

# Incorporating and Implementing Changes to the Zoning Code in the Downtown District

Jackson Downtown Development Authority  
Design Committee

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# Incorporating and Implementing Changes to the Zoning Code in the Downtown District

**I. Current zoning in the DDA District**

**II. Incorporating zoning changes**

# I. Current Zoning in the DDA District

- ◆ *C-3: Central Commercial.* The central business district and focal point of the City's commercial, office and civic activity.
- ◆ *C-4: General Commercial.* Providing all types of retail goods and services for the residents of the City and surrounding communities.
- ◆ *I-1: Light Industrial.* Accounting for industrial uses that operate in a safe, non-objectionable and efficient manner, as well as C-4 uses.

# Items Currently Regulated Within the District

- ◆ Lot area width, yard, and building height
- ◆ Front, side, and rear yard size
- ◆ Transitional uses between zoning districts
- ◆ Minimum distance between buildings
- ◆ Off-street parking
- ◆ Landscaping and screening
- ◆ Use nonconformities

# II. Incorporating Zoning Changes

◆ Changes to be considered:

A: Lot Line Development

B: Use of Transparent Street-Level Building Materials

# What will these changes foster and address?

- ◆ Preserving and enhancing economic vitality
- ◆ Creativity, imagination, innovation, and diversity in architectural design
- ◆ Healthy, pedestrian-oriented development
- ◆ Physical harmony in the relationships between buildings
- ◆ Integrated and compatible built form and scale, as it relates to the community vision and sense of place
- ◆ Ease of use in zoning ordinance compliance

# A: Lot Line Development

what is it?

- ◆ The placing of a structure on a lot so one-side rests directly on the lot's boundary line.
  - Such construction is restricted by setback ordinances in communities that employ traditional zoning, such as Jackson.
  
- ◆ The construction of a building on any of the boundary lines of a lot, such as a 'build-to line' requiring that development extend to lot lines fronting the street. Buildings would be required to extend to the lot line, such as a store built to the sidewalk.

# 'Build-To' Lot Line Development



# Lot Line Development

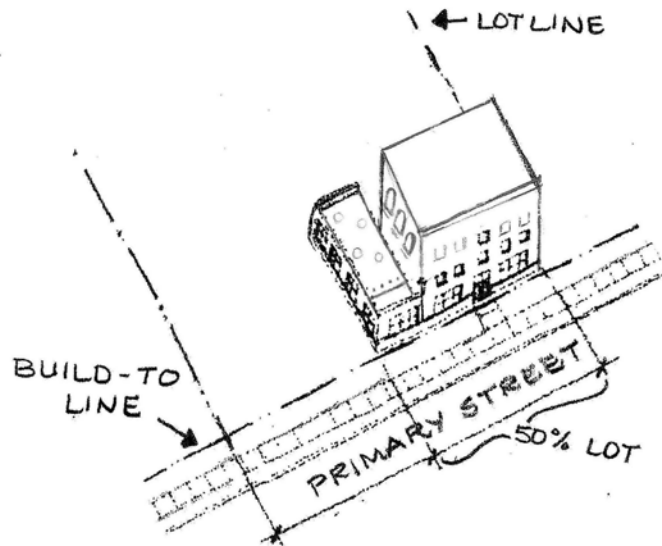
## advantages

- ◆ Regulates development at the scale of an individual building or lot
- ◆ Contributes to character of the area
- ◆ Promotes street level enhancement and pedestrian-friendly sidewalks
- ◆ Increase the usable side/back lot area for green space, parking, or public space

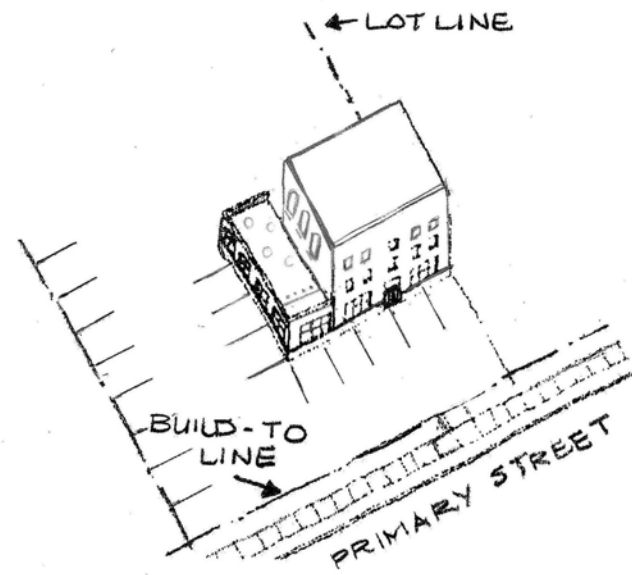
# Lot Line Development

example regulations

THIS ...



NOT THIS ...



# Design Committee Proposal

## Lot Line Development

- ◆ Require that a minimum of 50% of the frontage along the build-to line on the primary street be occupied by the building.
- ◆ For Buildings constructed at intersections, require both the primary and secondary street build-to lines be occupied by at least 50% of the structure.