

DRAFT PROPOSED NEW ZONES

4.XX B-6

The intent and purpose of this district is to provide commercial activities in a concentrated area with an emphasis on the sale of convenience goods like food, drugs, hardware, and personal services, as well as restaurants, professional services, banking, specialty establishments, and recreation. This will enable the public to participate in many types of commercial activities at one time without depending upon motor transportation for mobility.

4.XXY PERMITTED USES

- a. These include all specialty stores, department stores, places of amusement, personal and professional services, restaurants, and entertainment. But those businesses which may be detrimental to the purpose of the District, i.e., any commercial activity which would cater primarily to the motoring public should be discouraged. Some examples are service stations, motels, drive-in restaurants, drive-in theaters, automobile dealerships and used car lots.
- b. Residential use only when accompanied by commercial use, not to exceed four units per building.

4.XX MU-SG STAMPING GROUND MIXED USE DISTRICT

The purpose of the Stamping Mixed Use District is to promote the educational, cultural and economic welfare of Stamping Ground through the preservation of historic resources and to ensure that new construction, alterations, and additions are visually compatible with the existing resources within the district. Commercial uses within this district shall be limited to less than eight thousand (8,000) square feet in size and operate no more than eighteen (18) hours a day.

4.XXZ PERMITTED USES

- a. Pedestrian oriented small-scale retail, restaurants, and services in residential neighborhoods, planned and controlled to the extent that any such use will perform a vital service to the neighborhood in which it is located without significantly impacting the area or disrupting the neighborhood's residential character.
- b. Residential uses not to exceed four dwelling units per building.
- c. Professional, business, and governmental offices.
- d. Specialty Establishments

4.XXQ CONDITIONAL USES

- a. Public facilities such as libraries, churches, parks, recreational facilities, hospitals, institutions, etc.

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- b. Veterinary clinics.
- c. Licensed Type I day care facilities.

4.ZZZ MINIMUM DESIGN STANDARDS

To maintain the special character of the Stamping Mixed Use District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance.

- a. Maximum Building Height:
- b.
- c.
- d.

4.XX R-2D STAMPING GROUND MEDIUM DENSITY RESIDENTIAL DISTRICT

The purpose of the Stamping Ground Medium Density Residential District is to provide for medium density single and multi family dwellings and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. The medium density residential uses should be located along collector and arterial streets. Where lower density development occurs in this zone, it should be located along local streets. Design standards shall dictate character of structures in this zone.

4.XX PERMITTED USES IN R-2D DISTRICTS

- a. Single family dwellings.
- b. Duplexes, townhomes, and multiple family dwellings with a maximum of eight dwelling units per building and 12 units per net acre.
- c. Planned development projects for residential use only. The procedure under Section 2.32 shall be followed.

4.ZZZ MINIMUM DESIGN STANDARDS

To maintain the special character of the Stamping Medium Density Residential District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These

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criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance.

e. Maximum Building Height:

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g.

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