

DEVELOPMENT TYPOLOGIES	CMX DISTRICT
Single-Unit Detached (Front Loaded)	
Single-Unit Detached (Alley Loaded)	
Single Unit Attached	
Accessory Dwelling Unit	
Two-Unit Residential	
Multi-Unit Residential	
Education/Public Institution	
Congregation/Community Facility	
Neighborhood Commercial	
Commercial Retail	•
Office Building	•
Office/Flex	•
Manufacturing/Flex	•

(Ord. 0-05-21-02. Passed 6-17-21.)

1111.15 MAIN STREET 48 DISTRICT (MSD).

A. Purpose and Intent.

(1) The purpose of the Main Street 48 District (MSD) is to promote a unique main street atmosphere where people can live, work, shop, dine and play.

B. Existing Development Pattern.

(1) The existing development pattern in the MSD is traditional single-story single-use retail development with surface parking located in the front of each lot. Existing structures in these areas are set back from the street to allow for surface parking.

C. Desired Development Pattern.

(1) The desired development pattern for the MSD is to provide a balance of safety and aesthetics while minimizing potentially adverse impacts on surrounding development. New development should also promote a compact, walkable streetscape with a main street appearance and provide adequate parking within either dedicated, shared or public locations.

D. Uses.

(1) The following uses are either permitted or conditional uses as indicated in the following chart. For definitions, see Section 1181.02 Glossary of Terms - Uses.

DISTRICT USES (P = PERMITTED, C = CONDITIONAL)		REF. #
RESIDENTIAL		
Accessory Dwelling Unit (ADU)	P	1121.02B.
Child Day Care, in Home - Type A	P	
Child Day Care, In Home - Type B	P	
Dwelling, Attached Single-Family	P	
Dwelling, Residential Care Facility	P	1121.02N.
Dwelling, Detached Single-Family	P	
Dwelling, Duplex	P	
Dwelling, Halfway House	C	
Dwelling, Multi-Unit Building	P	
COMMUNICATIONS/UTILITIES		
Wireless Service Facility	C	1121.06
INSTITUTIONAL		
CIVIC		
Community Facility, Activity Center	P	
Community Facility, Government Administration and Courts	P	
Community Facility, Public Health Safety	P	
Library	P	
Museum/Arts Center	P	
EDUCATION		
School, College/University	P	
School, Primary	P	
School, Secondary	P	
School, Vocational	P	
OTHER		
Event Center, Large	P	
Event Center, Small	P	
Religious Assembly	P	

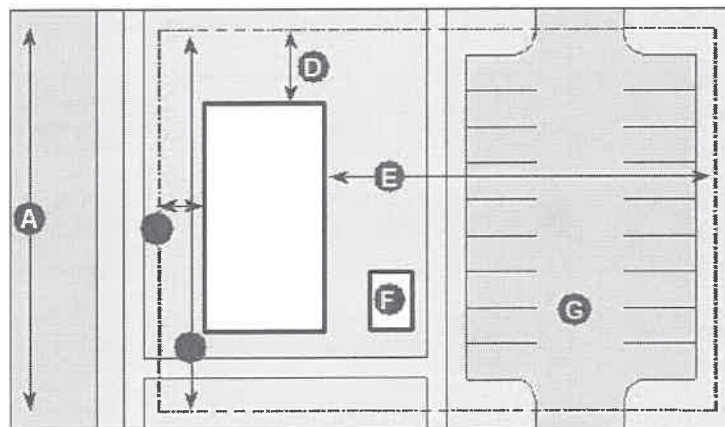
DISTRICT USES (P = PERMITTED, C = CONDITIONAL)		REF. #
PARKS & RECREATION		
Community Facility, Outdoor Recreation	P	
Community Facility, Park	P	
Community Facility, Trail	P	
COMMERCIAL		
MOTOR VEHICLES SERVICES		
Vehicular Sales, Motorcycles	P	
ENTERTAINMENT/RECREATION		
Bar/Tavern	P	
Enterprise, Indoor	P	
Live Theater	P	
Movie Theater	P	
Private Club	P	
Shooting Range, Indoor	C	
SERVICES		
Adult Day Care	P	
Animal Shelter	P	
Boarding/Kennel, Indoor	P	
Child Day Care Center	P	
Clothing Services, Dry Cleaning	P	
Clothing Services, Tailor	P	
Financial Services and Banking	P	
Funeral Homes	P	
Health and Wellness, Clinic	P	
Health and Wellness, Fitness Facility/Gym	P	
Health and Wellness, Massage	P	
Health and Wellness, Physical Therapy	P	
Overnight Lodging, Bed and Breakfast	P	
Overnight Lodging, Boutique Hotel	P	
Overnight Lodging, Hotel	P	
Overnight Lodging, Motel	C	
Overnight Lodging, Resort	P	
Personal Care and Beauty Services	P	

DISTRICT USES (P = PERMITTED, C = CONDITIONAL)		REF. #
PROFESSIONAL/OFFICE		
Medical, Emergency Services	P	
Medical, Full Service Hospital	P	
Medical, Nursing	P	
Medical, Office	P	
Medical, Outpatient and Urgent Care	P	
Medical, Psychiatric Therapy	P	
Office, Corporate	P	
Office, Professional Services	P	
Radio/Television Broadcast Studios	P	
Research Facility/Laboratory	C	
Studio - Art	P	
Veterinary	P	
RESTAURANT/FOOD PREPARATION		
Beverage, Brewing and Distilling	P	
Beverage, Non-Alcoholic Production	P	
Food Service, Fast Casual Restaurant	P	
Food Service, Full Service Restaurant	P	
Food Service Mobile	P	
Food Service, Processing	P	
Food Service, Production	P	
Food Service, Quick Serve/Fast Food	P	
RETAIL		
Antique Shop	P	
Auction Facility	P	
Beverage Sales, Liquor, Beer or Wine Store	P	
Food Sales, Farm Market	P	
Food Sales, Large Grocery	P	
Food Sales, Small Grocery	P	
Food Service, Commissary/Bakery	P	
Food Service Deli	P	

DISTRICT USES (P = PERMITTED, C = CONDITIONAL)		REF. #
Gallery, Art	P	
Garden Center, Indoor	P	
Medical Marijuana, Dispensary	P	
Retail, Enclosed Shopping Center	P	
Retail, Large	P	
Retail, Medium	P	
Retail, Outdoor Shopping Center	P	
Retail, Pharmacy	P	
Retail, Small Format	P	
INDUSTRIAL		
Manufacturing, Artisan	P	
Manufacturing, Light	P	
Medical Marijuana, Processing	P	

E. Development Standards.

- (1) All development in the MSD District shall be conducted in accordance with the following development standards. Additional standards generally applicable to certain uses and development standards can be found in Chapter 1121 "Generally Applicable Standards."



DEVELOPMENT STANDARDS			
Dimensions	A	Street Frontage (Min. Ft.)	Project Area (Min. Acres)
		75	N/A
		Lot Size (Min. Sq. Ft.)	Lot Size (Max. Sq. Ft.)
		8,000	N/A
	B	Lot Width (Min. Ft.)	Lot Width (Max. Ft.)
		75	400
Density		Units Per Acre (Max.)	
		24	
Setbacks	C	Front Yard Setback (Min. Ft.)	Front Yard Setback (Max. Ft.)
		10	25
	D	Side Yard Setback (Min. Ft.)	Side Yard Setback (Max. Ft.)
		5	15
		Side Yard Setback (Min. Aggregate Ft.)	Side Yard Setback (Max. Aggregate Ft.)
		10	N/A
	E	Rear Yard Setback (Min. Ft.)	
	25		
Height		Building Height (Min. Ft.)	Building Height (Max. Ft.)
		20	45
Lot Coverage		Lot Coverage (Max.) - Not Including Paved Areas	Open Space (Min.) Paved Areas Not Included
		88%	12%
Use Area		Residential Unit Area (Min.)	Residential Unit Area (Max.)
		0%	50%
		Commercial Ground Floor Area (Min.)	Commercial Ground Floor Area (Max.)
		75%	100%

DEVELOPMENT STANDARDS			
Accessory Building	F	Accessory Building Location	Accessory Building Height (Max. Ft.)
		Rear yard, 5 feet from any lot line or recorded easement whichever is closer	20
Parking Location	G	Parking Location	
		Side Yard/Rear Yard	
Drive-Thru		Drive-Thru Location	
		Rear and Side Yards, adjacent to the primary structure	
Signs		Permitted Sign Types	
		Property containing one (1) Space for a Single Tenant may have one ground sign type, one building sign type and one accessory sign, and Property containing Multiple Storefronts/Tenants on the same property may have one (1) Building sign type and one (1) Accessory sign per storefront/tenant. The entire property is permitted one Ground sign type. See additional sign standards in Section 1121.05.	
Design		Design Standards	
		See Section 1121.05H. Non-Residential Structure Design Standards	

F. Development Typologies.

- (1) Buildings in the MSD District may be constructed in accordance with the following development typologies:

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