

50-16.7 Form District 6 (F-6) mid-rise neighborhood shopping.

A. Purpose.

This district was created to respond to the commercial nodes present in the Central Hillside neighborhood (14th Street from Mesaba Avenue to Third Avenue East). These nodes are separated by residential developments, which were not included in the study area. Main Street Building II, Corridor Building II, and Cottage Commercial Building I provide flexibility in the style of commercial building, with the Cottage Commercial building type especially applicable when it's located adjacent to residential development. Permitted and special uses are shown in Table 50-19.8;

		Form Districts								
		F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9
Building Types	Main Street Building I	•	•							
	Main Street Building II			•	•	•	•			
	Main Street Building III							•	•	
	Corridor Building I		•							
	Corridor Building II				•	•	•			
	Lakefront Corridor									•
	Corridor Building III								•	
	Cottage Commercial I		•				•			
	Cottage Commercial II				•					
	Iconic Building		•		•	•	•		•	

B. Example.



Example of Cottage Commercial I



Example of Main Street Building II

C. Illustration.

See Section 50-22 for illustrations of building types permitted in the F-6 district. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 1, Ord No. 10522, 9-11-2017 § 1)