

**50-16.2 Form District 1 (F-1) low-rise neighborhood shopping.**

**A. Purpose.**

The F-1 District consists of only one building type, Main Street Building I. This district is meant to be mapped within the East Superior Street study area (Lakeside/Lester Park) along the commercial nodes that take the form of traditional mixed use development. Main Street Building I has a build-to zone of between 0 and 15 feet, that allows the building to either be built adjacent to the sidewalk or set back further on the lot to match its surrounding residential context. This building type also requires a high amount of transparency on the ground floor. 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 Main Street I*



*Example of a Main Street I*

**C. Illustration.**

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