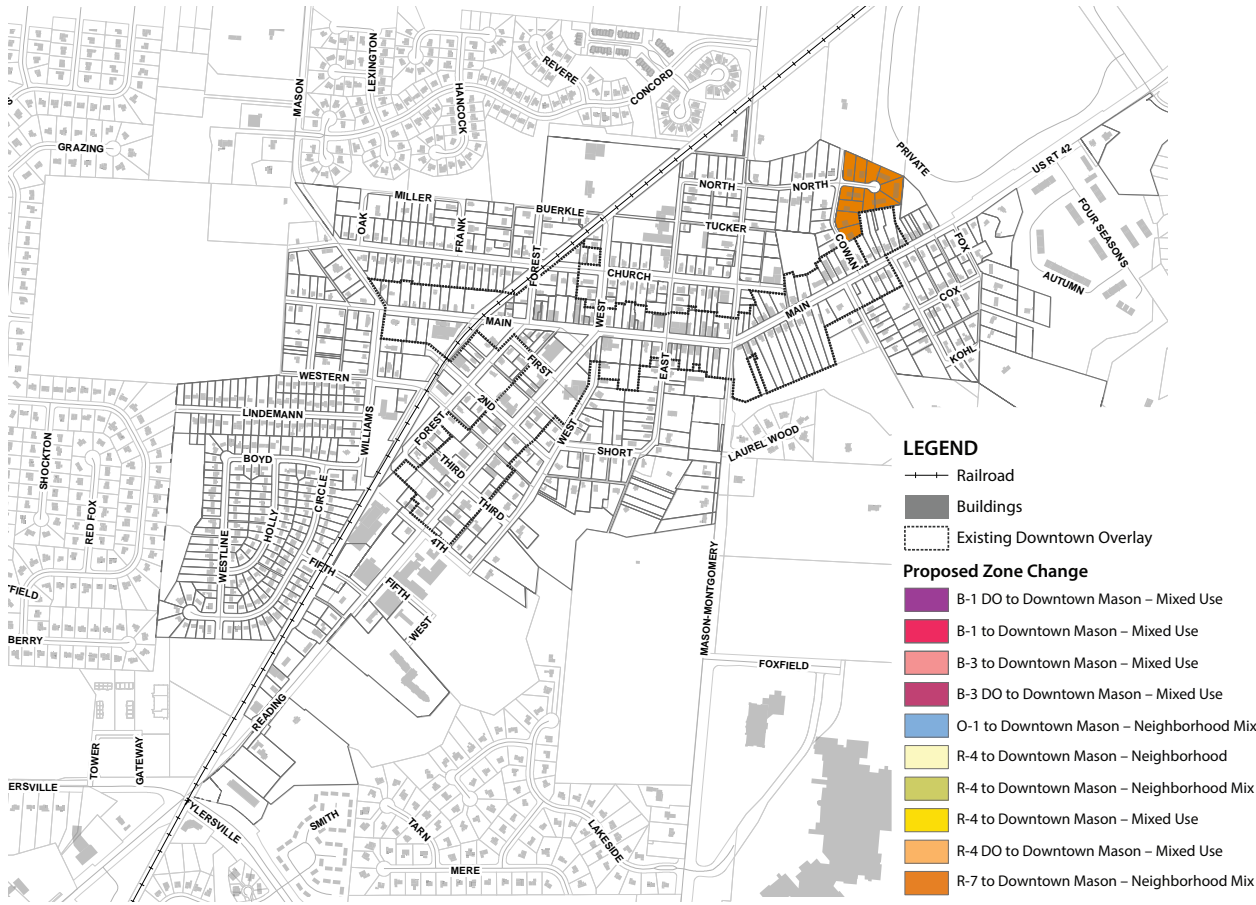


DOWNTOWN MASON PROPOSED ZONE CHANGE DISTRICTS

R7 Multi-Family Residential to *Downtown Mason - Neighborhood Mix*



EXISTING ZONING	PROPOSED ZONING
R-7: Multi-Family Residential	Downtown Mason – Neighborhood Mix
Permitted Uses: <ul style="list-style-type: none"> Two-family and multi-family dwellings Accessory uses Schools Residential facilities Religious facilities Golf courses 	Permitted Uses: <ul style="list-style-type: none"> Single family dwellings (attached and detached) Two-family dwellings Multi-family dwellings Office Live/work Personal services Parks Residential facilities Cultural, public, and religious facilities
Conditional Uses: <ul style="list-style-type: none"> Day care centers Nursing homes Funeral homes Utility stations 	Conditional Uses: <ul style="list-style-type: none"> Day care centers Nursing homes
Dimensional Standards: <ul style="list-style-type: none"> Min. Lot Area – 1 acre Min. Lot Width – 100' Minimum Setback from Project Boundary – 30' Building Setback from Arterial or Collector Street – 50' Building Setback from Local or Private Street – 40' Max. Impervious Surface – N/A Min. Floor Area of a Dwelling – 750 - 1,000 sq. ft. Max. Building Height – 45' 	Dimensional Standards: <ul style="list-style-type: none"> Min. Lot Area – 2,000 sq. ft.-2 acres Min. Lot Width – 40'-200' Front Yard Setback – 0'-25' Side Yard Setback – 5'-25' Rear Yard Setback – 10'-50' Max. Impervious Surface – 75% Min. Floor Area of a Dwelling – 750 sq. ft.-1,000 sq. ft. Max. Building Height – 35'-45'