

# Division 23-3C-6: Main Street Zones

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## 23-3C-6010 Purpose

- (A) This division establishes the requirements for land use and building form for Main Street zones, and reflects the community's vision to implement the Comprehensive Plan. These requirements are intended to ensure that proposed development is compatible with existing development and produces an environment of desirable character consistent with the Comprehensive Plan and any applicable area plan.

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## 23-3C-6020 Applicability

- (A) The requirements in this division apply to a site within the Main Street zones.
- (B) The uses allowed in Main Street zones are subject to the requirements of this division and any applicable regulations within Article 23-3D (Supplemental to Zones).
- (C) In addition to the requirements included within this division and Article 23-3D (Supplemental to Zones), a lot or use may also be subject to the following provisions of the Title:
  - (1) Division 23-3D-6 (Building Design Standards);
  - (2) Division 23-3D-8 (Outdoor Lighting);
  - (3) Division 23-3D-10 (Additional General Standards);
  - (4) Article 23-4C (Urban Forest Protection and Replanting);
  - (5) Article 23-4D (Water Quality);
  - (6) Article 23-4E (Affordable Housing);
  - (7) Chapter 23-7 (Signage); and
  - (8) Article 23-9E (Drainage).
- (D) The provisions identified in Subsection (C) may not be a complete list of requirements that apply to a lot or use. Failure to include a specific provision in Subsection (C) or anywhere else in this division does not exempt the lot or use from complying with the provision.

**23-3C-6030 Allowed Uses and Permit Requirements**

- (A) **Allowed Uses.** Table 23-3C-6030(A) (Allowed Uses in Main Street Zones) establishes the land uses that are allowed in each Main Street zone.
  - (1) Each land use listed is defined in Division 23-3C-2 (Land Use Definitions).
- (B) **Permit Required.** If Table 23-3C-6030(A) (Allowed Uses in Main Street Zones) identifies a permit requirement for the land use, then a property may not be used in that manner until the property owner or property operator obtains a permit.
- (C) **Additional Requirements.** If a land use is subject to additional requirements, Table 23-3C-6030(A) (Allowed Uses in Main Street Zones) identifies the section Division 23-3D-1 (Specific to Use) that applies.
- (D) **Uses Not Allowed.** If a land use is marked "—" or is not included in Table 23-3C-6030(A) (Allowed Uses in Main Street Zones), it is not allowed in the zone.

Table 23-3C-6030(A) Allowed Uses in Main Street Zones						
Use Type	Specific to Use Requirements	MS1	MS2A	MS2B	MS3	
<b>RESIDENTIAL</b>						
<b>(1) Residential</b>						
Accessory Dwelling Unit - Residential	23-3D-1030	P	P	P	P	
Accessory Dwelling Unit - Non-Residential	23-3D-1040	P	P	P	P	
Bed and Breakfast	23-3D-1100	P	P	P	P	
Group Residential		P	P	P	P	
Home Occupations	23-3D-1210	P	P	P	P	
Live/Work	23-3D-1220	P	P	P	P	
Multi-Family		P	P	P	P	
Senior/Retirement Housing	23-3D-1370	P	P	P	P	
Short-term Rental						
Types 1	23-3D-1380	P	P	P	P	
Types 3	23-3D-1380	P	P	P	P	
Townhouse	23-3D-1420	P	P	P	P	
<b>(2) Residential Support</b>						
No Residential Support uses allowed						

**Key for Table 23-3C-6030(A)**

P	Permitted Use	—	Not Allowed
MUP	Minor Use Permit Required	CUP	Conditional Use Permit Required
P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-3D-1 (Specific to Use).		

Table 23-3C-6030(A) Allowed Uses in Main Street Zones (continued)					
Use Type	Specific to Use Requirements	MS1	MS2A	MS2B	MS3
<b>COMMERCIAL</b>					
<b>(3) Services</b>					
Adult Care					
Small ≤6		P	P	P	P
Large 7 ≥ and ≤20		P	P	P	P
Commercial ≥21		P	P	P	P
Alternative Financial Services	23-3D-1080	—	—	—	CUP
Animal Service/Boarding					
Housepets		P	P	P	P
Business and Financial/Professional Services		P	P	P	P
Commercial Services and Repair					
No Outside Storage		CUP	CUP	CUP	CUP
w/ Incidental Outside Storage		CUP	CUP	CUP	CUP
Childcare					
Small ≤12		P	P	P	P
Large 13 ≥ and ≤36		P	P	P	P
Commercial ≥37		P	P	P	P
Hotel/Motel		P	P	P	P
Medical Services		P	P	P	P
Personal Services					
Non-restricted		P	P	P	P
Restricted		—	—	MUP	MUP
<b>(4) Office</b>					
Office, General (non-medical)		P	P	P	P
<b>(5) Automobile Related</b>					
Parking Facility		—	—	—	CUP

**Key for Table 23-3C-6030(A)**

P	Permitted Use	—	Not Allowed
MUP	Minor Use Permit Required	CUP	Conditional Use Permit Required
P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-3D-1 (Specific to Use).		

<b>Table 23-3C-6030(A) Allowed Uses in Main Street Zones (continued)</b>					
<b>Use Type</b>	<b>Specific to Use Requirements</b>	<b>MS1</b>	<b>MS2A</b>	<b>MS2B</b>	<b>MS3</b>
<b>(6) Retail</b>					
Alcohol Sales	23-3D-1070	—	—	CUP	MUP
Food Sales		P	P	P	P
General Retail					
≤ 100,000 sf		P	P	P	P
>100,000 sf		—	—	—	CUP
w/ Outside Storage	23-3D-1210	—	—	—	CUP
Mobile Retail		P	P	P	P
<b>(7) Restaurant and Bar</b>					
Bar/Nightclub					
Indoor		—	—	MUP	P
Outdoor; Late Night		—	—	CUP	MUP
Micro-Brewery/Micro-Distillery/Winery		—	—	P	P
Mobile Food Sales	23-3D-1260	P	P	P	P
Restaurant					
w/o Alcohol Sales		P	P	P	P
w/ Alcohol Sales	23-3D-1070	—	—	MUP	P
Late-Night Operation	23-3D-1070	CUP	CUP	CUP	MUP
<b>(8) Entertainment and Recreation</b>					
Performance Venue					
Indoor					
≤ 5,000 sf	23-3D-1290	—	MUP	MUP	P
> 5,000 sf	23-3D-1290	—	—	CUP	CUP
Outdoor					
≤ 5,000 sf	23-3D-1290	—	—	CUP	CUP
> 5,000 sf	23-3D-1290	—	—	CUP	CUP

**Key for Table 23-3C-6030(A)**

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P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-3D-1 (Specific to Use).		

<b>Table 23-3C-6030(A) Allowed Uses in Main Street Zones (continued)</b>					
<b>Use Type</b>	<b>Specific to Use Requirements</b>	<b>MS1</b>	<b>MS2A</b>	<b>MS2B</b>	<b>MS3</b>
<b>(8) Entertainment and Recreation (cont.)</b>					
Recreation					
Indoor ≤ 5,000 sf	23-3D-1310	P	P	P	P
Indoor > 5,000 sf	23-3D-1310	MUP	P	P	P
Outdoor, Formal	23-3D-1310	CUP	MUP	MUP	MUP
Outdoor, Informal	23-3D-1310	P	P	P	—
Outdoor, Natural	23-3D-1310	P	P	P	P
Studio: art, dance, martial arts, music	23-3D-1400	P	P	P	P
<b>INDUSTRIAL</b>					
<b>(9) Industrial</b>					
No Industrial uses allowed					
<b>(10) Innovation and Technology</b>					
No Innovation and Technology uses allowed					
<b>AGRICULTURAL</b>					
<b>(11) Agriculture</b>					
Community Agriculture	23-3D-1130	MUP	MUP	MUP	MUP
<b>CIVIC</b>					
<b>(12) Civic and Public Assembly</b>					
Government		MUP	MUP	MUP	MUP
Hospital		—	—	—	CUP
Library, Museum, or Public Art Gallery		P	P	P	P
Meeting Facility (public or private)		P	P	P	P
Public Safety Facility		P	P	P	P
Religious Assembly Facility		P	P	P	P
School					
Business, or Trade	23-3D-1360	P	P	P	P
College or University	23-3D-1360	P	P	P	P
Private Primary	23-3D-1360	P	P	P	P
Private Secondary	23-3D-1360	P	P	P	P
Public Primary	23-3D-1360	P	P	P	P
Public Secondary	23-3D-1360	P	P	P	P

**Key for Table 23-3C-6030(A)**

P	Permitted Use	—	Not Allowed
MUP	Minor Use Permit Required	CUP	Conditional Use Permit Required
P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-3D-1 (Specific to Use).		

Table 23-3C-6030(A) Allowed Uses in Main Street Zones (continued)					
Use Type	Specific to Use Requirements	MS1	MS2A	MS2B	MS3
<b>OTHER</b>					
<b>(13) Other</b>					
Accessory Uses	23-3D-1050	P	P	P	P
Communications	23-3D-1120	P	P	P	P
Utilities					
Local		P	P	P	P
Telecommunications	23-3D-1410	P	P	P	P
Transit Terminal		—	—	—	CUP
Special Uses	23-3D-1390	CUP	CUP	CUP	—

**Key for Table 23-3C-6030(A)**

P	Permitted Use	—	Not Allowed
MUP	Minor Use Permit Required	CUP	Conditional Use Permit Required
P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-3D-1 (Specific to Use).		

**23-3C-6040 Parking Requirements**

- (A) **Parking Required.** Required off street parking in the Main Street Zones is provided in Table 23-3C-6040(A) (Parking Requirements for Main Street Zones).
- (B) **Maximum Number of Parking Spaces.**
  - (1) Developments over 10,000 square feet in floor area or containing 25 or more residential units may not exceed 1.75 times the minimum number of parking spaces required. Maximum is calculated prior to any applicable parking reductions.
  - (2) Lots with frontage on a Corridor or wholly or partially located within a Center may not exceed 1.25 times the minimum number of parking spaces required. Maximum is calculated prior to any applicable parking reductions.
  - (3) The director may approve an administrative modification permitting parking in excess of the maximum number of parking spaces required by this subsection if:
    - (a) The parking is part of a shared off-site parking facility and noted as a condition on the site plan; and
    - (b) The director finds that excess parking is supported by market conditions and does not undermine established planning policies for the area.
- (C) **Parking Reductions.** See Section 23-3D-2050 (Off-street Motor Vehicle Parking Reductions) for standards for parking adjustment from Table 23-3C-6040(A) (Parking Requirements for Main Street Zones).

**Table 23-3C-6040(A) Parking Requirements for Main Street Zones**

Use Type	Off-Street Parking Requirement
<b>RESIDENTIAL</b>	
<b>(1) Residential</b>	
Accessory Dwelling Unit - Residential	None required
Accessory Dwelling Unit - Commercial	None required
Bed and Breakfast	1 plus 0.8 per bedroom
Group Residential	1 plus 1 per every 3 bedrooms
Home Occupations	None required
Senior/ Retirement Housing	0.8 per unit
All other allowed Residential uses	1 per unit
<b>(2) Residential Support</b>	
No Residential Support uses allowed	

<b>Table 23-3C-6040(A) Parking Requirements for Main Street Zones (continued)</b>	
<b>Use Type</b>	<b>Off-Street Parking Requirement</b>
<b>COMMERCIAL</b>	
<b>(3) Services</b>	
Hotel/Motel	1 per every 2 bedrooms, plus 1 per 500 sf of meeting space
Medical Services	1 per 350 sf after first 2,500 sf
All other allowed Service uses	1 per 500 sf after first 2,500 sf
<b>(4) Office</b>	
Office, General (non-medical)	1 per 500 sf after first 2,500 sf
<b>(5) Automobile Related</b>	
Parking Facility	As determined by the director
<b>(6) Retail</b>	
Food Sales	1 per 350 sf after first 2,500 sf
Mobile Retail	None required
All other allowed Retail uses	1 per 500 sf after first 2,500 sf
<b>(7) Restaurant and Bar</b>	
Bar/Nightclub (Indoor and Outdoor; Late-Night)	
First 2,500 sf of area	None required
For each square foot greater than 2,500 sf up to 10,000 sf	1 per 125 sf
For each square foot greater than 10,000 sf	1 per 100 sf
Micro-Brewery/Micro-Distillery/Winery	1 per 150 sf after first 2,500 sf of tasting area, plus 1 per 1,000 sf of production area
Mobile Food Sales	None required
Restaurant	
First 2,500 sf of area	None required
For each square foot greater than 2,500 sf	1 per 125 sf
For restaurants that provide no customer service or dining area	1 per 325 sf after first 2,500 sf
<b>(8) Entertainment and Recreation</b>	
Studio: art, dance, martial arts, music	1 per 500 sf after first 2,500 sf
All other allowed Entertainment and Recreation uses	As determined by the director
<b>INDUSTRIAL</b>	
<b>(9) Industrial</b>	
No Industrial uses allowed	
<b>(10) Innovation and Technology</b>	
No Innovation and Technology uses allowed	
<b>AGRICULTURAL</b>	
<b>(11) Agriculture</b>	
All allowed Agriculture uses	As determined by the Director



**Table 23-3C-6040(A) Parking Requirements for Main Street Zones (continued)**

<b>Use Type</b>	<b>Off-Street Parking Requirement</b>
<b>CIVIC</b>	
<b>(5) Civic and Public Assembly</b>	
Library, Museum, or Public Art Gallery	1 per 500 sf after first 2,500 sf
Meeting Facility (public or private)	1 per 500 sf after first 2,500 sf
School	
Business, or Trade	1 space per staff member, plus 1 space for every 4 students enrolled
College or University	1 space per staff member, plus 1 space for every 4 students enrolled
Private Primary	1 space per staff member
Private Secondary	1 space per staff member, plus 1 space for every 4 students enrolled in grades 11 and 12
Public Primary	1 space per staff member
Public Secondary	1 space per staff member, plus 1 space for every 4 students enrolled in grades 11 and 12
All other allowed Civic and Public Assembly uses	As determined by the director
<b>OTHER</b>	
<b>(13) Other</b>	
All allowed Other uses	As determined by director

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## 23-3C-6050 General to Main Street Zones

- (A) **Applicability.** The standards of this section apply to all development in the Main Street zones, unless otherwise provided in this section. When in conflict, the standards of this section supersede the standards of the base zone.
- (B) **Floor Area Ratio.**
  - (1) **Maximum Floor Area Ratio.**
    - (a) The maximum FAR for a lot may not exceed the highest FAR allowed in the zone for a permitted use, unless:
      - (i) Additional FAR is obtained by participation in a density bonus program; or
      - (ii) Additional FAR is obtained by utilization of the Preservation Incentive.
  - (2) **Accessory Dwelling Unit.**
    - (a) The floor area of an accessory dwelling unit counts against the FAR limit for the principal use on the lot.
- (C) **Building Frontage and Placement.**
  - (1) **Building Placement.**
    - (a) The building form standards are established in the base zone with the following exceptions:
      - (i) Restaurant or Gas Stations. Building placement standards do not apply to redevelopment of an existing pad site for a restaurant or gas station use that remains as a restaurant or gas station and the development occurs within the existing site configuration.
      - (ii) Narrow Interior Lots. Narrow interior lots less than 65 feet wide with only a single point of access to a public roadway are exempt from building placement standards.
  - (2) **Alternate Active Private Frontage.** As an option, active private frontage may be used to substitute in whole, or in part, for the net frontage standards in required in the zone. Active private frontage must conform to the standards of this subsection. See Figure 23-3C-6050(1) (Building Placement and Alternative) for reference.
    - (a) Active private frontage may be a maximum of 20 feet deep.
    - (b) Active private frontage areas must include one or more of the following amenities:
      - (i) Accessory outdoor dining, if the dining area is separated from the public right-of-way using planters, shrubs, or fencing with a maximum height of 42 inches;
      - (ii) A balcony, pedestrian sidewalk, accessible ramp, or Private Frontage that complies with Division 23-DE-5 (Private Frontages);
      - (iii) Landscape with at least one water feature;
      - (iv) A plaza; or
      - (v) Merchandise display and sale that are incidental to the use.
    - (c) An amenity provided in active public use areas must not obstruct the open pedestrian connection between the building's primary entrance and the sidewalk.

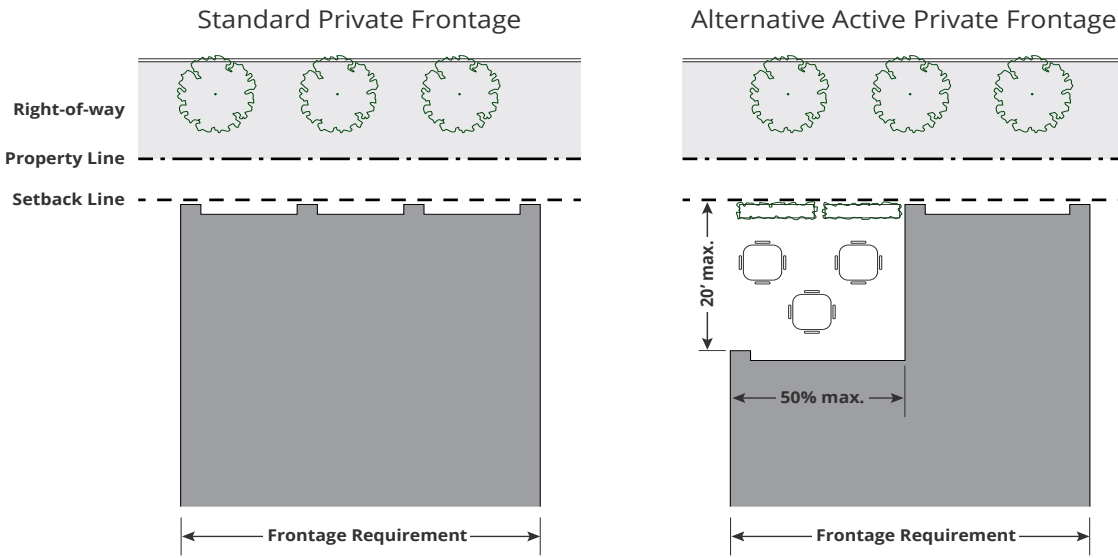


Figure 23-3C-6050(1) Building Placement and Alternative

**(D) Building Entrance.**

- (1) A pedestrian entrance must face and connect directly to the primary street, or for corner lots, from the primary and side street.
- (2) A pedestrian entrance must be provided at least every 75 feet along the elevation facing the primary street, or for corner lots, along the primary and side streets.

**(E) Ground Floor.** On the ground floor of a building along a primary street, the net frontage may only contain an allowed non-residential pedestrian-oriented use as defined in Division 23-3C-2 (Land Use Definitions). Lobbies to upper floor uses or lobbies to residential uses are allowed.

**(F) Special MS Zone Designations.**

**(1) Purpose and Applicability.**

- (a) The purpose of the zone designations established by this section is to:
  - (i) Maintain the thresholds for participation in the density bonus program applicable to commercial zones in which residential uses were not allowed prior to the effective date of this Title; and
  - (ii) Prohibit residential uses where appropriate based on a future land use map designation or other planning considerations.
- (b) This section applies to properties in an MS zone when designated with “-Q,” “-V,” or “-W” on the zoning map.

**(2) “Q” Zone Designation.**

- (a) Notwithstanding the base zone regulations established in this division, the base units per acre for an allowed residential use in the “-Q” designation is zero.

- (b) Where participation in an affordable housing density bonus program is authorized under Article 23-4E (Affordable Housing), the total number of dwelling units permitted within the “-Q” designation may not exceed the sum of the base dwelling units per acre and the bonus units per acre, as listed in the Table (A)(Lot Size and Intensity) for the applicable base zone.
- (3) **“V” Zone Designation.** Property with the “-V” designation is subject to the requirements for the applicable MS zone, as provided in this division, and to the affordable housing program requirements applicable to the “-V” designation under Article 23-4E (Affordable Housing).
- (4) **“W” Zone Designation.** Notwithstanding the use classifications established Section 23-3C-6030 (Allowed Uses and Permit Requirements), residential uses are not permitted on parcels with the “-W” designation.