

# MAIN STREET DISTRICT ( M )

## CHAPTER 7A

700A Purpose. The purpose of this district is to group downtown business and commercial uses into one district that has been designated the Main Street District. This area is encompassed by the following boundaries: On the north by the old railroad right of way; on the south by Second Avenue; on the west by the north-south alley between Walnut Street and State Street; and on the east by the west side of School Street. Properties with this Main Street District zoning shall be designated as "M" on the Official Zoning Map of the City of Augusta.

701A Permitted Uses. The following uses are permitted with restrictions as outlined in section 702A.

- Antique Shop
- Appliance Stores (new)
- Apparel Store
- Art Gallery
- Automobile Accessories (new)
- Bakery and/or Candy Shop
- Barber and/or Beauty Shop
- Bed and Breakfast Inn
- Bicycle Store
- Book Store
- Bread Store
- Camera and/or Photographic Supply Store
- Carpet and/or Flooring Store
- Children's Toy Store
- China and/or Glassware Store
- Clinics for Dental, Health, and Medical but not for animals
- Coffee Shop, Tea Room and/or Donut Shop
- Department Store
- Drugstore and/or Pharmacy
- Electronic Sales Store
- Florist Shop
- Furniture Store (new and/or used)
- Furrier Shop
- Garden Shop/Store (cannot store flammables)
- Gift Shop

- Health Food Store and/or equipment
- Hobby Shop
- Interior Decorating Stores including making draperies, slipcovers, and other articles (cannot store flammables)
- Jewelry Store
- Leather Goods and/or Luggage Stores
- Motor Vehicle Sales Store (new, restored, classic, etc.)
- Music Store and/or Instrumental Band Sales and Repair
- Pet Store and/or Grooming
- Photocopy Office
- Quilt and/or Fabric Store
- Residential Dwellings (upper floors only) with Restrictions Outlined in 704A
- Restaurant (no alcohol)
- Sewing Machine Sales and Service
- Sporting Goods Store
- Theaters (Indoor)
- Vision Care and Optical Sales and Service

702A Outdoor Storage or Display Restrictions.

- .1 No permanent outdoor storage or display
- .2 Temporary sidewalk signs may be allowed for special promotions and shall be removed at close of business day.
- .3 Maintain an unobstructed 6 foot path for public and/or wheelchairs. (From the curb or from the building)
- .4 Restaurants are allowed to place tables and chairs on the sidewalk as long as they maintain a minimum of a 6 foot path and are not cause for problems with trash or debris, rodents, etc. Tables and chairs shall be removed at the close of business day.

703A Conditional Use Permit. All uses not permitted in Section 701A shall require a Conditional Use Permit.

704A Residential Dwelling Restrictions.

- .1 May occupy an existing or newly constructed building, but on upper floors only.
- .2 Existing residential dwellings, when remodeled or renovated, must meet the requirements of the Building Code for commercial buildings.
- .3 All new residential dwellings will be required to provide off street parking.
- .4 A Site Development Plan may be required.

705A Requirements for New Construction.

- Minimum Lot Size 3,125 Square Feet
- Minimum Lot Frontage 25 Feet
- Minimum Lot Depth 125 Feet
- Front Setback 0 Feet \*
- Rear Setback 20 Feet
- Side Setback 0 Feet \*
- Maximum Structure Height – Shall be Determined by the Building Code

\* Buildings shall be in line with buildings on either side

706A Hazardous materials handling, storage and use: The use, storage and handling of hazardous materials shall be limited to those amounts normally used for cleaning, insect, rodent and weed control purposes or any products that are necessary and ordinary to the operation of the allowed business such as brake, transmission fluid, etc.

707A Main Street Designated Area Regulations. The following regulations shall apply to the area in the designated Main Street Program district. (Adopted by Ordinance 1929 on August 21, 2006)

- .1 Construction Codes and Guidelines. Construction in the Main Street Designated Area shall conform to the following codes and guidelines.
  - .1 New construction in the Main Street Designated Area shall conform to the current edition of the International Building Code as adopted and amended by the City.
  - .2 Building additions and remodeling of existing buildings shall comply with the current edition of the International Existing Building Code as adopted and amended by the City.
  - .3 A Site Development Plan may be required.
- .2 Review Period. No building permit shall be issued by the Inspection Department until the following plan reviews have been approved.
  - .1 The Kansas State Historical Society requires 60 days to review plans in an area within 500 feet of a building on the National Register of Historical Buildings.
  - .2 The Inspection Department shall have fifteen days from the date of application to review all plans as required by the International Building Code and International Existing Building Code.

- .3 The Main Street Design Committee shall have fifteen days from the date of application to review all building permits that have pertinence to the building façade and requirements stated in Section 2, Chapter 7A.
- .3 Curb cuts within the Main Street Designated area. All existing curb cuts and proposed curb cuts shall comply with the following requirements:
  - .1 There shall be no curb cuts permitted within the Main Street Designated Area unless specifically approved by the Governing Body.
  - .2 Existing approaches that are not used for their intended purpose for a period of one year shall be removed and replaced with a standard curb.
  - .3 The property owner shall be responsible for any and all costs associated with removal and replacement of any curb cut.