

(ii) PS-3 – Parkside High Intensity Mixed-Use District Development Regulations Table.

PS-3 – Parkside High Intensity Mixed-Use District Development Regulations		
MAXIMUM FAR		
3.00		
MAXIMUM HEIGHT		
10 Stories, not to exceed 140 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft.	0 ft.
Alley	5 ft.	5 ft.

(iii) PS-3 – Parkside High Intensity Mixed-Use District Special Requirements.

Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

g. Pembroke Road District.

(1) Pembroke Road District Purpose and Character.

- (a) Encourage regional commercial uses of various scales and intensities, which serve the entire city and adjacent neighborhoods.
- (b) Promote development that is viable with the high levels of traffic on Pembroke Road.
- (c) Establish a balance between vehicular transit and pedestrian access to encourage pedestrian activity.
- (d) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

(2) Pembroke Road District Use and Development Regulations:

- (a) PR – Pembroke Road Mixed-Use District

(i) PR – Pembroke Road Mixed-Use District Use Table.

PR – Pembroke Road Mixed- Use District Uses			
<u>Main Permitted Uses</u>	<u>Accessory Uses</u>	<u>Special Exception Uses</u>	<u>Prohibited Uses</u>
<u>Adult Educational Facilities¹</u> <u>Amusement Uses (Indoor and Outdoor)</u> <u>Antique, Consignment, Collectible, and Vintage Store</u> <u>Artisan and Maker Manufacturing and Space</u> <u>Assembly of Pre-manufactured Parts for Sale on Premises</u> <u>Automotive Rental</u> <u>Automotive Repair</u> <u>Automotive Sales, New and Used</u> <u>Bar, Lounge, or Night Club</u> <u>Bed and Breakfast Inn</u> <u>Cabinet, Furniture, and Upholstery Shop</u> <u>Car Wash²</u> <u>Coin Laundry³</u> <u>Commercial Uses</u> <u>Contractor Shop and Storage (Indoor)</u> <u>Dry Cleaner</u> <u>Food Processing</u> <u>Funeral Home</u> <u>Hotel</u> <u>Institutional</u> <u>Live-Work</u> <u>Microbrewery, Microdistillery, and Microwinery</u> <u>Motel</u> <u>Multi-Family Residential, except on the ground floor adjacent to</u>	<u>Automotive Paint or Body</u> <u>Light Manufacturing associated with Retail or Showroom</u> <u>Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use⁴</u> <u>Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery⁵</u> <u>Any use customarily associated with one of the Main Permitted Uses</u>	<u>Day Care Facility</u> <u>Schools (K-12)</u> <u>Service Station</u>	<u>Adult Entertainment or Adult Related Uses</u> <u>All General and Heavy Manufacturing Uses</u> <u>Pawn Shop</u> <u>Psychic Help Uses</u> <u>Any use not listed as a Main Permitted Use</u>

<u>Pembroke Road.</u> <u>Museum, Art Gallery,</u> <u>and Similar Cultural</u> <u>Uses</u> <u>Office</u> <u>Outdoor Storage</u> <u>Parking Lot and Garage</u> <u>(Commercial)</u> <u>Personal Service</u> <u>Place of Worship,</u> <u>Meeting Hall, and</u> <u>Fraternal Lodge</u> <u>Restaurant</u> <u>Retail (Indoor)</u> <u>Sales, Storage, or</u> <u>Display of Lumber or</u> <u>Building Materials</u> <u>Schools (Business,</u> <u>Commercial, or</u> <u>Vocational;</u> <u>Recreational or</u> <u>Cultural; and</u> <u>University)¹</u> <u>Single Family, except</u> <u>adjacent to</u> <u>Pembroke Road.</u> <u>Self-Storage Facility</u> <u>Thrift Shop</u> <u>Wholesale and</u> <u>Warehousing</u>			
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

² Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.

³ Coin Laundries shall be fully enclosed and air-conditioned.

⁴ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

⁵ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) PR – Pembroke Road Mixed-Use District Development Regulations Table.

PR – Pembroke Road Mixed-Use District Development Regulations		
MAXIMUM FAR		
3.00		
MAXIMUM HEIGHT		
10 Stories, not to exceed 140 ft. Sites or portions of sites within 100 feet of FH-1, PS-1: 5 Stories, not to exceed 55 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft.	0 ft. When adjacent to PS-1: 100 ft.
Alley	5 ft.	5 ft.

(iii) PR – Pembroke Road Mixed-Use District Special Requirements.

a. For lots which abut Pembroke Road, the tower orientation shall be towards Pembroke Road.

b. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

h. Sheridan Street District.

~~(1) Sheridan Street District Purpose and Character.~~

~~(a) Encourage regional commercial uses of various scales and intensities, which serve the entire city and adjacent neighborhoods.~~

~~(b) Promote development that is viable with the high levels of traffic on Sheridan Street.~~

~~(c) Establish a balance between vehicular transit and pedestrian access to encourage pedestrian activity.~~

~~(d) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.~~

~~(2) Sheridan Street District Use and Development Regulations:~~

~~(a) SS – Sheridan Street Mixed-Use District.~~