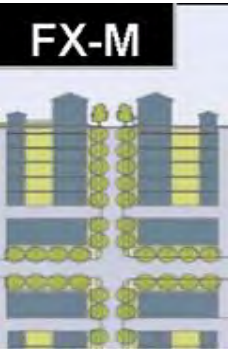


## 2046 Bayshore Blvd // FX-M ZONING



### FX-M

**FX-M (MEDIUM INTENSITY) URBAN CENTER:** FX-M Urban Center Zone consists of higher density mixed use buildings that accommodate Retail, Offices, Row-houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

**General Character:** Shops mixed with townhouses, larger apartment houses, offices, workplace and civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity

**Building Placement:** Shallow setbacks or none; buildings oriented to street defining a street wall

**Frontage Types:** Terrace, forecourt, stoop, shopfront, gallery or arcade

**Typical Building Height:** 2 - to 3-story with some variation

**Type of Civic Space:** Parks, plazas, and squares, median landscaping

Note: Listed uses, which are permitted or conditional permit uses, must be allowed in correlation with the underlying land use category. "P" means Permitted Use "C" means Conditional Use "Z" means use approved by Zoning Administrator

Residential		Commercial		Institutional or community facilities	
Dwelling, single-family detached	Z	Shop, store or bank building	P	Hospital	P
Dwelling, two family (duplex)	Z	Shop, store or bank building with drive- through facility	P	Clinic	P
Multifamily dwelling (condo, townhome, apartment)	P	Convenience store w/o gas	P	Municipal service building (tire, law enforcement, city hall, other)	P
Live-work unit	P	Beer, wine, and liquor store (off-premises consumption of alcohol)	P	School, public or private	P
Manufactured/mobile home	-	Bars, taverns, nightclubs, close before 10:00 p.m. no amplified music	P	Daycare center	P
Group living home (6 or fewer residents/live- in care)	C	Bars, taverns, and nightclubs, close after 10:00 p.m.	C	Social services	P
Community residential home (7 to 14 residents)	P	Craft micro brewery, winery or distillery	C	Emergency and relief services	P
Assisted living facility	P	Restaurant	P	Animal hospitals	P
Congregate care facility	P	Department store	-	Funeral homes	P
Transient Use		Grocery store	P	Cremation facilities	-
Bed-and-Breakfast Inn	P	Warehouse discount store/superstore/home improvement store	-	Post Offices	P
Hotel, motel, condo- hotel	P			Fraternal organizations	P
<b>Industrial</b>		Gasoline station with or without convenience store	-		
Cottage industry	P	Automobile repair and service structures (enclosed)	-		
Light/clean manufacturing	P	Motor vehicle dealer	-		
Target employment industry (see definition)	P	Motor vehicle rental and leasing	-		
Heavy manufacturing facilities		Parts, accessories or tires	-		
Industrial parks		Car wash	-		
Laboratory facility	P	Boat or marine craft dealer	-		
Recycling business		Office Building	P		
Warehouse or storage facility		Service industry/maintenance contractor	P		
Wholesale trade		Dry cleaning facilities (hazardous chemicals on site)	-		

For A Complete List of Permitted Uses As Of Right & Additional Details on The Zoning Code Please Click Anywhere On The Next Page Zoning Map to Take You To Municode For more Details On FX-M