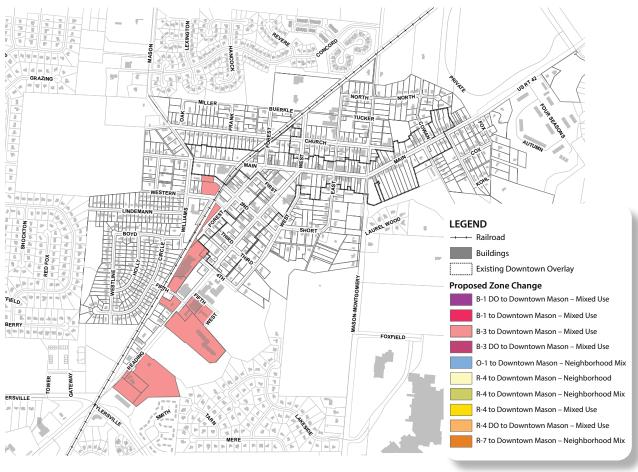
## **DOWNTOWN MASON PROPOSED ZONE CHANGE DISTRICTS**

B3 Road Service District to Downtown Mason - Mixed Use



EXISTING ZONING	PROPOSED ZONING
B-3: Road Service District	Downtown Mason – Mixed Use
Permitted Uses:	Permitted Uses:
<ul> <li>Retail and commercial uses</li> <li>Nursery and garden supply</li> <li>Personal and commercial services</li> <li>Art studios</li> <li>Financial establishments</li> <li>Restaurants (with or without drive-thru)</li> <li>Bars and nightclubs</li> <li>Motels and hotels</li> <li>Theaters and meeting and banquet halls</li> <li>Commercial entertainment</li> <li>Vehicle sales, service, and repair</li> <li>Day care centers</li> <li>Office</li> </ul>	<ul> <li>Mixed use residential</li> <li>Office</li> <li>Live/work</li> <li>Personal services</li> <li>Retail and commercial uses</li> <li>Hospitality</li> <li>Bars and restaurants</li> <li>Breweries and distilleries</li> <li>Parks</li> <li>Cultural, public, and religious facilities</li> <li>Public/private parking garages and lots</li> </ul>
Conditional Uses:	Conditional Uses:
Animal hospitals, vet clinics, and kennels	• N/A
Dimensional Standards:	Dimensional Standards (depends on use):
<ul> <li>Min. Lot Area – 40,000 sq. ft.</li> <li>Min. Lot Width – 200'</li> <li>Setback from residential district – 100'</li> <li>Front Yard Setback – 25'</li> <li>Side Yard Setback – 25'</li> <li>Rear Yard Setback – 40'</li> <li>Max. Impervious Surface – 90%</li> <li>Min. Floor Area of a Dwelling – N/A</li> <li>Max. Building Height – 40'</li> </ul>	<ul> <li>Min. Lot Area – N/A</li> <li>Min. Lot Width – N/A</li> <li>Front Yard Setback – 0'</li> <li>Side Yard Setback – 0'</li> <li>Rear Yard Setback – 0'</li> <li>Max. Impervious Surface – N/A</li> <li>Min. Floor Area of a Dwelling – 750 sq. ft.</li> <li>Max. Building Height – 35'-50'</li> </ul>