

**Section 10-199. SCD, Special Character District**

See the following chart for district intent, permitted uses, and notes for the Special Character District zoning district:

<i>1. District Intent</i>	<i>PERMITTED USES</i>		
	<i>2. Principal Uses</i>	<i>3. Prohibited Uses</i>	<i>4. Accessory Uses</i>
<p>The special character district (SCD) is intended to complement the historical nature of this area. The special character district (SCD) encourages a mix of uses characterized by a broad range of complementary uses which support eighteen-hour activity in a lively urban setting in harmony with the distinctive scenographic qualities, historic height and scale. The intent is to encourage specialty retail/restaurant/entertainment uses with a primary target market of downtown office workers and visitors. The following are also encouraged to:</p> <p>a. Provide street-level activity in new buildings and discourage parking;</p> <p>b. Maintain consistency of new buildings with the architectural context of the district (not overwhelming or incompatible);</p> <p>c. Protect the existing scale and architectural character of historic areas with the district;</p> <p>d. Promote a pedestrian environment and complement the unique "park-like" setting of Park Avenue; and</p> <p>e. Encourage mixed use: civic, cultural, residential, retail, office, and multiple use projects.</p> <p>The areas designated under the special character district generally front Park Avenue between M.L. King, Jr. Boulevard and Meridian Street. A second, smaller-special character district extends north of Tennessee Street to Carolina Street.</p> <p><b>Development Standards for this zoning district are established within the Downtown Overlay Regulating Plan map series and applicable</b></p>	<ol style="list-style-type: none"> <li>1. Active and passive recreational facilities.</li> <li>2. Banks and other financial institutions, without drive-in facilities.</li> <li>3. Bed and breakfast inns; as governed by Section 10-412.</li> <li>4. Community facilities, including libraries, religious facilities, police/fire stations, and elementary, middle, high and vocational schools, and college and university facilities. Other community facilities may be allowed in accordance with Section 10-413 of these regulations.</li> <li>5. Commercial sports.</li> <li>6. Day care centers.</li> <li>7. Equipment rental, outdoor storage prohibited.</li> <li>8. Funeral parlors; crematoriums prohibited.</li> <li>9. Hotels and motels.</li> <li>10. Indoor amusements (theaters, billiards, etc.)</li> <li>11. Laundromats, laundry and dry cleaning pick-up stations.</li> <li>12. Mailing services.</li> <li>13. Medical and dental offices and services, laboratories, and clinics.</li> <li>14. Museums and art galleries.</li> <li>15. Non-medical offices and services, including business and government offices and services.</li> <li>16. Nursing homes and other residential care facilities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Automotive rental, sales, service, repair.</li> <li>2. Fraternity and sorority houses.</li> <li>3. Hardware stores.</li> <li>4. Hospital.</li> <li>5. Mobile home dealers</li> <li>6. Motor vehicles, boat, and RV dealers.</li> <li>7. Retail nurseries, lawn and garden supply stores.</li> </ol>	<p>(1) 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 than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

<p><b>sections of Division 4.</b></p>	<ol style="list-style-type: none"> <li>17. Personal services (barber shops, fitness clubs, tailoring, etc.).</li> <li>18. Repair services, non-automotive; outdoor storage prohibited.</li> <li>19. Residential – any dwelling unit type, except mobile homes.</li> <li>20. Restaurants, without drive-in facilities.</li> <li>21. Retail, miscellaneous – bakeries, electronics, florists, liquor stores, used merchandise, newsstand, books, greeting cards, toys, luggage, clothing, shoes, department store, furniture, grocers, etc.</li> <li>22. Rooming and boarding houses.</li> <li>23. Social, fraternal, and recreational clubs and lodges; assembly halls.</li> <li>24. Structured parking.</li> <li>25. Studios for photography, music, art, dance, drama, and voice.</li> <li>26. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</li> </ol>		
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