

#### **Section 23.3-4. Inclusionary as to Permitted Use.**

The intent of this chapter is that it be "inclusionary." That is, principal uses, accessory uses, and conditional uses specifically stated for each zoning district shall be the only uses permitted. Any use proposed within any given zoning district which is not a stated use or use type within said district is expressly prohibited. Questions of whether a use is of a type listed shall be interpreted by either the Planning and Zoning Board or the Historic Resources Preservation Board, but no use variance shall be approved.

#### **Section 23.3-30. FEC Corridor District Overlay**

a) *Intent.* The FEC Corridor District Overlay is designed for the narrow lots located directly east of and adjacent to the FEC railroad tracks and west of North G Street, between 3<sup>rd</sup> Avenue North and 13<sup>th</sup> Avenue North. These lots are zoned MU-DH Mixed Use – Dixie Highway, TOD-E Transit Oriented Development – East and AI Artisanal Industrial; however, their small size and configuration makes development challenging. The overlay district allows additional uses that could be appropriately developed on these irregular non-conforming lots. Use of an overlay district also allows for the lots to retain their underlying zoning and, therefore, potentially be developed as part of larger mixed use, TOD, or artisanal industrial projects.

b) *Use restrictions.* Refer to Permitted Use Table at Section 23.3-6 for a complete list of uses, which are in addition to those uses allowed by the underlying zoning district.

1. Dead storage mini warehouse facilities.
2. Mobile food vending courts.
3. Open air farmer's market or produce market.

c) *Development regulations.* In addition to the development regulations of the underlying zoning district, the lots are afforded the following specific setbacks.

1. Front Setback: eight feet (8'-0") for North G Street frontages.
2. Street Side Setback: twenty feet (20'-0") for street frontages other than Tenth Avenue North and North G Street.
3. Tenth Avenue North Setback: forty feet (40'-0") and shall apply to both buildings and parking areas.
3. Rear Setback: three feet (3'-0") for FEC right of way frontages. A planting buffer shall be installed within the three (3) foot buffer.