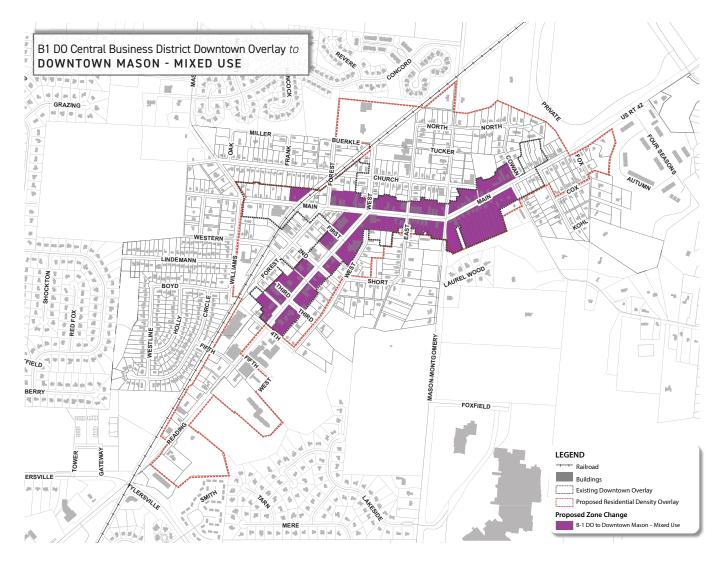
DOWNTOWN MASON

PROPOSED ZONE CHANGE DISTRICTS





EXISTING ZONING	PROPOSED ZONING
B-1 DO: Central Business District Downtown Overlay	Downtown Mason - Mixed Use
Permitted Uses:	Permitted Uses:
 Residential uses (upper floors) Office Retail, commercial, and service uses Cultural, public, and religious facilities Public parks, greens, squares, and plazas Outdoor seating Public and commercial parking garages and lots Consumer services (banks, drug stores, cafes) Ballet, dance, and art studios Bed and breakfasts 	 Mixed use residential Office Live/work Personal services Retail and commercial uses Hospitality Bars and restaurants Breweries and distilleries Parks Cultural, public, and religious facilities Public/private parking garages and lots
Conditional Uses:	Conditional Uses:
• N/A	• N/A
Dimensional Standards:	Dimensional Standards:
 Min. Lot Area – N/A Min. Lot Width – N/A Front Yard Setback – 0' Side Yard Setback – 0' Rear Yard Setback – 0' Max. Impervious Surface – N/A Min. Floor Area of a Dwelling – 1,000-1,200 sq. ft. Max. Building Height – 45' 	 Min. Lot Area – N/A Min. Lot Width – N/A Front Yard Setback – 0' Side Yard Setback – 0' Rear Yard Setback – 0' Max. Impervious Surface – N/A Min. Floor Area of a Dwelling – 750 sq. ft. Max. Building Height – 35'-50'