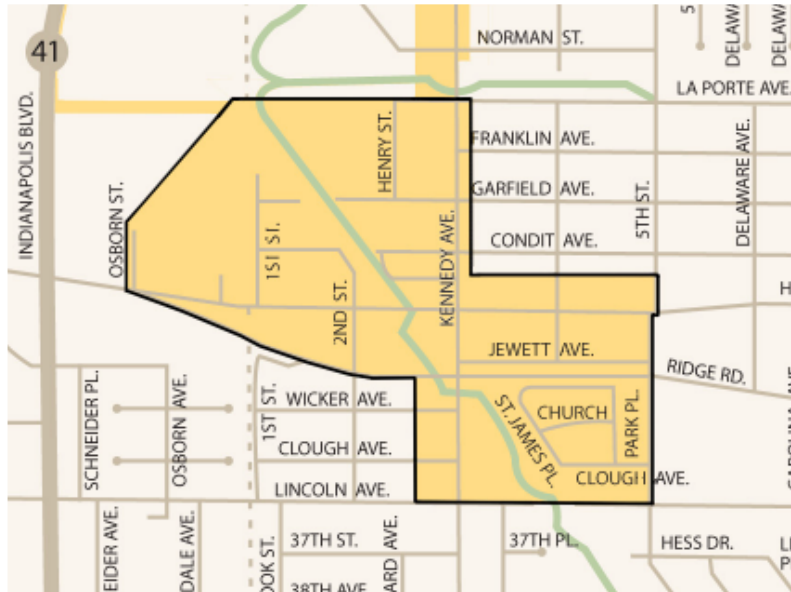
(Potential Future Development – For Information Only)



## Downtown Sub-District

### § 214.180.050 PURPOSE

The purpose of this subchapter is to establish a Sub-District designed and intended to strengthen the retail base, support service businesses, restaurants and specialty food stores, introduce mixed-use with residential, promote buildings with architectural distinction, and encourage environmental sustainability. Improvements in the public realm will support the downtown as a social and cultural center of the community.



Downtown Sub-District Locator Map

### § 214.180.051 LIMITATIONS OF USE

Permitted uses in the Downtown Sub-District are subject to the following additional general limitations:

- (A) Dwelling units are not permitted below the second floor on Highway Ave. between Osborn Street and 5<sup>th</sup> street and on Jewett Ave. between Kennedy Ave. and 5<sup>th</sup> street.
- (B) All other permitted uses are allowed on all floors, provided, however, that no commercial or civic use shall be above a residential use.
- (C) All permitted uses in this Sub-District shall be conducted in completely enclosed buildings, except for outdoor seating for restaurants and cafés, and off-street parking and loading. The storage of materials or goods outside of a completely enclosed building is not permitted.
- (D) Establishments of a "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles and intended to be primarily consumed on the premises are not permitted. "Drive-thru" establishments offering goods or services directly to customers waiting in idling cars and intended to be consumed primarily off the premises are permitted.

**§ 214.180.052 PERMITTED USES**

The following listed uses are permitted uses in the Downtown Sub-District.

- (A) Residential
  - (1) Condominiums
  - (2) Market rate For Sale units with first floor commercial uses
  - (3) Market rate Rental Apartments and Lofts with first floor commercial uses
  - (4) Work/Live units with first floor commercial uses
- (B) Professional Services
  - (1) Medical Services
  - (2) Accounting
  - (3) Development/Construction related Services (e.g. Engineers, Architects, Appraisers)
  - (4) Other non-retail Services
- (C) Health and Fitness
  - (1) Dance Studios
  - (2) Fitness Studios
  - (3) Medical Establishments
  - (4) Health-Related Support Services
- (D) Art and Specialty Use Establishments
  - (1) Galleries
  - (2) Artists Supply
  - (3) Design Services
  - (4) Music Stores
  - (5) Antiques/Collectibles Stores
  - (6) Clock or Watch Stores or Repair Shops
  - (7) Lamp Shops
  - (8) Hobby Shops
  - (9) Gift Shops
- (E) Apparel and Accessories Stores
  - (1) Clothing Stores
  - (2) Dressmaking Shops
  - (3) Costume Rental Establishments
  - (4) Furrier Shops
  - (5) Dry Cleaners
  - (6) Perfume Shops
  - (7) Home Accessories
  - (8) Jewelry Shops
  - (9) Bookstores



- (F) Home Furnishings
  - (1) Furniture Stores (not rent-to-own nor surplus)
  - (2) Fabric or Yarn Stores
  - (3) Interior Decorating Establishments
  - (4) Florist Shops
  - (5) Candle Stores
  - (6) Hardware Stores
  - (7) Housewares
  - (8) Kitchenware



- (G) Personal Services
  - (1) Barber Shops
  - (2) Beauty Parlors
  - (3) Health Clubs
  - (4) Day Spas
  - (5) Dance Studios and Clubs
- (H) Youth Establishments
  - (1) Bicycle Stores, Rental or Repair
  - (2) Card Shops
  - (3) Coin Stores
  - (4) Game Stores
  - (5) Parks, Playground and Other Outdoor Activities
- (I) Food and Eating Establishments
  - (1) Bakeries and Pastry Shops
  - (2) Cafés
  - (3) Delicatessen Stores
  - (4) Diners
  - (5) Candy Stores
  - (6) Specialty Food Stores
  - (7) Coffee Shops
  - (8) Restaurants
  - (9) Other Eating and Drinking Establishments

- (J) Business Support Services
  - (1) Banks (no stand alone drive through)
  - (2) Copying and Related Service Establishments
  - (3) Personnel Services
- (K) Parking Structure in compliance with 214.180.122 (C).

**§ 214.180.053 USE VARIANCES**

In the Downtown Sub-District, Use Variances may be allowed in accordance with the limiting conditions and procedures as set forth in § 214.319.

**§ 214.180.054 PROPERTY DEVELOPMENT STANDARDS**

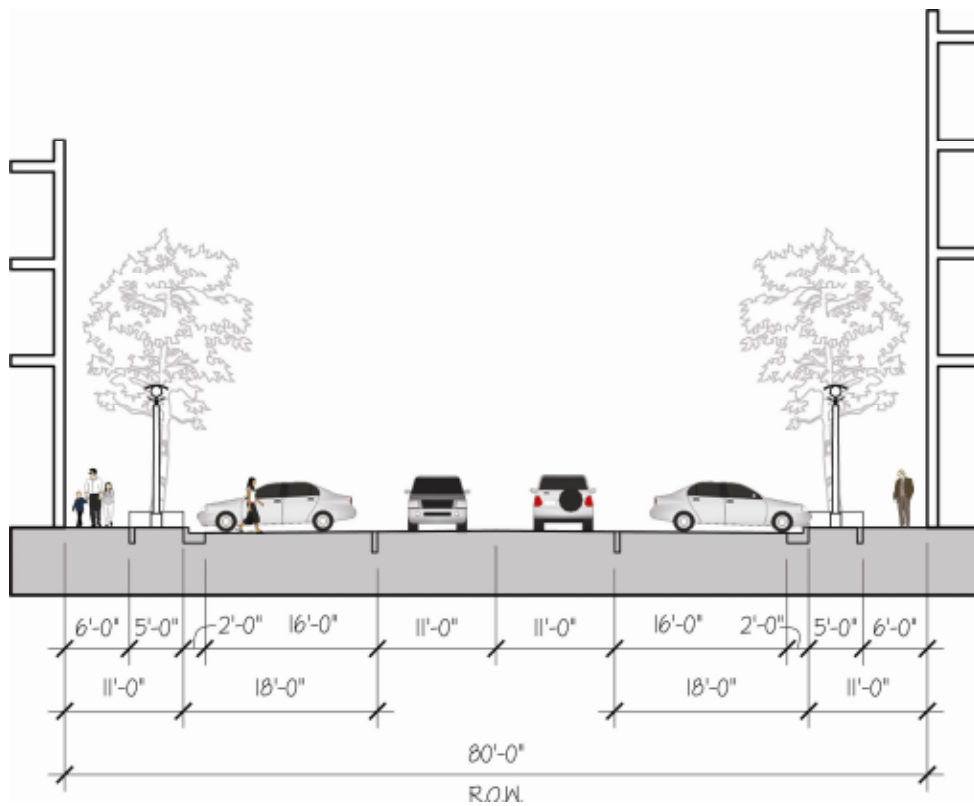
- (A) Minimum lot coverage. The minimum building coverage in the Downtown Sub-District is fifty (50) percent.
- (B) Maximum lot coverage. The maximum building coverage in the Downtown Sub-District is ninety (90) percent.
- (C) Minimum size of dwelling unit. The minimum square footage per dwelling unit in the Downtown Sub-District is:
  - (1) One bedroom – 1,000 square feet
  - (2) Two bedroom – 1,200 square feet
  - (3) Three bedroom – 1,350 square feet
  - (4) Four bedroom – 1,500 square feet



- (D) Yards:
  - (1) Front Yard:
    - (a) Minimum: In the Downtown Sub-District the minimum front yard is five (5) feet.
    - (b) Maximum: In the Downtown Sub-District there is no maximum front yard setback. If a building setback is provided, a minimum of seventy-five (75) percent of the space between the property line and the face of building shall include hardscape elements.
  - (2) Minimum Side Yard: In the Downtown Sub-District the minimum side yard is zero (0) feet.
  - (3) Minimum Rear Yard: In the Downtown Sub-District the minimum rear yard is zero (0) feet.



- (E) Building Width: The minimum building width in the Downtown Sub-District is forty (40) feet, unless lot is narrower, then building will be one-hundred (100) percent of lot width.
- (F) Building Height: The minimum building height in the Downtown Sub-District is two-stories. The maximum building height in the Downtown Sub-District is forty-five (45) feet.



Downtown Highway Avenue Section  
(Proposed Future Development)

