

## **7.2 SOUTH CENTRAL BUSINESS IMPROVEMENT DISTRICT (SCBID)**

### **7.2.1 Sports and Entertainment (SE) District**

#### **A. Boundaries**

As indicated on the Zoning Map.

#### **B. Purpose and Intent of District**

This district is intended to permit a mixture of uses and activities that will complement the sports and entertainment facilities that are located in this area.

#### **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**

- Retail Sales
- Retail Shop, Other
- Parking Garage
- School, public or private
- Amusements, commercial indoor
- Art or Photo Studio or Gallery
- Barber or Beauty Shop
- Bank
- Financial Services
- Used Goods, Second Hand Sales (Pawn Shops Not Included)
- Personal Service Establishment (Does Not Include Adult Entertainment)
- Offices
- Music or Dancing Academy
- Bakery, retail
- Department or Discount Store
- Public Building
- Park
- Museum
- Restaurant, with or without Sales of Alcoholic Beverages
- Catering Establishment
- Tavern, Cocktail Lounge or Night Club
- Processing and manufacturing incidental to retail establishment
- Group Day Care Home
- Child Care Center
- Nursery School
- Printing and Publishing
- Radio or TV Studio
- Flower or Plant Store
- College or University
- Sports Facility
- Church
- Health Club
- Philanthropic Institution

##### **3. Special Use Permit**

The following use requires the approval of a Special Use Permit:

Hotel, Bed and Breakfast  
Retail Sales, Outdoor

**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. A drive-thru window shall not be permitted.
4. 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 SE District or as approved by Special Exception (see Section 7.2.10).
5. All existing uses that are not in conformance with the requirements of the SE District at the time of adoption shall be governed by Article 10, Nonconformities.
6. Ground floor commercial use or public space shall be required in parking garages subject to the criteria listed in the SCBID Site Plan Review Specific Guidelines (see Section 7.2.9).
7. 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: 90 feet or 8 stories and shall be subject to site plan review in accordance with the SCBID Site Plan Review Process and Criteria (see Section 7.2.9).
4. A building or structure exceeding 90 feet or 8 stories may be allowed subject to the approval of a Special Exception (see Section 7.2.10) by the Land Use Control Board (with appeal to the City Council) and conformance with the Site Plan Review Requirements.

**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, A-7 (see Section 7.2.8), or an equivalent streetscape approved by the Division of Planning and Development. All other screening requirements in Chapter 4.6 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).

**7.2.2 South Main (SM) District**

**A. Boundaries**

As indicated on the Zoning Map.

**B. Purpose and Intent of District**

The purpose of the South Main District is to protect the unique character of this area while using it as a catalyst to encourage similar development south of the existing district that was established as a zoning district in 1988. To this end, these regulations seek to maintain and redefine the uses to ensure that the special ambience abundant in the existing South Main Special District and historical character of the area is complimented by new development. Specifically, the district goals remain largely the same as adopted in 1988 and the following specific purposes as adopted then remain largely the same which are:

1. To preserve and strengthen the South Main Area, the South Main Historic District, and the cultural character of the area.
2. To promote a harmonic redevelopment of the area consistent with the scale and character of existing mixed uses in the area.