

TABLE 5.3.5 A
HEIGHT AND AREA REGULATIONS FOR NON-RESIDENTIAL USES
MIXED USE DOWNTOWN DISTRICT

SUBDISTRICT	Min. Parcel Area (SF)	Min. Parcel Dimensions		Min. Yard Dimensions			Min. Landscape Buffer		Max. Bldg. Height (FT) ¹	Max. Bldg. Coverage (%) ²
		Width (FT)	Depth (FT)	Front/ Street (FT)	Side (FT)	Rear (FT)	Side (FT)	Rear (FT)		
Judicial Subdistrict	None	None	None	0 ³	None	20	None	None	35	None
City Center Retail Subdistrict	None	None	None	0 ³	None	20	None	None	35	None
Financial Subdistrict	None	None	None	0 ³	None	20	None	None	45	None
Coliseum Center Subdistrict	None	None	None	0/10 ⁴	None	20	None	None	75	None
Downtown Gateway Subdistrict	15,000	75	100	10/40 ⁵	None	20	None	None	55	None
Major development Subdistrict	43,560	200	100	25	None	20	10	5	55	None
Fairgrounds Redevelopment	None	None	None	0	None	0	None	None	None	None

1 Measured from the average finish grade elevation at the building line to the top of the fascia or coping of the primary building roof or parapet wall; mechanical penthouses are not included in this dimension, but should be enclosed or screened in a manner that blends with the exterior material and color of the primary structure.

2 Percentage of the total Parcel Area coverage by the cumulative "footprint" floor areas of all primary and accessory buildings located on a parcel.

3 New construction will be set back to equal the existing building line of adjoining properties. If there are no buildings within 50 feet of the side property line of the property to be developed, the required front setback is zero.

4 New construction along Main Street will have a setback of zero feet. In other parts of the subdistrict, the front setback shall be ten feet, except where buildings within 50 feet of the side property line of the property to be developed are built to a different setback. In this case, the required front setback is determined by averaging the setback of the adjoining buildings as provided in Section 10.1.3 (4).

5 Front setback is 10 feet between the railroad tracks and Franklin Street, and 40 feet between Franklin and Martin Luther King, Jr. Drive.

**TABLE 5.3.5 B
HEIGHT AND AREA REGULATIONS FOR RESIDENTIAL USES**

MIXED USE DOWNTOWN DISTRICT

Subdistrict	Residential Type	Min. Parcel Area ¹ (SF)	Max. Density U/AC	Min. Parcel Width (FT)	Landscape Buffer at Perimeter (FT)	Minimum Yard Requirements ²				Max Bldg Ht. (FT)	Max. Bldg Cvrgr (%) ³
						Front (FT)	Rear (FT)	Side (FT)	Street (FT)		
Judicial Subdistrict	Townhouse	2,500	-	25	10	25	25	10	25	50	
	Multi-Family	43,560	20	100	10	25	25	10	25	35	50
City Center Retail Subdistrict	Townhouse	2,500	-	25	10	25	25	10	25	35	50
	Multi-Family	43,560	20	100	10	25	25	10	25	35	50
Financial Subdistrict	Townhouse	2,500	-	25	10	25	25	10	25	35	50
	Multi-Family	43,560	30	100	10	25	25	10	25	45	50
Coliseum Center Subdistrict	Townhouse	2,500	-	25	10	25	25	10	15	35	50
	Multi-Family	43,560	35	100	10	25	25	10	15	45	60
Downtown Gateway Subdistrict	Residential NOT Permitted										
Major Development Subdistrict	Single Family Detached	4,000		40	10	25	25	10	15	35	50
	Single Family Attached	2,500	-	25	10	25	25	10	15	35	50
	Multi-Family	43,560	35	100	10	25	25	10	15	45	60
Fairgrounds Redevelopment Subdistrict	Single Family Detached	3000	-	30	5	10-20 ⁴	20 ⁶	5 ⁵	15	35	70
	Single Family Attached	2000	-	19	5	0-10 ⁴	20 ⁶	5 ⁵	15	35	50
	Multi-Family	none	25	none	5	0-10 ⁴	20 ⁶	10	15	50	60

1 Minimum parcel area denotes minimum for any development under single ownership as defined for zoning purposes.

2 Minimum yard dimensions for single-family attached and multi-family apply to groups of units that involve one structure. Minimum distance between structures is 20 feet. Zero lot lines at side yards may be permitted when each unit of a town house or single-floor apartment complex is sold to separate individual owners.

3 Percentage of total Parcel Area covered by the cumulative "footprint" floor areas of all primary and accessory buildings located on the parcel.

4 Front yard ranges are to the minimum permitted but the required range. Commercial buildings must adhere to a "built-to line" consistent with the front property line.

Exceptions will be made for façade setbacks to accommodate outside dining or similar use so long as the street wall is reflected through some architectural treatment.

5 In order to accommodate driveways the average of a lot's two side yards shall be five feet, but the side yard featuring a driveway may be as shallow as three feet.

6 Garages or accessory structures may extend to within five (5) feet of rear alley in the Fairgrounds subdistrict.

Intentionally Left Blank