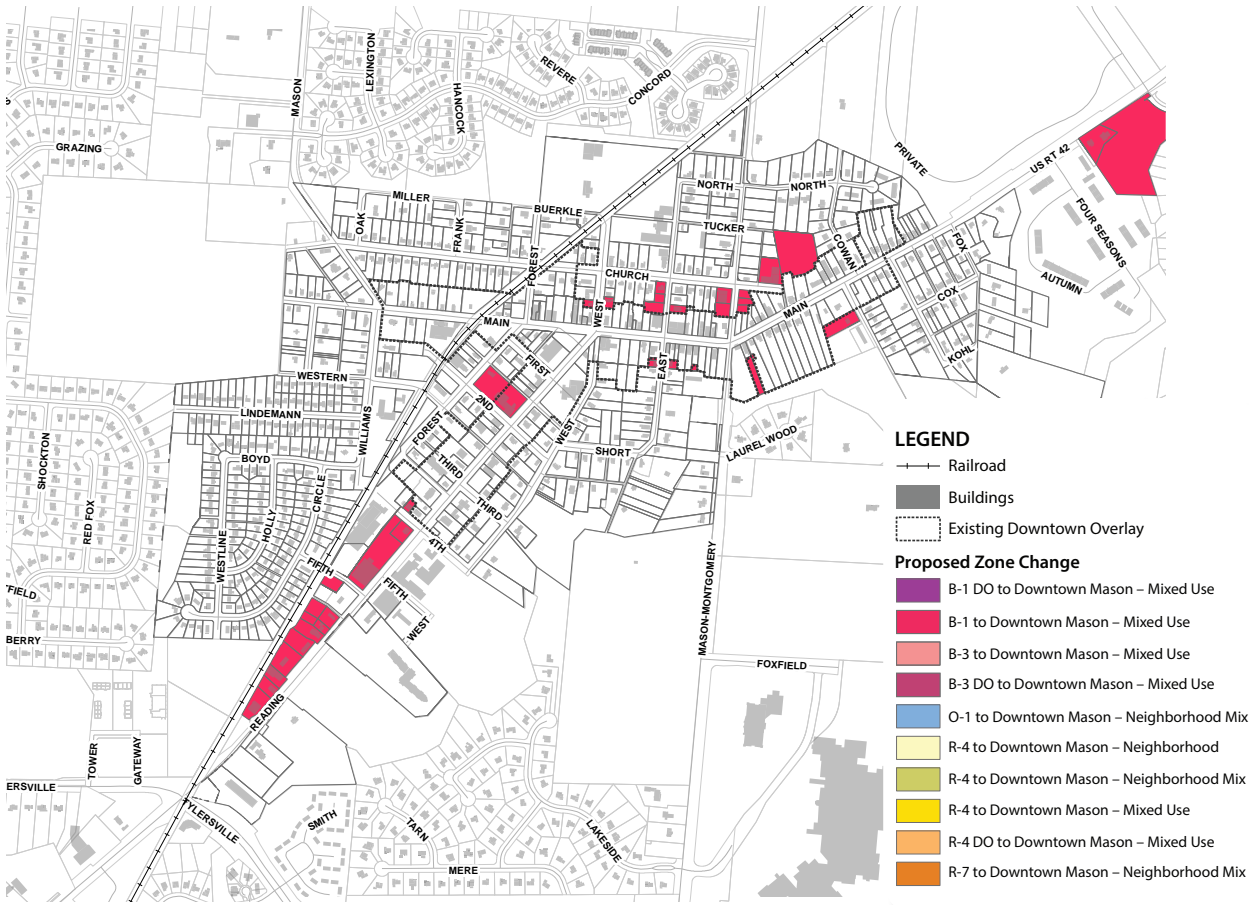


DOWNTOWN MASON PROPOSED ZONE CHANGE DISTRICTS

B1 Central Business District to *Downtown Mason - Mixed Use*



EXISTING ZONING	PROPOSED ZONING
B-1: Central Business District	Downtown Mason – Mixed Use
Permitted Uses: <ul style="list-style-type: none"> Office Retail, commercial, and service uses Cultural, public, and religious facilities 	Permitted Uses: <ul style="list-style-type: none"> Mixed use residential Office Live/work Personal services Retail and commercial uses Hospitality Bars and restaurants Breweries and distilleries Parks Cultural, public, and religious facilities Public/private parking garages and lots
Conditional Uses: <ul style="list-style-type: none"> Commercial parking garages and lots Residential use Bed and breakfasts 	Conditional Uses: <ul style="list-style-type: none"> N/A
Dimensional Standards: <ul style="list-style-type: none"> Min. Lot Area – N/A Min. Lot Width – N/A Front Yard Setback – 15' Side Yard Setback – 0' Rear Yard Setback – 0' Max. Impervious Surface – 90% Min. Floor Area of a Dwelling – 1,000-1,200 sq. ft. Max. Building Height – 40' 	Dimensional Standards (depends on use): <ul style="list-style-type: none"> Min. Lot Area – N/A Min. Lot Width – N/A Front Yard Setback – 0' Side Yard Setback – 0' Rear Yard Setback – 0' Max. Impervious Surface – N/A Min. Floor Area of a Dwelling – 750 sq. ft. Max. Building Height – 35'-50'