

Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

(c) DH-3 – Dixie Highway High Intensity Mixed-Use District

(i) DH-3 – Dixie Highway High Intensity Mixed-Use District Use Table.

DH-3 – Dixie Highway High Intensity Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities <sup>1</sup> Amusement Uses (Indoor and Outdoor)	Automotive Repair Automotive Paint or Body Automotive Sales, Used Light Manufacturing associated with Retail or Showroom	Day Care Facility Outdoor Storage Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses

<p>Antique, Consignment, Collectible, and Vintage Store  Artisan and Maker  Manufacturing and Space  Assembly of Pre-manufactured Parts for Sale on Premises  Automotive Rental  Automotive Sales, New  Bar, Lounge, or Night Club  Bed and Breakfast Inn  Cabinet, Furniture, and Upholstery Shop  Car Wash<sup>2</sup>  Coin Laundry<sup>3</sup>  Commercial Uses  Contractor Shop and Storage (Indoor)  Dry Cleaner  Food Processing  Funeral Home  Hotel  Institutional  Live-Work  Microbrewery, Microdistillery, and Microwinery  Motel  Multi-Family  Residential, except on the ground floor adjacent to Tyler Street, Dixie Highway and 21st Avenue  Museum, Art Gallery, and Similar Cultural Uses  Office  Parking Lot and Garages (Commercial)  Personal Service</p>	<p>Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use<sup>4</sup>  Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery<sup>5</sup>  Any use customarily associated with one of the Main Permitted Uses.</p>		<p>Bulk Sales, Storage, or Display of Lumber and Building Materials  Pawn Shop  Psychic Help Uses  Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard  Any use not listed as a Main Permitted Use</p>
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Place of Worship, Meeting Hall, and Fraternal Lodge Restaurant Retail (Indoor) Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University) <sup>1</sup> Self-Storage Facility Single Family Residential, except on the ground floor adjacent to Dixie Highway and 21st Avenue Thrift Shop Wholesale and Warehousing			
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- <sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.
- <sup>2</sup> Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.
- <sup>3</sup> Coin Laundries shall be fully enclosed and air-conditioned.
- <sup>4</sup> Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.
- <sup>5</sup> Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) DH-3 – Dixie Highway High Intensity Mixed-Use District Development Regulations Table.

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MAXIMUM FAR		
3.00		
MAXIMUM HEIGHT		
140 ft. Sites or portions of sites within 100 feet of RS-3, PS-1: 5 Stories, not to exceed 55 ft. Sites or portions of sites within 200 feet of DH-1, DH-2, ND-1: 5 Stories, not to exceed 55 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor - 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft. When adjacent to RS-3, DH-1, and DH-2: 10 ft.	0 ft. When adjacent to RS-3: 100 ft. When adjacent to DH-1, and DH-2: 200 ft.
Alley	5 ft. When adjacent to RS-3, DH-1, and DH-2: 20 ft.	5 ft. When adjacent to RS-3: 100 ft. When adjacent to DH-1, and DH-2: 200 ft.
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor