

2) Boundary

Subdistrict 1A consists of the triangular-shaped area bound by Main Street and 6th Street, as illustrated in Figure 3-35.

3) Permitted Uses

a) Figure 3-36 presents uses permitted within Subdistrict 1A. The table details permitted uses. Other cultural facility-related uses that have the same parking demand as the existing use not specified herein, as well as a change of use, may be allowed subject to the approval of the Director.



Figure 3-35 Main Street Library Subdistrict 1A Map

<u>Permitted Uses Subdistrict 1A</u>				
<u>Use</u>	<u>Permitted</u>	<u>Admin Permit</u>	<u>CUP from PC</u>	<u>CUP from ZA</u>
Accessory Uses ¹			✓	
Community Theater ²			✓	
Library			✓	
Park	✓			
¹ Accessory uses to primary uses such as a gift shop, retail uses, or small cafe				
² Must be associated with a use permitted within this table.				

Figure 3-36 Permitted Uses Subdistrict 1A of District 1

4) Development Standards

a) Figure 3-37 presents a summary of the development standards for the Main Street Library property only. This figure is only a summary of the standards and the sections of the plan referenced in the figure must be consulted for the complete requirements of each standard.

1) Maximum Site Coverage

50% of the net site area.

2) Floor Area Ratio

FAR = 0.6 maximum

3) Maximum Building Height

35' maximum.

4) Setbacks

a) 20' minimum interior setback for the portion of the site bordering the existing residential development.

b) No other setbacks shall be required.

- 5) Parking
 - a) Shall be provided.
- 6) Public Open Space
 - a) Shall have no net loss of green space equivalent to approximately 27,944 sf.
 - b) Shall incorporate the following amenities: open green space for pedestrian use and public events; shade and accent trees; benches; trash receptacles; decorative lighting; bicycle parking; and a variety of public art elements.
- 7) Loading
 - >Loading and delivery activities shall be designed to minimize impacts to nearby neighborhoods.

<u>Summary of Development Standards for the Main Street Library Site</u>		
	<u>Subdistrict 1A: Main Street Library Site Only</u>	<u>Section</u>
Maximum Site Coverage	50% net site area	3.3.1.20.4.a.1
Floor Area Ratio	0.6	3.3.1.20.4.a.2
Maximum Building Height	35'	3.3.1.20.4.a.3
Setbacks	20' adjacent to residential	3.3.1.20.4.a.4
Parking	Provided above or below grade	3.3.1.20.4.a.5
Public Open Space	No net loss of green space (27,944 sf)	3.3.1.20.4.a.6
Loading	Minimize impact to adjacent neighborhoods	3.3.1.20.4.a.8

Figure 3-37 Summary of Development Standards Subdistrict 1A of District 1