

# FORT WAYNE ZONING ORDINANCE

## § 157.220 UC URBAN CORRIDOR

### (A) Purpose

The Urban Corridor **district** is intended to recognize that certain commercial corridors have special importance to the community because of their collective, cohesive identity, historic character, urban **development** patterns, relationship to the surrounding neighborhood, **pedestrian oriented streetscapes**, and distinct urban architecture and form. In keeping with this intent, the UC **district** should allow for and encourage mixed **uses** with a focus on neighborhood oriented commercial and **personal service uses** at the **street** level. New **development** is encouraged to be compatible with the existing historic **development** patterns by locating **buildings** close to the **street** in order to enhance pedestrian activity along the corridor. New residential **development** is encouraged to locate on the upper floors of new and existing commercial **structures**. Parking standards in these areas should accommodate historic **development** patterns which typically allow for on-**street** parking, the **use** of **alleys** to access parking areas behind **buildings** as well as access to public transit routes and alternative transportation modes. Urban Corridor **districts** should generally be located along **arterial streets** in neighborhoods surrounding the core of the **City**. Examples of these **streets** would include, but not be limited to, portions of Broadway, Calhoun **Street**, West Main **Street**, Pontiac **Street**, East State **Street**, and Wells **Street**.

### (B) Permitted Uses

The **uses** listed below are permitted as a matter of right in the UC **districts**; drive-through facilities, **gas stations** and/or gas pumps/canopies shall not be permitted as either a primary or an **accessory use** in this **district**.

<b>UC URBAN CORRIDOR USE CATEGORIES</b>		
<b>Clothing</b>	<b>Medical facility or office</b>	<b>Residential facility, limited</b>
<b>Community facility</b>	<b>Personal service</b>	<b>Retail, limited</b>
<b>Electronics</b>	<b>Professional office/business service</b>	<b>Studio</b>
<b>Food and beverage service</b>	<b>Recreation/Tourism, limited</b>	<b>Universally permitted use</b>
<b>Instruction/training/education</b>	<b>Residential facility, general</b>	<b>Miscellaneous use</b>

<b>UC URBAN CORRIDOR SPECIFIC PERMITTED USES</b>		
<b>(drive-through facilities, gas stations and/or gas pumps/canopies shall not be permitted as either a primary or an accessory use)</b>		
<b>Accessory building/structure/use</b>	<b>Appraiser</b>	<b>Bait sales</b>
<b>Accountant</b>	<b>Arcade</b>	<b>Bakery goods</b>
<b>Adoption service</b>	<b>Architect</b>	<b>Bank</b>
<b>Adult care center</b>	<b>Art gallery</b>	<b>Bankruptcy service</b>
<b>Adult care home</b>	<b>Art instruction</b>	<b>Bar or tavern</b>
<b>Advertising</b>	<b>Artist material and supply store</b>	<b>Barber shop</b>
<b>Air conditioning sales</b>	<b>Artist studio</b>	<b>Barber/beauty school</b>
<b>Animal grooming (indoor)</b>	<b>Assisted living facility</b>	<b>Beauty shop</b>
<b>Animal hospital (indoor)</b>	<b>Attorney</b>	<b>Bed and breakfast</b>
<b>Animal kennel (indoor)</b>	<b>Audiologist</b>	<b>Bicycle sales and repair shop</b>
<b>Animal obedience school (indoor)</b>	<b>Audio-visual studio</b>	<b>Billiard or pool hall</b>
<b>Answering service</b>	<b>Automobile accessory store (indoor)</b>	<b>Bingo establishment</b>
<b>Antique shop</b>	<b>Automobile rental (indoor)</b>	<b>Blood bank</b>
<b>Apparel and accessory store</b>	<b>Automobile sales (indoor)</b>	<b>Blood or plasma donor facility</b>

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<b>Boarding house</b>	Delicatessen	<b>Laboratory</b>
Book store	Dentist	<b>Land surveyor</b>
Bookkeeping service	<b>Department store</b>	<b>Laundromat/coin operated laundry</b>
Bowling alley	Diagnostic center	Leather goods or luggage store
Broker	Dialysis center	Legal service
<b>Business training</b>	Diaper service facility	<b>Library</b>
Card and stationery store	<b>Dinner theater</b>	<b>Live-work unit</b>
Catalog showroom	Doctor	<b>Loan office</b>
Caterer	<b>Dormitory</b>	Marketing agency
<b>Child care center</b>	Driving instruction	Martial arts training
<b>Child care home (class I)</b>	Drug store	<b>Massage therapy</b>
Chiropractor	<b>Dry cleaning store</b>	Meat or fish market
Cigarette/tobacco/cigar store	<b>Educational institution</b>	Medical training
Clinic	Embroidery	<b>Micro or mini-brewery/brewpub</b>
Clock, watch, or jewelry sales/repair	<b>Employment agency</b>	<b>Model unit</b>
Clothing store	<b>Engineer</b>	Mortgage service
<b>Club, private</b>	<b>Entertainment facility (indoor)</b>	Movie and game sales and rental
<b>Coffee shop</b>	Fabric shop	<b>Multiple family complex</b>
<b>Coin shop</b>	Farmer's market (with outdoor uses)	<b>Multiple family dwelling</b>
Collection agency	Finance agency	<b>Museum</b>
<b>Community center</b>	<b>Financial planning service</b>	Music instruction
<b>Community garden</b>	Fireworks sales (indoor)	Music store
Computer sales and service	Fitness center	Music/recording studio
Computer software store	Flea market (indoor)	Musical instrument store
Computer training	Floor covering store	Nail salon
Confectionery/ice cream/candy store	Florist	<b>Neighborhood facility</b>
Consignment shop	Foundation office	<b>Nursing home</b>
Consulting service	Fruit and/or vegetable store	Nutrition service
Consumer electronics sales/service	<b>Funeral home</b>	Ophthalmologist
<b>Convenience store</b>	<b>Furniture store</b>	Optician
Copy or duplicating service	Furrier	Optometrist
<b>Correctional services facility</b>	<b>Gift shop</b>	Package liquor store
Cosmetic store	Glass cutting/glazing shop	Paint store
Costume and clothing rental	Graphic design service	<b>Park or recreation area</b>
Counseling service	<b>Grocery store or supermarket</b>	Parking area (off-site) <sup>(3)</sup>
<b>Craft instruction</b>	Gymnastics instruction	<b>Parking structure<sup>(1)</sup></b>
<b>Craft studio</b>	Hardware store	<b>Pet store</b>
Craft supply store	<b>Health club</b>	Photographic supply store
Credit service	Heating sales	Photography studio
<b>Credit union</b>	Hobby shop	Photography training
<b>Customer service facility</b>	<b>Hospice care center</b>	Physical therapy facility
<b>Dance instruction</b>	<b>Hospital</b>	Picture framing facility
Data processing facility	Insurance agency	Planetarium
Data storage facility	Interior decorating store	Planner
<b>Dating service</b>	Interior design service	Podiatrist
<b>Day care</b>	Internet/web site service	<b>Public transportation or similar public facility</b>
Day spa	Investment service	<b>Radio station</b>

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Real estate	Skating rink	<b>Theater (indoor)</b>
<b>Reception/banquet hall</b>	Sleep disorder facility	Title company
<b>Rehabilitation facility</b>	Social service agency	<b>Townhouse complex</b>
<b>Religious institution/school field</b>	Sporting goods sales and rentals	<b>Townhouse dwelling</b>
Rental and/or leasing store	Stained glass <b>studio</b>	Toy store
<b>Residential dwelling unit</b>	Stock and bond broker	<b>Travel agency</b>
<b>Restaurant</b>	Surgery center	Tutoring service
<b>Retirement facility</b>	Swim <b>club (indoor)</b>	<b>Two family dwelling</b>
<b>Riding stable</b>	Tailor/alteration service	Variety store
<b>Savings and loan</b>	Tanning salon	<b>Veterinary clinic</b>
<b>School</b>	Tattoo establishment <sup>(2)</sup>	Wedding consultant
Security service	Tax consulting	Weight loss service
Shoe store/shoe repair <b>shop</b>	Taxi service	<b>Window sales</b>
<b>Sign sales store</b>	Telephone sales and service	Yoga/pilates instruction
<b>Single family dwelling (attached)</b>	<b>Television station</b>	<b>Zoo</b>
<b>Single family dwelling (detached)</b>	Tennis <b>club (indoor)</b>	
Notes: (1) If integrated within the footprint of a new <b>building</b> for a permitted <b>primary use</b> (2) New tattoo facilities shall be located a minimum of 500 feet from any existing facility, as measured from the closest property lines. (3) See universally permitted use definition for additional standards		