

Section 10-203 ASN-C All Saints Neighborhood Corridor Mixed Use District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Special Exceptions and Accessory Uses
<p>The <b>ASN-C, 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 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> <p><b>Development Standards for this zoning district are established with the Downtown Overlay Regulating Plan map series and applicable sections of Division 4.</b></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. Business Offices and Services</li> <li>10. Camera &amp; Photographic Supply Stores</li> <li>11. Catalog &amp; Mail Order Houses</li> <li>12. Coin Operated Amusements</li> <li>13. Community facilities including police/fire stations; libraries with less than 7,500 square feet; vocational schools; colleges &amp; universities</li> <li>14. Computer &amp; Computer Software Stores</li> <li>15. Computer Programming &amp; Data Processing Services</li> <li>16. Consumer Credit Reporting Agencies</li> <li>17. Courier Services</li> <li>18. Dance Studios &amp; Halls</li> <li>19. Day Care Services</li> <li>20. Drug Stores &amp; Proprietary Places</li> <li>21. Eating &amp; Drinking Places, including outdoor dining</li> <li>22. Engineering, Architectural, &amp; Surveying Services</li> <li>23. Executive, Legislative, &amp; General Government, Except Finance</li> </ol>	<ol style="list-style-type: none"> <li>24. Florists</li> <li>25. Fruit &amp; Vegetable Markets</li> <li>26. Gift, Novelty, &amp; Souvenir Stores</li> <li>27. Grocery Stores</li> <li>28. Hobby, Toy, Game Shops</li> <li>29. Home Furniture &amp; Furnishings Stores</li> <li>30. Home Health Care Services</li> <li>31. Hotels and Bed &amp; Breakfast Inns</li> <li>32. Insurance Agents, Brokers, &amp; Services</li> <li>33. Insurance Carriers</li> <li>34. International Affairs</li> <li>35. Jewelry Stores</li> <li>36. Laundromats, Laundry &amp; Dry Cleaning Pick-up Stations</li> <li>37. Legal Services</li> <li>38. Luggage &amp; Leather Goods Stores</li> <li>39. Mailing Services, Reproduction, Commercial Art</li> <li>40. Management &amp; Public Relations Services</li> <li>41. Meat &amp; Fish Markets, no freezer plants</li> <li>42. Medical &amp; Dental Laboratories</li> <li>43. Membership Organizations</li> <li>44. Membership Sports &amp; Recreation Clubs</li> <li>45. Miscellaneous General Merchandise Stores</li> <li>46. Miscellaneous Personal Services (the following are prohibited: steam baths, Turkish baths, &amp; valet parking)</li> </ol> <p>(1) Special Exception Uses:</p> <ol style="list-style-type: none"> <li>a. Botanical &amp; Zoological Gardens</li> <li>b. Multiple Family Dwellings</li> <li>c. Off-Street Parking Facilities</li> <li>d. Passenger Car Rental</li> <li>e. Single-Family Attached Dwellings</li> </ol> <p>(2) Accessory Uses:</p> <ol style="list-style-type: none"> <li>a. 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 that 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator.</li> <li>b. Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</li> </ol>

1. District Intent	PERMITTED USES	
	2. Principal Uses	
<b>ASN-C, Corridor Mixed-Use District</b> (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 & Prerecorded 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