

a. C-SS – Central Sheridan Street District

(i) C-SS – Central Sheridan Street District Use Table.

C-SS - SR7 Central – Sheridan Street Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Live-Work Office ¹ Professional Office ² Single-Family Residential	Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.

¹ Offices on sites of less than 0.25 acres shall be limited to Administrative Offices which do not involve the on-site handling, processing, distribution, display, storage, or sale of goods and merchandise, such as, but not limited to, real estate brokers, insurance agencies, marketing and investment counseling, stockbrokers, secretarial and stenographic services, or other similar uses.

² Professional Offices on sites of less than 0.25 acres shall not exceed 2 doctors, dentists, lawyers, accountants, architects, engineers, or other similar field.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) C-SS – Central Sheridan Street District Development Regulations Table.

C-SS - SR7 Central - Sheridan Street Mixed-Use District Development Regulations	
MAXIMUM DENSITY	
9 Dwelling Units per Acre	
MAXIMUM HEIGHT	
2 Stories, not to exceed 35 ft.	
MINIMUM SETBACKS	
Frontage	
All Frontages	Non-Residential: 10 ft. Residential: 25 ft.

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

(iii) C-SS – Central Sheridan Street District Special Requirements

- a. Parking Requirement: 1 space per 250 sq. ft. for sites greater than 0.25 acres in size, 1 space per 500 sq. ft., to a maximum of 5 spaces for sites less than or equal to 0.25 acres in size.
- b. Head-in/back-out parking not permitted.
- c. Required parking spaces (tandem) may be provided on a circular drive with an interior landscaped island.