

2. Additional Uses Permitted

Church
Park
School, Public or Private

The following uses are permitted only south of Channel 3 Drive and only south of Martyrs Park which includes the existing building known as 803 Channel 3 Drive: Radio or TV Studio; Offices; Public Buildings; Museum; Philanthropic Institution; Church.

D. Additional Requirements

1. Adult Entertainment shall not be permitted.
2. Any building, structure, or use is subject to the landscaping requirements of Chapter 4.6, Landscaping and Screening.
3. Subject to the General Standards set forth in the "Site Plan Review Requirements" portion of Section 7.2.9, surface parking lots are not allowed unless as accessory to a principal use permitted by the R-R District or as approved by Special Exception (see Section 7.2.10).
4. All existing uses that are not in conformance with the requirements of the R-R District at the time of adoption shall be governed by Article 10, Nonconformities.
5. All new construction shall be subject to site plan review in accordance with the SCBID Site Plan Review Process and Criteria (see Section 7.2.9).

E. Bulk Regulations

1. Building Setbacks: Shall be subject to site plan review in accordance with the SCBID Site Plan Review Process and Criteria (see Section 7.2.9).
2. Maximum Density: None
3. Maximum Height: Shall be subject to site plan review in accordance with the SCBID Site Plan Review Process and Criteria (see Section 7.2.9).

F. Parking Requirements

1. Any building, structure, or use is exempt from the off-street parking and loading requirements of Chapter 4.5 provided, however, that if off-street parking and loading are provided, they shall comply with the geometric requirements of Chapter 4.5.
2. Parking lots and garages shall be landscaped with Plate A-6, Plate A-7 (see Section 7.2.8), or an equivalent streetscape approved by the Office of Planning and Development (see Sub-Section 7.11). All other screening requirements in Chapter 4.6, Landscaping and Screening are also applicable to parking lots and garages.
3. The Land Use Control Board may approve modifications to any parking requirements in accordance with the Special Exception requirements (see Section 7.2.10).

→ **7.2.5 Bluffview Residential (R-B) District**

A. Boundaries

Starting at the intersection of Riverside Drive and Georgia Avenue turning east and running along Georgia Avenue to Tennessee Street; thence north on Tennessee Street to G.E. Patterson Street; thence east on G.E. Patterson Street to front Street; thence south on Front Street to Georgia Avenue; thence southeast from Front Street to Carolina Avenue; thence east on Carolina Avenue approximately 500 feet; thence north on Webster Avenue; thence east on Webster Avenue to Second Street; thence north on Second Street to G.E. Patterson Street; thence east on G.E. Patterson Street to Third Street; thence south on Third Street to the CSX Railroad; thence west along the CSX Railroad approximately 1,550 feet to a point; thence south to E.H. Crump Boulevard; thence west along E.H. Crump Boulevard to Florida Street; thence north on Florida Street approximately 170 feet; thence west along an irregular line comprised of the rear property lines of properties along E.H. Crump Boulevard from Florida Street to the Interstate 55 Interchange with E.H. Crump Boulevard; thence north to Virginia Avenue; thence west and northwest along the Interstate 55 right-of-way to Riverside Drive; thence north on Riverside Drive to Georgia Avenue and the point of beginning.

B. Purpose and Intent of District

1. **Building Objectives (Existing and New Construction):**
 - a. Retention of historic buildings.
 - b. Preservation and restoration of historic elements.

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W. Carolina
Zoning Regs.

- c. New design that is compatible with and enhances the unique architectural and historic character of the district.

2. Land Use Objectives

To include a variety of land uses that are compatible with the existing buildings and complimentary to the unique architectural characteristics of the Loft Residential Area.

3. Public Amenity Objective

- a. To provide an attractive and comfortable environment with public amenities that will reinforce the unique architectural characteristics of the Loft Residential Area.
- b. Encourage housing, first floor retail, and corner store type neighborhood commercial establishments indicative of mix-use districts. This variety of land uses will increase the level of street activity and encourage an "around-the-clock" presence of people. Encourage land uses that are pedestrian-oriented and do not require severe alterations to historic structures in order to accommodate autos.

C. Permitted Uses

1. Residential

Single Family Detached Dwellings
Single family Attached Dwellings
Duplex Dwellings
Townhouse Dwellings
Multiple Family Dwellings
Accessory Dwelling Unit

2. Additional Uses Permitted

Bed & Breakfast
Church
Park
Philanthropic Institution
Art or Photo Studio or Gallery
Bakery, Retail
Bank
Barber or Beauty Shop
Catering Establishment
Dry Cleaning Establishment
Dry Cleaning Pickup Station
Farmers Markets
Financial Services
Flower or Plant Store
Group Day Care Home
Child Care Center
Home Occupations
Hotel (subject to site plan review by the legislative body)
Music or Dancing Academy
Offices
Parking Garage
Personal Service Establishment (Does not include Adult Entertainment)
Photo Finishing
Public Building
Restaurant, with or without Sales of Alcoholic Beverages
Retail Sales
Schools, Public or Private
Tavern, Cocktail Lounge, Night Club (max. 4,000 sq. ft. in area)
Veterinary Clinic (without Outdoor Boarding)

D. Additional Requirements

- 1. Adult Entertainment shall not be permitted.