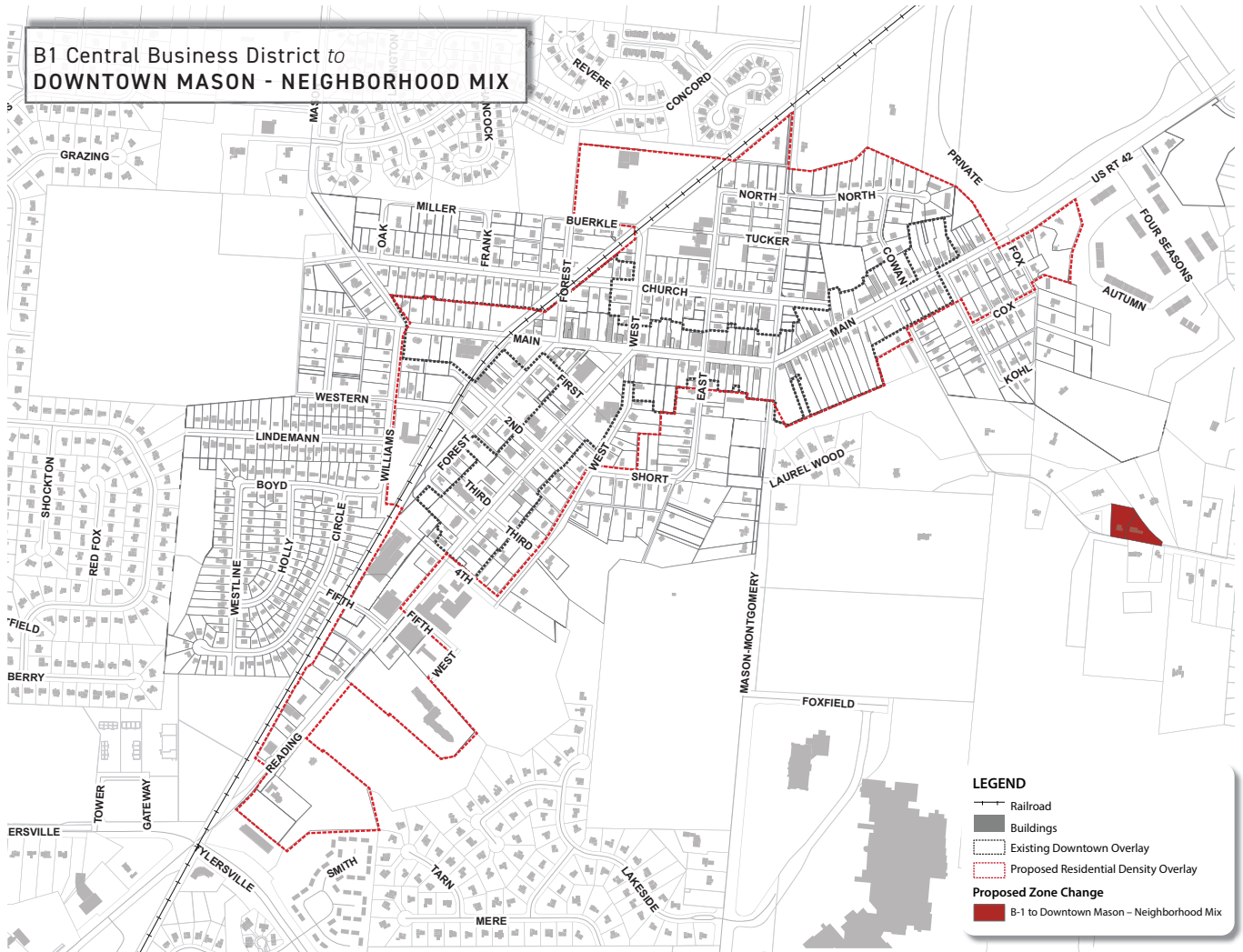


DOWNTOWN MASON

PROPOSED ZONE CHANGE DISTRICTS



EXISTING ZONING	PROPOSED ZONING
B-1: Central Business District	Downtown Mason - Neighborhood Mix
<p>Permitted Uses:</p> <ul style="list-style-type: none"> Office Retail, commercial, and service uses Cultural, public, and religious facilities 	<p>Permitted Uses:</p> <ul style="list-style-type: none"> Single family dwellings (attached and detached) Two-family dwellings Multi-family dwellings Office Live/work Personal services Parks Residential facilities Cultural, public, and religious facilities
<p>Conditional Uses:</p> <ul style="list-style-type: none"> Commercial parking garages and lots Residential use Bed and breakfasts 	<p>Conditional Uses:</p> <ul style="list-style-type: none"> Day care centers Nursing homes
<p>Dimensional Standards:</p> <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' 	<p>Dimensional Standards (depends on use):</p> <ul style="list-style-type: none"> Min. Lot Area - 2,000 sq. ft.-2 acres Min. Lot Width - 40'-200' Front Yard Setback - 0'-25' Side Yard Setback - 5'-25' Rear Yard Setback - 10'-50' Max. Impervious Surface - 75% Min. Floor Area of a Dwelling - 750 sq. ft.-1,000 sq. ft. Building Height - 35'-45'