

Sec. 6-700 KR/King Street urban retail zone.

6-702 Uses.

Uses in the King Street urban retail zone are divided into two categories, depending on their location, in order to protect and enhance opportunities for existing and future retail uses. The two use categories, which are each further divided into permitted and special uses, are defined as followed:

Ground floor uses: Retail and other active uses are emphasized in the ground floor uses category. The ground floor uses category applies to uses to be located in the space within the first 50 feet of a building, measured from the front building wall, and in a building that is set back no further than 30 feet from a front property and with a first floor of the building within four feet above the sidewalk grade.

Upper floor uses: The second category of uses is all space that is not located within the ground floor of a building, as that is defined above. Upper floor uses may be located on floors above the ground floor, in the space on the ground floor beyond the 50 feet threshold for ground floor uses, and in buildings not considered retail appropriate because they are elevated above grade or set back an excessive distance from the street as expressed above.

(B) Upper floor uses.

(1) Permitted uses:

(b) ~~Multi-unit family~~ dwelling units or up to eight auxiliary dwelling units;

(l) ~~Reserved Rooming house;~~

6-703 Parking requirements for residential uses.

Notwithstanding any contrary provisions of this ordinance, for residential uses, other than ~~multi-unit family~~ dwellings, a minimum of one parking space is required for each dwelling unit.

6-705 Building and development requirements.

(A) *Frontage, lot and yard requirements.* There shall be no frontage, lot or yard requirements, except for the supplemental yard and setback provisions of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(C) *Floor area ratio.*

(2) For properties west of South Peyton Street on the south side and west of Harvard Street on the north side of King Street, the following FAR limits apply:

(b) Residential.

(1) For residential uses other than those specified by section 6-705(C)(2)(b)(2) below, the maximum permitted FAR is 1.25, ~~not to exceed one dwelling unit for each 800 square feet of lot area or 54.45 units an acre.~~

6-708 Co-living dwellings.

Notwithstanding any contrary provisions of this ordinance, the following uses may be allowed by the director by administrative review and approval pursuant to the standards and procedures of section 11-513 of this ordinance: Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit family dwellings in this zone.
