

Downtown Mason - Neighborhood District (DM-N)

- **Purpose**
 - The purpose of the Downtown Mason - Neighborhood District is to promote the retention, renovation, and construction of single-family residences in Downtown Mason.
- **Permitted Uses**
 - Land and buildings in the Downtown Mason - Neighborhood District shall be used only for the following purposes:
 - Dwelling Structures. Single-family structures, detached.
 - Parks. Parks, playgrounds, and play fields.
 - Residential Facilities. Foster homes and family foster homes as defined in R.C. Section 2159.011(B), family homes and group homes licensed pursuant to R.C. 5123.19 and adult family homes and adult group homes licensed pursuant to R.C. 3722.02.
 - Institutions, Public, and Cultural. Public libraries, churches and other places of worship, Sunday school buildings, and parish houses.
- **Accessory Uses**
 - Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted or conditionally permitted uses may be established, erected, or constructed; provided that such accessory uses shall not involve the conduct of any business, trade, or industry, or any private way or walk giving access to such activity, or any billboard, sign, or poster other than authorized herein. Accessory uses may include the following:
 - Accessory Buildings or Structures. See Section 1171.7
 - Gardening, Pets, and Animals. Gardening, hobby greenhouses, the raising of vegetables or fruits and the keeping of domestic household pets, domestic or farm animals exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes with the exception of produce grown and sold as part of a valid home occupation. Any heating plant and any structure in which fowl, bees, or farm animals are kept shall be located at least 100 feet from every lot line.
 - Parking Facilities. Garages, carports, or other parking spaces for the exclusive use of residents of the premises.
 - Swimming Pools. Swimming pools, exclusively for the use of the residents and their guests, and subject to the provisions of the Building Code.
 - Home Occupations. See Section 1171.15.
 - Solar Units. Solar units shall be flush mounted to the roof of the principal building on the lot or located in the rear yard of the property. If located in the rear yard, such structures are subject to the regulations set forth in 1171.7.D.

- **Conditional Uses**

- The following uses shall be allowed in the Downtown Mason - Neighborhood District subject to approval in accordance with Chapter 1172:
 - Child day-care centers as regulated by Section 1172.4.
 - Convalescent, nursing, or rest homes as regulated by Section 1172.5.
 - Home-based barber shops and beauty salons as regulated by Section 1172.10.

- **Development Standards**

- The following development standards shall apply to the Downtown Mason - Neighborhood District:

Development Standards	DM-N District
Minimum Lot Area	2,000 sq. ft.
Minimum Lot Width	40', 30' for lots with rear access
Minimum Corner Lot Width	50'
Maximum Height of Principal Buildings	35'
Minimum Floor Area of Dwelling Unit	1,000 sq. ft.
Minimum Setbacks for Principal Buildings (in feet)	
Front	10'
Side	5'
Rear	10'
Minimum Setbacks for Accessory Buildings (in feet)	
Front	*
Side and Rear	5'
*Accessory structures are not permitted in the front yard	

- **Landscaping**

- Foundation plantings. Building foundation landscaping is required along 50 percent of the length of all sides of a non-residential building that faces a public or private street, open space, or vehicular use area located on the same lot.
- Vehicular Use Area Landscaping. Vehicular use areas shall conform to the interior and perimeter screening requirements contained within the Mason Landscape Ordinance.
- Street Trees. Street trees shall be required per the Mason Landscape Ordinance.
- Landscaping Trees. Two trees shall be installed at a minimum per lot exclusive of the streetscape requirements.

- **Parking**

- All vehicular use areas must be paved.
- Off-street parking requirements are subject to the applicable regulations in Chapter 1175.

- **Sidewalks**
 - Sidewalks are required on all public street frontages per the approval of the City Engineer.
 - Properties that are located on uncurbed streets may request to provide a fee-in-lieu of payment instead of installing the required sidewalk per approval of the City Engineer.
- **Garages**
 - All single-family dwellings shall have a minimum of a one-car garage.
 - Such garages may be attached or detached from the principal structure.
 - Any new garage that is constructed, after the date of this code's adoption, must be located a minimum of 20 feet from the front property line in order to allow for a vehicle to be parked in the driveway without overhanging the sidewalk or right-of-way.
- **Corner Lots**
 - On corner lots, where lots have frontage on more than one public right-of-way, the required front yards shall adhere to the Development Standards table and the remaining lot line(s) shall comply with the side yard requirements.
 - Buildings, signs, landscaping, and other similar elements that are on corner lots shall be required to adhere to the clear vision zone requirements of the code.
- **Flag Lots**
 - Flag lots are not permitted in this zoning district.
- **Signage**
 - Signage shall conform to Chapter 1187.
- **Screening**
 - For non-residential uses, loading and service areas shall not be visible from the public right-of-way.
 - For non-residential uses, all roof and ground mounted mechanical equipment shall be screened from view from adjacent property and zoning districts and from roads right-of-way in all zoning districts using durable, compatible, opaque materials.
 - For non-residential uses, dumpsters shall comply with the screening requirements set forth in the Mason Landscape Ordinance.

Downtown Mason – Neighborhood Mix (DM-NM)

- **Purpose**
 - The purpose of the Downtown Mason - Neighborhood Mix District is to allow for low intensity office and residential uses that complement both the adjacent commercial and residential neighborhoods.
- **Permitted Uses**
 - Land and buildings in the Downtown Mason - Neighborhood Mix District shall be used only for the following purposes:
 - Dwelling Structures. Single-family detached, single-family attached (townhomes), two-family, and multi-family structures.
 - Offices. Offices of a business, professional, service, administrative , or co-working purpose.
 - Live/Work. A single unit consisting of both a commercial/office and a residential component that is occupied by the same resident. All uses conducted within the live/work spaces must be permitted uses within the zoning district.
 - Personal Services. Barber shops, beauty salons and shops, nail salons, day spas, travel agencies, photographic studios, art studios, fitness, and dance studios, and uses of a similar nature and intensity.
 - Parks. Parks, playgrounds, and play fields.
 - Residential Facilities. Foster homes and family foster homes as defined in R.C. Section 2159.011(B), family homes and group homes licensed pursuant to R.C. 5123.19 and adult family homes and adult group homes licensed pursuant to R.C. 3722.02.
 - Institutions, Public, and Cultural. Public libraries, churches and other places of worship, Sunday school buildings, and parish houses.
- **Accessory Uses**
 - Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted or conditionally permitted uses may be established, erected, or constructed; provided that such accessory uses shall not involve the conduct of any business, trade, or industry, or any private way or walk giving access to such activity, or any billboard, sign, or poster other than authorized herein. Accessory uses may include the following:
 - Accessory Buildings or Structures. See Section 1171.7
 - Gardening, Pets, and Animals. Gardening, hobby greenhouses, the raising of vegetables or fruits and the keeping of domestic household pets, domestic or farm animals exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes with the exception of produce grown and sold as part of a valid home occupation. Any heating plant and any structure in which fowl, bees, or farm animals are kept shall be located at least 100 feet from every lot line.
 - Parking Facilities. Garages, carports, or parking lots.
 - Swimming Pools. Swimming pools, exclusively for the use of the residents and their guests, and subject to the provisions of the Building Code.

- Solar Units. Solar units shall be flush mounted to the roof of the principal building on the lot or located in the rear yard of the property. If located in the rear yard, such structures are subject to the regulations set forth in Section 1171.7.D.
- **Conditional Uses**
 - The following uses shall be allowed in the Downtown Mason - Neighborhood Mix District subject to approval in accordance with Chapter 1172:
 - Child day-care centers as regulated by Section 1172.4.
 - Convalescent, nursing, or rest homes as regulated by Section 1172.5.
- **Development Standards**
 - The following development standards shall apply to the Downtown Mason - Neighborhood Mix District:

Downtown Mason - Neighborhood Mix (DM-NM) District Development Standards				
	Single-Family Residential Uses	Multi-Family Residential Uses (2-8 units)	Multi-Family Residential Uses (9+ units)	Non-Residential Uses
Minimum Lot Area	2,000 sq. ft.	2,000 sq. ft. per dwelling unit	2 acres	5,000 sq. ft.
Minimum Lot Width	40', 30' for lots with rear access	100'	200'	50'
Minimum Corner Lot Width	50'	130'	300'	70'
Maximum Impervious Surface Ratio	75%	75%	75%	75%
Maximum Height of Principal Buildings	35'	35'	45'	35'
Minimum Floor Area of Dwelling Unit	1,000 sq. ft.	750 sq. ft.	750 sq. ft.	N/A
Minimum Setbacks for Principal Buildings				
Front	10'	10'	25'	0', 10' for corner lots
Side	5'	10'	25'	5'
Rear	10'	25'	50'	15'
Minimum Setbacks for Accessory Buildings				
Front	*	*	*	*
Side and Rear	0'	0'	25'	0'
*Accessory structures are not permitted in the front yard				

- **Residential Density.** Maximum residential density for a development shall be established during the site plan review and as approved by the Planning Commission. Residential density may exceed eight dwelling units per acre if the following conditions are met:
 - The subject property where the residential development is to be located is within the boundaries of the Downtown Mason - Residential Density Overlay;

- The residential development meets all the applicable design and development regulations of this Chapter.
- **Landscaping**
 - Foundation plantings. Building foundation landscaping is required along 50 percent of the length of all sides of a non-residential building that faces a public or private street, open space, or vehicular use area located on the same lot. It is not required for portions of building facades located within 15 feet of a front property line where a streetscape or patio treatment is provided.
 - Vehicular Use Landscaping. Vehicular use areas shall conform to the interior and perimeter screening requirements contained within the Mason Landscape Ordinance.
 - Street Trees. Street trees shall be required per the Mason Landscape Ordinance.
 - Landscaping Trees. Two trees shall be installed at a minimum per lot exclusive of the streetscape requirements.
- **Parking**
 - Paving. All vehicular use areas must be paved and curbed.
 - Parking Plan. A parking plan is required for any new or expanded off-street parking areas within the Downtown Mason - Neighborhood Mix District. The Parking Plan shall be reviewed against the provisions of this section and any other applicable regulations and shall include the following:
 - Number of parking spaces proposed;
 - Arrangement of parking aisles;
 - Location of driveway entrances;
 - Provisions for vehicular and pedestrian circulation;
 - Location of sidewalks, curbs, lighting, and other similar site amenities and features;
 - Identification of stormwater drainage facilities;
 - An analysis and explanation of the number of required spaces per the City's Zoning Ordinance and the number of proposed parking spaces as stipulated below; and
 - Any other relevant information requested by the Planning Commission.
 - Required Parking Spaces. Each applicant is required to provide an adequate number of parking spaces for the proposed use or expansion of uses, which allows for patrons, employees, or residents of the use to park within the property boundary, as necessary. If there is not enough physical space on the property to provide the required parking on the property, the applicant shall address how they are proposing to fulfill the parking demand for their use. The applicant shall provide a written analysis of parking requirements based on the following information, if applicable:
 - Building square footage for each specific use to be served by the off-street parking area;
 - Hours of operation for each use;

- Estimated number of patrons/customers at peak hours;
 - Maximum number of employees on the largest shift;
 - Availability of joint, shared, or on-street parking areas;
 - Building occupancy loads; and
 - Any additional information requested by the Planning Commission.
- The Planning Commission has the authority to reject the parking plan if they deem that an adequate amount of parking has not been provided.
- If the applicant cannot provide parking on-site, they shall pay a fee-in-lieu of payment for the required parking spaces to the City as determined by the City Engineer. The City will deposit the payment into a fund that will go towards investing in downtown parking opportunities.
- **Garages**
 - All single-family dwellings and multi-family dwellings up to 4 units shall provide a minimum of a one-car garage per dwelling unit.
 - Such garages may be attached or detached from the principal structure.
 - Any new garage that is constructed, after the date of this code's adoption, must be located a minimum of 20 feet from the front property line in order to allow for a vehicle to be parked in the driveway without overhanging the sidewalk or right-of-way.
- **Sidewalks**
 - Sidewalks are required on all public street frontages per the approval of the City Engineer.
 - Properties that are located on uncurbed streets may request to provide a fee-in-lieu of payment instead of installing the required sidewalk per approval of the City Engineer.
- **Corner Lots**
 - On corner lots, where lots have frontage on more than one public right-of-way, the required front yards shall adhere to the Development Standards table and the remaining lot line(s) shall comply with the side yard requirements.
 - Buildings, signs, landscaping, and other similar elements that are on corner lots shall be required to adhere to the clear vision zone requirements of the code.
- **Flag Lots** – Flag lots are not permitted in this zoning district.
- **Signage** – Signage shall conform to Chapter 1187.
- **Screening**
 - For non-residential uses, loading and service areas shall not be visible from the public right-of-way.
 - For non-residential uses, all roof and ground mounted mechanical equipment shall be screened from view from adjacent property and zoning districts and from roads right-of-way in all zoning districts using durable, compatible, opaque materials.
 - For non-residential uses, dumpsters shall comply with the screening requirements set forth in the Mason Landscape Ordinance.

- **Design Standards**
 - For non-residential and multi-family residential projects with nine or more units, the following design standards shall apply:
 - **Buildings Materials:**
 - A minimum of three building materials shall be used on every building façade.
 - Permitted building materials shall be high quality, durable materials including but not limited to stone, manufactured stone, brick, wood siding, glass, and fiber cement siding.
 - EIFS (Exterior Insulation and Finish System), stucco, and architectural grade metal panels may be used as accent materials on a building's exterior but may not account for more than 15% of each building façade.
 - Other equivalent building materials may be approved by Planning Commission.
 - **Form/Massing:**
 - All sides of buildings shall include a variety of architectural treatments. Architectural treatments shall include, but are not limited to, both vertical and horizontal features that break up façade walls including building projections, recesses, cornices, pilasters, contrasting horizontal or vertical bands, awnings, canopies, balconies, varying colors, or colonnades.
 - Buildings shall be designed to the human scale and should promote an active street frontage and high quality streetscape design. The primary building entrance shall be clearly identified and shall be oriented to a public street or public gathering area.



Figure XXX: Architectural Treatment Examples

▪ **Building Height:**

- Buildings in the Downtown Mason – Neighborhood Mix District that exceed 35 feet in height shall be designed to step back in height. One additional foot setback is required for each one additional foot of building height (not to exceed 45 feet). Step back requirements begin at a height of 35 feet and shall be generally illustrated in Figure XXX.

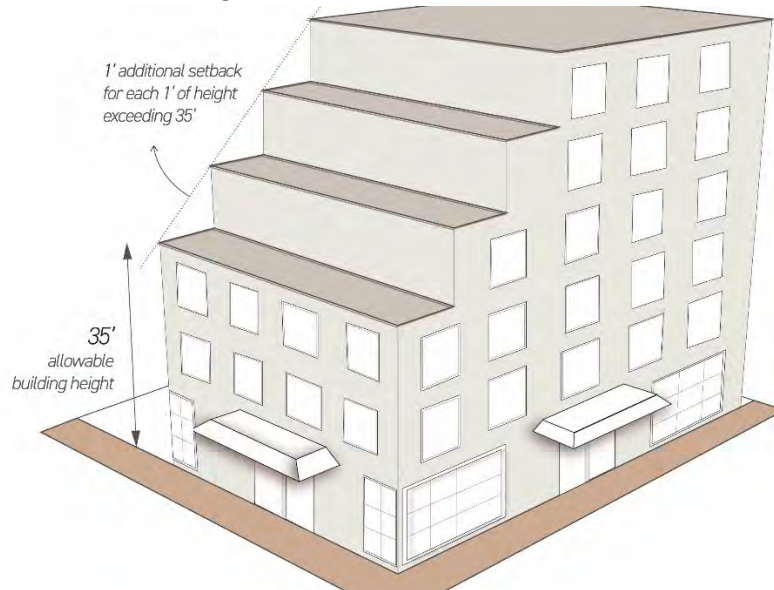


Figure XXX: Example of a building step back

▪ **Fenestration:**

- First floor elevations that are visible from the public right-of-way shall maximize window openings as appropriate for the interior use.

▪ **Screening:**

- Loading and service areas shall not be visible from the public right-of-way.
- All roof and ground mounted mechanical equipment shall be screened from view from adjacent property and zoning districts and from roads right-of-way in all zoning districts using durable, compatible, opaque materials.
- Dumpsters shall comply with the screening requirements set forth in the Mason Landscape Ordinance.

Downtown Mason – Mixed Use District (DM-MU)

- **Purpose**
 - The purpose of the Downtown Mason - Mixed Use District is to permit and encourage a wide variety of commercial activities and services in Downtown Mason while allowing for residential infill to support the district.
- **Permitted Uses**
 - Land and buildings in the Downtown Mason - Mixed Use District shall be used only for the following purposes:
 - Mixed Use Residential. Residential uses are permitted to utilize the entirety of a second story or any additional stories of a mixed use building. Residential uses shall not be permitted on the first floor of any building in this District.
 - Offices. Offices of a business, professional, service, co-working, or administrative purpose.
 - Personal Services. Barber shops, beauty salons and shops, nail salons, day spas, travel agencies, photographic studios, art studios, fitness and dance studios, and uses of a similar nature and intensity.
 - Retail and Commercial Uses. Specialty retail and commercial uses including drug stores (without a drive-through), food stores, clothing and trinket stores, furniture stores, financial establishments (without a drive-through), and uses of a similar nature and intensity.
 - Hospitality. Bed and breakfasts and boutique hotels.
 - Bars and Restaurants. Restaurants without drive-through facilities. Restaurants may include walk-up/pick-up windows.
 - Breweries and Distilleries. Micro- and nano-breweries, distilleries, wineries, and cideries.
 - Parks. Parks, playgrounds, play fields, plazas, and public gathering areas.
 - Institutions, Public, and Cultural. Public libraries, churches and other places of worship, Sunday school buildings, and parish houses.
 - Public/Private Parking Garages and Lots. Parking garages and lots for passenger vehicles only.
- **Business in Enclosed Buildings**
 - All business, services, processing, or storage of materials shall be conducted wholly within a completely enclosed building, except for designated outdoor dining/eating areas, temporary retail sidewalk sales, or other purpose if authorized by the Planning Commission.
- **Development Standards**
 - The following development standards shall apply to the Downtown Mason - Mixed Use District:

Development Standards	DM-MU District
Minimum Lot Area	-
Minimum Lot Width	-
Minimum Corner Lot Width	-
Maximum Impervious Surface Ratio	There is no maximum impervious surface ratio, but developments must still comply with applicable stormwater management regulations
Maximum Height of Principal Buildings	35’*
Minimum Floor Area of Dwelling Unit	750 sq. ft.
Minimum Setbacks for Principal Buildings	
Front	0’, 10’ for corner lots
Side	0’
Rear	0’
Maximum Setback for Principal Buildings	
Front**	20’, 25’ for corner lots
Minimum Setbacks for Accessory Buildings	
Front	***
Side and Rear	0’
<p>* Building Heights can be increased subject to section xxx (<i>step back requirement</i>)</p> <p>** For lots fronting on two streets, the principal building shall adhere to the maximum front setback from both streets</p> <p>*** Accessory structures are not permitted in the front yard</p>	

- **Residential Density.** Maximum residential density for a development shall be established during the site plan review and as approved by the Planning Commission. Residential density may exceed eight dwelling units per acre if the following conditions are met:
 - The subject property where the residential development is to be located is within the boundaries of the Downtown Mason - Residential Density Overlay;
 - The residential development meets all the applicable design and development regulations of this Chapter.

- **Setbacks**

- The area between the building and the street shall be occupied by outdoor dining areas, landscaping, pedestrian plazas, enhanced customer entrances, similar pedestrian amenities, or other unique design concepts. The area shall not include any parking areas, driveways or vehicular circulation aisles, or other vehicular-oriented purposes.
- Overhangs, awnings, and roofs may extend up to four feet into the right-of-way above a public sidewalk if an eight foot clearance is maintained for pedestrians and the projections pose no threat to the public health, safety, or general welfare.



Figure XXX: Setback and Dimensional Requirements

○ **Landscaping**

- Foundation plantings – Building foundation landscaping is required along 50 percent of the length of all sides of a non-residential building that faces a public or private street, open space, or vehicular use area located on the same lot. It is not required for portions of building facades located within 15 feet of a front property line where a streetscape or patio treatment is provided.
- Vehicular Use Area Landscaping
 - Vehicular use areas shall conform to the interior and perimeter screening requirements contained within the Mason Landscape Ordinance.
 - Parking garages or parking decks shall not be required to provide interior parking lot landscaping. Perimeter landscaping is still required per the Mason Landscape Ordinance.
- Street Trees. Street trees shall be required per the Mason Landscape Ordinance.
- Landscaping Trees. Any area not dedicated to building or pavement shall be landscaped with trees, shrubs, grass, and other natural materials.

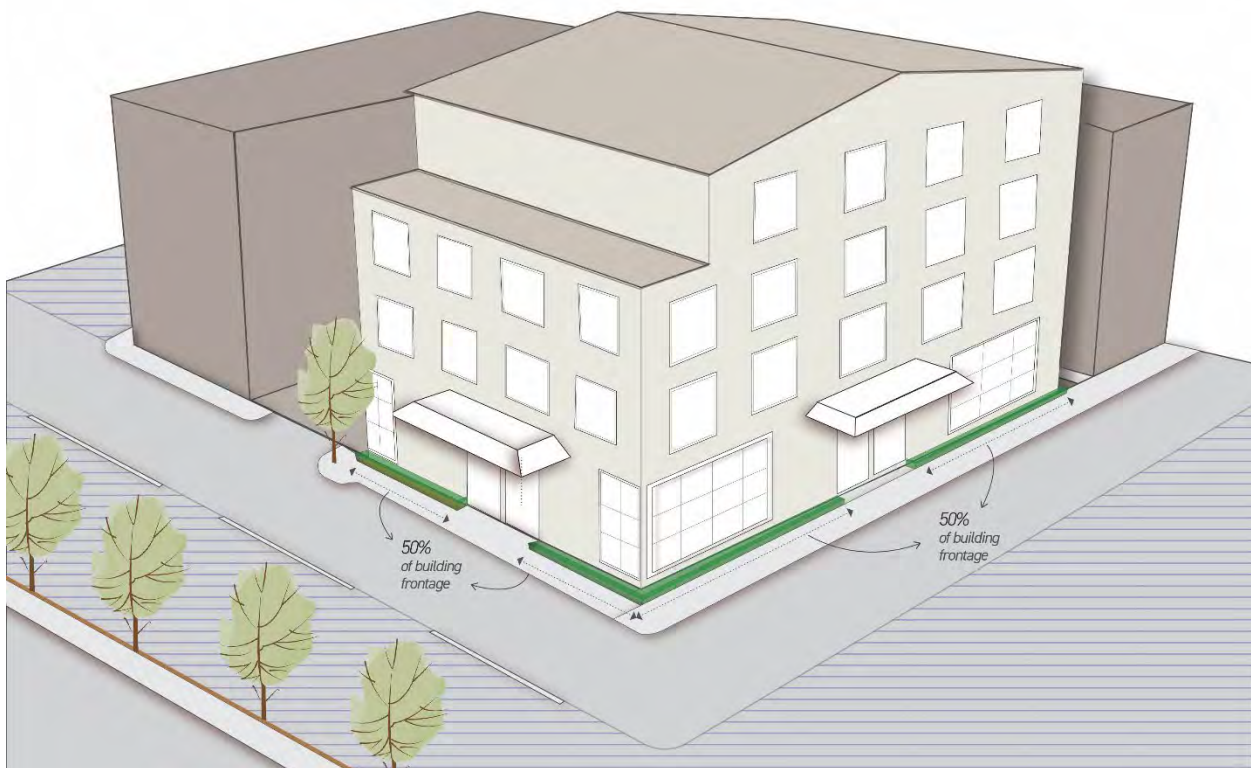


Figure XXX: Foundation Planting Requirement

○ **Parking Requirements**

- Paving. All vehicular use areas must be paved and curbed.
- Parking Plan. A parking plan is required for any new or expanded off-street parking areas within the Downtown Mason - Mixed Use District for all non-residential or multi-family uses. The parking plan shall be reviewed against the provisions of this section and any other applicable regulations and shall include the following:
 - Number of parking spaces proposed;
 - Arrangement of parking aisles;
 - Location of driveway entrances;
 - Provisions for vehicular and pedestrian circulation;
 - Location of sidewalks, curbs, lighting, and other similar site amenities and features;
 - Identification of stormwater drainage facilities;
 - An analysis and explanation of the number of required spaces per the City's Zoning Ordinance and the number of proposed parking spaces as stipulated below; and
 - Any other relevant information requested by the Planning Commission.
- Required Parking Spaces. Each applicant is required to provide an adequate number of parking spaces for the proposed use or expansion of uses, which allows for patrons, employees, or residents of the use to park within the property boundary, as necessary. If there is not enough physical space on the property to provide the required parking on the property, the applicant shall address how they are proposing to fulfill the parking demand for their use. The applicant shall provide a written analysis of parking requirements based on the following information, if applicable:
 - Building square footage for each specific use to be served by the off-street parking area;
 - Hours of operation for each use;
 - Estimated number of patrons/customers at peak hours;
 - Maximum number of employees on the largest shift;
 - Availability of joint, shared, or on-street parking areas;
 - Building occupancy loads; and
 - Any additional information requested by the Planning Commission.
- The Planning Commission has the authority to reject the parking plan if they deem that an adequate amount of parking has not been provided.
- If the applicant cannot provide parking on-site, they shall pay a fee-in-lieu of payment for the required parking spaces to the City as determined by the City Engineer. The City will deposit the payment into a fund that will go towards investing in downtown parking opportunities.

○ **Sidewalks**

- Sidewalks are required on all public street frontages per the approval of the City Engineer.

- Properties that are located on uncurbed streets may request to provide a fee-in-lieu of payment instead of installing the required sidewalk per approval of the City Engineer.
- **Corner Lots**
 - On corner lots, where lots have frontage on more than one public right-of-way, the required front yards shall adhere to the Development Standards table and the remaining lot line(s) shall comply with the side yard requirements.
 - Buildings, signs, landscaping, and other similar elements that are on corner lots shall be required to adhere to the clear vision zone requirements of the code.
- **Flag Lots** - Flag lots are not permitted in this zoning district.
- **Signage** – Signage shall conform to Chapter 1187.
- **Design Standards**
 - **Buildings Materials:**
 - A minimum of three building materials shall be used on every building façade.
 - Permitted building materials shall be high quality, durable materials including but not limited to stone, manufactured stone, brick, wood siding, glass, and fiber cement siding.
 - EIFS (Exterior Insulation and Finish System), stucco, and architectural grade metal panels may be used as accent materials on a building's exterior but may not account for more than 15% of each building façade.
 - Other equivalent building materials may be approved by Planning Commission.
 - **Form/Massing:**
 - All sides of buildings shall include a variety of architectural treatments. Architectural treatments shall include, but are not limited to, both vertical and horizontal features that break up façade walls including building projections, recesses, cornices, pilasters, contrasting horizontal or vertical bands, awnings, canopies, balconies, varying colors, or colonnades.
 - Buildings shall be designed to the human scale and should promote an active street frontage and high quality streetscape design. The primary building entrance shall be clearly identified and shall be oriented to a public street or public gathering area.

Figure XXX: Architectural Treatment Examples

- **Building Height:**

- Buildings in the Downtown Mason - Mixed Use District may exceed 35 feet if they are designed to step back in height. One additional foot setback is required for each one additional foot of building height (not to exceed 50 feet). Step back requirements begin at a height of 35 feet and shall be generally illustrated in Figure XXX.

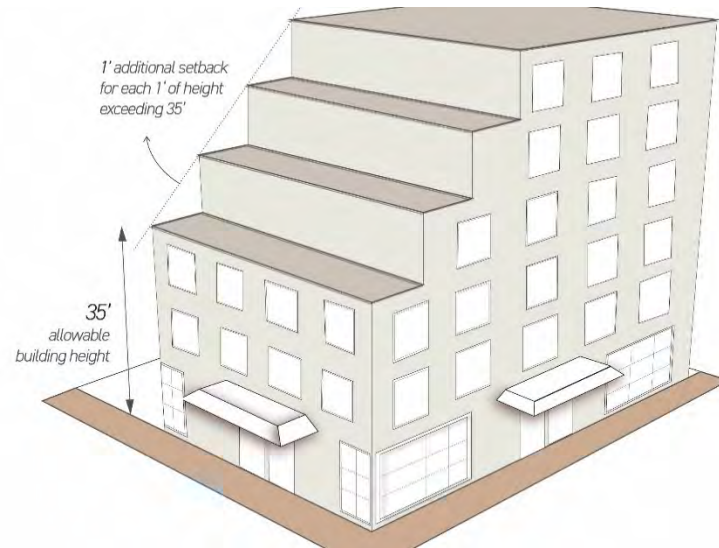


Figure XXX: Example of a building step back

- **Fenestration:**

- First floor elevations that are visible from the public right-of-way shall maximize window openings as appropriate for the interior use.

- **Screening:**

- Loading and service areas shall not be visible from the public right-of-way.
- All roof and ground mounted mechanical equipment shall be screened from view from adjacent property and zoning districts and from roads right-of-way in all zoning districts using durable, compatible, opaque materials.
- Dumpsters shall comply with the screening requirements set forth in the Mason Landscape Ordinance.

Downtown Mason - Residential Density Overlay

- **Purpose**
 - The purpose of the Downtown Mason - Residential Density Overlay District is to:
 - Establish a procedure to allow the construction of residential developments within Downtown Mason that exceed the City's maximum density of eight dwelling units per acre.
 - Promote the development of residential units that provide a unique and desired product to the City.
 - Enhance the vibrant community in Downtown Mason by increasing the number of residents in the area.
- **Creation and Boundaries**
 - This chapter of the Zoning Ordinance is created as an overlay district to be applied generally to properties zoned Downtown Mason – Neighborhood, Neighborhood Mix, or Mixed Use. The boundaries of the Downtown Mason - Residential Density Overlay shall be identified on the Official Zoning Map for the City of Mason.
- **Effects of Downtown Overlay Designation**
 - The Downtown Mason - Residential Overlay District regulations apply in combination with the underlying base zoning district regulations and all other applicable standards of this Zoning Ordinance.
- **Development Standards**
 - Residential developments within the Downtown Mason - Residential Density Overlay District may be built to a density that exceeds eight units per acre if constructed in conformance with the regulations contained herein and the development and design standards of the underlying base zoning district.
 - Based on the density, size, and scale of the residential development, a traffic impact study, school impact study, off-site improvements, and/or a neighborhood meeting may be required as part of the development approval process.
 - Residential developments shall be designed to ensure sensitive transitions from adjacent properties to high intensity residential or mixed use developments by scaling the building's size and massing to be compatible with adjacent buildings, providing large landscape buffers that provide adequate buffering, locating lower intensity uses or buildings on the periphery of a development to serve as a transition, or similar activities that would yield like results.
- **Approval and Amendment Procedures**
 - The establishment and subsequent amendments to the Downtown Mason - Residential Density Overlay shall be done in conformance with Chapter 1137 of the Mason Zoning Ordinance.

