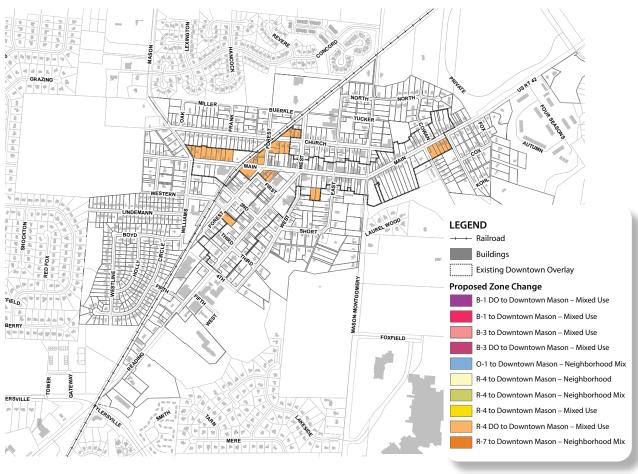
## **DOWNTOWN MASON PROPOSED ZONE CHANGE DISTRICTS**

R4 DO Single Family Residential Downtown Overlay to Downtown Mason - Mixed Use



EXISTING ZONING	PROPOSED ZONING
R-4 DO: Single Family Residential Downtown Overlay	Downtown Mason – Mixed Use
Permitted Uses:	Permitted Uses:
<ul> <li>Single Family dwellings</li> <li>Agriculture</li> <li>Schools</li> <li>Parks</li> <li>Residential facilities</li> <li>Cultural, public, and religious facilities</li> <li>Golf courses</li> </ul>	<ul> <li>Single family dwellings (attached and detached)</li> <li>Two-family dwellings</li> <li>Multi-family dwellings</li> <li>Office</li> <li>Live/work</li> <li>Personal services</li> <li>Parks</li> <li>Residential facilities</li> <li>Cultural, public, and religious facilities</li> </ul>
Conditional Uses:	Conditional Uses:
<ul><li>Day care centers</li><li>Nursing homes</li><li>Home-based barber and beauty salons</li></ul>	<ul><li>Day care centers</li><li>Nursing homes</li></ul>
Dimensional Standards:	Dimensional Standards (depends on use):
<ul> <li>Min. Lot Area – 12,750 sq. ft</li> <li>Min. Lot Width – 85'</li> <li>Front Yard Setback – 40'</li> <li>Side Yard Setback – 10'</li> <li>Rear Yard Setback – 30'</li> <li>Max. Impervious Surface – 50%</li> <li>Min. Floor Area of a Dwelling – 1,250 sq. ft.</li> <li>Max. Building Height – 35'</li> </ul>	<ul> <li>Min. Lot Area – 2,000 sq. ft2 acres</li> <li>Min. Lot Width – 40'-200'</li> <li>Front Yard Setback – 0'-25'</li> <li>Side Yard Setback – 5'-25'</li> <li>Rear Yard Setback – 10'-50'</li> <li>Max. Impervious Surface – 75%</li> <li>Min. Floor Area of a Dwelling – 750 sq. ft1,000 sq. ft.</li> <li>Max. Building Height – 35'-45'</li> </ul>