

# 10th Avenue

A Mixed Use Development

## Development Standards

### GENERAL NOTES:

1. The current plan which supports 31 parking spaces will provide up to 2,000 square feet of Full Service Restaurant, 4,800 square feet of General Retail and 6,800 square feet of General Office. A combination of different uses may require a different amount of parking. All uses must meet the minimum requirements of the metro zoning code.
2. All office, retail, and commercial establishments shall be required to close by 9:30pm.
3. General Office space shall be limited to 2,500 square feet per establishment.
4. Outdoor Dining shall be defined as follows: any dining that occurs out- of- doors, uncovered, in the open air. Large doors, or windows can be opened to allow for fresh air, but can be closed to prevent noise.

<b>ZONING DISTRICT LAND USE TABLE</b>	
P: Permitted by Right	
	<b>SP</b>
<b>Residential Uses:</b>	
Multi-Family	P
Home Occupation	P
<b>Institutional Uses:</b>	
Cultural Center	P
<b>Educational Uses:</b>	
Community Education	P
Personal Instruction	P
<b>Office Uses:</b>	
Financial Institution	P
General Office ( except for check cashing and cash advance establishments)	P
Leasing/ Sales Office	P
<b>Medical Uses:</b>	
Medical Office	P
<b>Commercial Uses:</b>	
ATM	P
Business Service	P
Custom Assembly	P
Home Improvement Sales	P
Personal Care Services	P
Restaurant, Full Service. Provided no outdoor dining is allowed. Please see definition for outdoor dining in the General Notes.	P
Restaurant, Take Out	P
Retail	P
<b>Recreation and Entertainment Uses:</b>	
Greenway	P
Park	P