

## F. Main Street (MS) District

<h1 style="margin: 0;">MS</h1> <h2 style="margin: 0;">Main Street District</h2>			
<b>1. Purpose</b>			
<p>The purpose of the Main Street (MS) District is to provide <b>lands</b> for <b>shopping center</b>, other commercial, and <b>mixed-use development</b> at moderate to relatively high intensities in the Main Street area and the portion of Indigo Run between U.S. Highway 278 and Pembroke Drive. Generally, the district places an emphasis on moderate-scale <b>buildings</b>, quality design, and pedestrian orientation (balanced with some accommodation of auto-oriented <b>development</b>).</p>			
<b>2. Allowable Principal Uses</b>			
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
<b>Residential Uses</b>			
<i>Mixed-Use</i>	PC	Sec. 16-4-102.B.1.a	Residential
			Nonresidential
<i>Multifamily</i>	P		1 bedroom
			2 bedroom
			3 or more bedrooms
<b>Public, Civic, Institutional, and Educational Uses</b>			
<i>Community Service Uses</i>	P		1 per 400 GFA
<i>Education Uses</i>	P		Colleges and High Schools
			Elementary and Junior High Schools
			Other <b>Education Uses</b>
<i>Government Uses</i>	P		Fire Stations
			Other
<i>Major Utilities</i>	SE		1 per 1,500 GFA
<i>Minor Utilities</i>	P		n/a
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2
<i>Religious Institutions</i>	P		1 per 3 seats in main assembly area
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a
<i>Telecommunication Towers, Monopole</i>	PC	Sec. 16-4-102.B.2.e	1
<b>Health Services</b>			
<i>Other Health Services</i>	P		1 per 225 GFA
<b>Resort Accommodations</b>			
<i>Bed and Breakfasts</i>	PC	Sec. 16-4-102.B.4.a	1 per guest room
<i>Hotels</i>	P		1 per guest room
<b>Commercial Recreation</b>			
<i>Indoor Commercial Recreation Uses</i>	P		1 per 3 <b>persons</b> + 1 per 200 GFA of office or similarly used area
<b>Office Uses</b>			
<i>Contractor's Offices</i>	PC	Sec. 16-4-102.B.6.a	1 per 350 GFA of office/administrative area
<i>Other Office Uses</i>	P		1 per 350 GFA
<b>Commercial Services</b>			

Chapter 16-3: Zoning Districts  
 Sec. 16-3-105. Mixed-Use and Business Districts

<b>Bicycle Shops</b>	PC	Sec. 16-4-102.B.7.c	1 per 200 GFA
<b>Eating Establishments</b>	PC	Sec. 16-4-102.B.7.e	1 per 100 sf of <b>gross floor area</b> and outdoor eating area
<b>Grocery Stores</b>	P		1 per 200 GFA
<b>Liquor Stores</b>	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA
<b>Open Air Sales</b>	PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area
<b>Shopping Centers</b>	PC	Sec. 16-4-102.B.7.j	1 per 335 GFA
<b>Other Commercial Services</b>	P		See Sec. 16-5-107.D.2

**3. Development Form Standards**

MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	12 du	Max. <b>Impervious Cover</b>	60%
<b>Hotel</b>	35 rooms	Min. <b>Open Space</b> for Major Residential <b>Subdivisions</b>	16%
Nonresidential	9,000 GFA		
MAX. BUILDING HEIGHT			
All <b>Development</b>	45 ft <sup>1</sup>		

**USE AND OTHER DEVELOPMENT STANDARDS**

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

**TABLE NOTES:**  
 P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. May be increased by up to ten percent on demonstration to the **Official** that:

- a. The increase is consistent with the character of **development** on surrounding **land**;
- b. **Development** resulting from the increase is consistent with the purpose and intent of the **building height** standards;
- c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed **development**, or (2) results in improved site conditions for a **development** with **nonconforming site features**;
- d. The increase will not pose a danger to the public health or safety;
- e. Any adverse impacts directly attributable to the increase are mitigated; and
- f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.