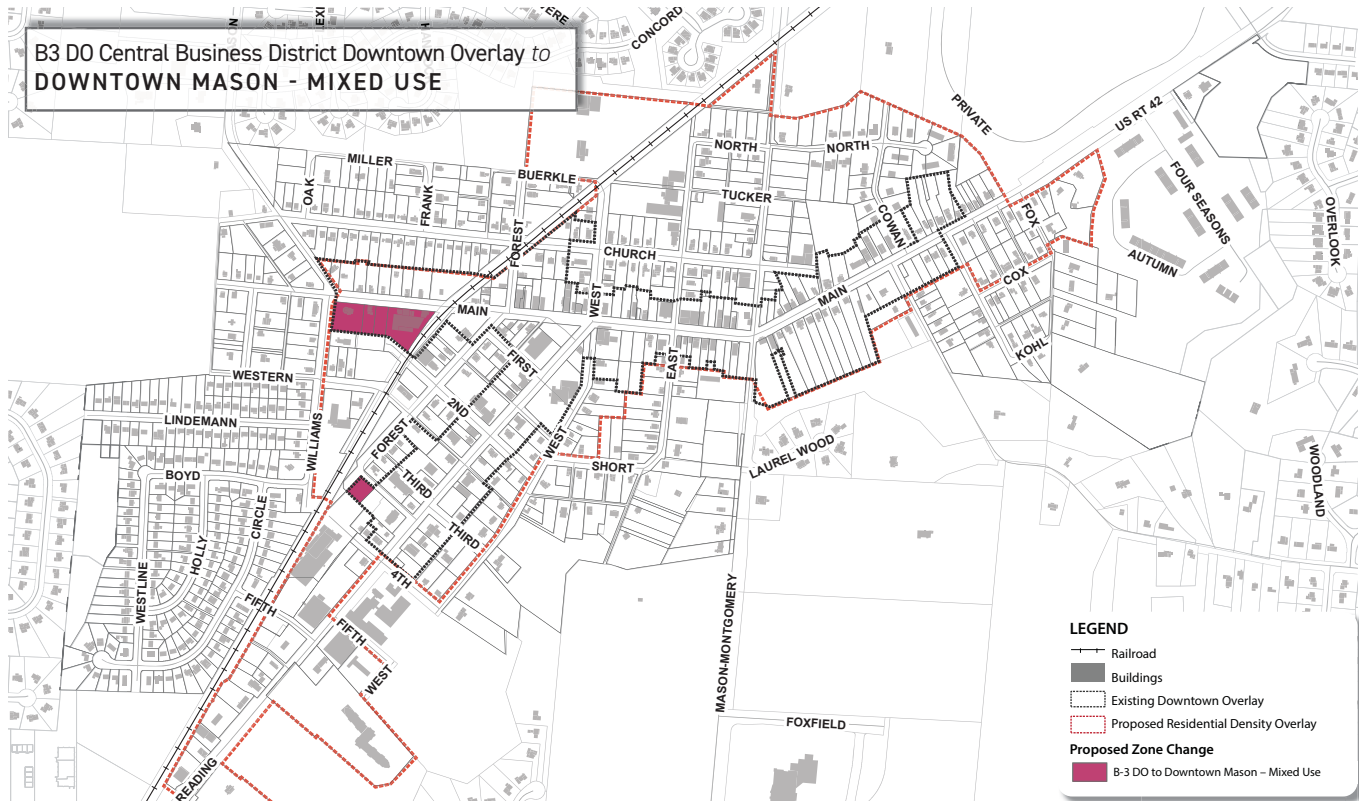




CITY OF **MASON** OHIO
more than you imagine.



EXISTING ZONING	PROPOSED ZONING
B-3 D0: Central Business District Downtown Overlay	Downtown Mason – Mixed Use
Permitted Uses: <ul style="list-style-type: none"> • Residential uses (upper floors) • Retail and commercial uses • Nursery and garden supply • Personal and commercial services • Art studios • Financial establishments • Restaurants (with or without drive-thru) • Bars and nightclubs • Motels and hotels • Theaters and meeting and banquet halls • Commercial entertainment • Vehicle sales, service, and repair • Day care centers • Office • Retail, commercial, and service uses • Cultural, public, and religious facilities • Public parks, greens, squares, and plazas • Outdoor seating • Public and commercial parking garages and lots • Consumer services (banks, drug stores, cafes) • Ballet, dance, and art studios • Bed and breakfasts 	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"> • N/A 	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 – 0’ • Side Yard Setback – 0’ • Rear Yard Setback – 0’ • Max. Impervious Surface – N/A • Min. Floor Area of a Dwelling – 1,000-1,200 sq. ft. • Max. Building Height – 45’ 	Dimensional Standards: <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’