

Section 10-202 ASN-B All Saints Neighborhood Infill/Moderate Intensity District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Special Exceptions and Accessory Uses
<p>The ASN-B, Infill/Moderate Intensity District is intended to be located in areas designated downtown on the future land use map of the comprehensive plan and comprises roughly the western half of the All Saints district, with specific boundaries as depicted on the zoning atlas downtown area map series. The area’s historical industrial land use and predominant development pattern is represented in such landmarks as the Wahnish Cigar Factory, the Coca-Cola Bottling Plant, and the Middle Florida Ice Company Cold Storage building. The predominant historical pattern is of warehouse like buildings occupying most of their lot areas, with relatively modest or no setbacks from the street. Buildings in this district should contribute to a strong sense of street enclosure.</p> <p>While adaptive reuse of these remaining historic structures is encouraged, the ASN-B, Infill/Moderate Intensity District principally emphasizes infill development and redevelopment at a greater density than ASN-A, for a broad range of moderate intensity uses. The intention is to create a moderate intensity district with an urban character and a lively street environment, to serve as a transition between adjacent Districts, with building forms and spaces different from both of those Districts.</p> <p>The residential density shall not be less than 16 dwelling units per acre and shall not exceed 50 dwelling units per gross acre.</p> <p>Development Standards for this zoning district are established with the Downtown Overlay Regulating Plan map series and applicable sections of Division 4.</p>	<ol style="list-style-type: none"> 1. Accounting, Auditing, & Bookkeeping Services 2. Administration of Educational Programs 3. Advertising Agencies 4. Apparel & Accessory Stores 5. Beauty & Barber Shops 6. Bed & Breakfast Inns 7. Bookstores 8. Business Offices and Services 9. Camera & Photographic Supply Stores 10. Catalog & Mail Order Houses 11. Community facilities including police/fire stations; libraries with less than 7,500 square feet; vocational schools; colleges & universities 12. Computer & Computer Software Stores 13. Computer Programming & Data Processing Services 14. Consumer Credit Reporting Agencies 15. Dance Studios & Halls 16. Day Care Services 17. Drug Stores & Proprietary Places 18. Eating & Drinking Places, including outdoor dining 19. Engineering, Architectural, & Surveying Services 20. Florists 21. Gift, Novelty, & Souvenir Stores 22. Hobby, Toy, Game Shops 23. Home Furniture & Furnishings Stores 	<ol style="list-style-type: none"> 24. Home Health Care Services 25. Insurance Agents, Brokers, & Services 26. Insurance Carriers 27. Jewelry Stores 28. Laundromats, Laundry & Dry Cleaning Pick-up Stations 29. Legal Services 30. Luggage & Leather Goods Stores 31. Mailing, Reproduction, Commercial Art 32. Management & Public Relations Services 33. Membership Organizations 34. Miscellaneous General Merchandise Stores 35. Miscellaneous Personal Services (the following are prohibited: steam baths, tattoo parlors, Turkish baths, & valet parking) 36. Miscellaneous Retail Stores (with the following exceptions: auction rooms, awnings, fireworks, hot tubs, gravestones, ice dealers, monuments, sales barns, swimming pools, tombstones, whirlpools) 37. Multiple Family dwellings 38. Museums & Art Galleries 39. Musical Instrument Stores 40. News Dealers & Newstands 41. News Syndicates 42. Offices of Doctors, Dentists, & Other Health Practitioners <p>(1) Special Exception Uses:</p> <ol style="list-style-type: none"> a. Banks & Other Financial Institutions b. Bowling Centers c. Fruit & Vegetable Markets d. International Affairs e. Liquor Stores f. Meat & Fish Markets (no freezer plants) g. Medical & Dental Laboratories h. Motion Picture Theaters, except Drive-in i. Off-Street Parking Facilities j. Services Allied to Motion Picture Production k. Theatrical Producers, except Motion Picture <p>(2) Accessory Uses:</p> <ol style="list-style-type: none"> a. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more that 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator. b. Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.

1. District Intent	PERMITTED USES	
	2. Principal Uses	
ASN-B, Infill/Moderate Intensity District (continued)	43. Optical Goods Stores 44. Personnel Supply Services 45. Photofinishing Laboratories 46. Physical Fitness Facilities 47. Radio, Television, & Publishers' Advertising Representatives 48. Real Estate 49. Research Organizations, Commercial & Noncommercial 50. Record & Prerecorded Tape Stores 51. Residential Care 52. Residential: Single-family detached dwellings; Single-family attached dwellings with up to 5 units; & Two-family dwellings 53. Retail Bakeries 54. Retail Candy, Nut, & Confectionary Stores 55. Retail Dairy Product Stores 56. Reupholstery & Furniture Repair 57. Rooming & Boarding Houses (except dorms)	58. Security & Commodity Brokers, Dealers, Exchanges, & Services 59. Security Systems Services (monitoring) 60. Sewing, Needlework, & Piece Goods 61. Shoe Repair & Shoeshine Parlors 62. Social Services (Community Development & Improvement Groups & Organizations only) 63. Stationery Stores 64. Studios for Photography, Music, Art, Dance, & Drama 65. Tax Return Preparation Services 66. Tobacco Stores & Stands 67. Tour Operators 68. Travel Agencies 69. Used Merchandise Stores 70. Video Tape Rental 71. Watch, Clock, & Jewelry Repair