

**50-16.3 Form District 2 (F-2) low-rise neighborhood mix.**

**A. Purpose.**

The F-2 District permits Main Street Building I, Corridor Building I, Cottage Commercial Building I and the Iconic Building. This district was designed for both the East Superior Street (Lakeside/ Lester Park) and London Road (12th to 21st avenues East) study areas, and is meant to serve as a mixed use, neighborhood-scale commercial district. Corridor Building I is better suited for office or residential (apartment) uses. Due to its residential character, Cottage Commercial I is well suited to commercial uses that may occur adjacent to a residential area. 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 Corridor Building I*



*Example of Cottage Commercial I*

**C. Illustration.**

See Section 50-22 for illustrations of building types permitted in the F-2 district. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10284, 3-10-2014, § 1.)