

# Independence

## DI (DOWNTOWN INDEPENDENCE) ZONE

### PURPOSE

This zone is intended to provide for a pedestrian friendly, mixed use corridor that is compatible with adjacent residential neighborhoods and is consistent with the *Independence Community Small Area Study*.

The DI Zone will:

- Ensure new development complements established residential neighborhoods and their character, and provide a transition between commercial development and adjacent residential neighborhoods.
- Provide an appropriate mix of commercial, office, and residential uses that work together to create a harmonious streetscape.
- Establish building form and architectural standards compatible with the historic character of the area.
- Promote historically sensitive site design, create a sense of place within the corridor, and provide a livable environment for existing residents while enhancing the value and aesthetics of the surrounding community.

### REGULATING PLAN

The Regulating Plan is the guiding map for the implementation of the DI Zone. The regulating plan shows the subdistricts that govern the development standards for each property.

1. **Subdistrict 1: Courthouse Square**  
Intended to promote safe, active and pedestrian-scaled commercial streets through the use of shopfront and mixed-use building forms that clearly define and activate the public street edge. Intended to enhance the convenience, ease and enjoyment of transit, and to promote walking, shopping and public gathering along the city's main streets. Downtown retail and mixed uses allowed, with residential uses allowed on upper floors only.
2. **Subdistrict 2 – Transition Mixed Use Corridor**  
Create an area that transitions from nearby residential districts to the more urban character of the Courthouse Square subdistrict. Enhance the urban character of Madison Pike/McCullum Pike while promoting sustainable development and design through landscaping, signage, and mixed use development standards that promote a safe pedestrian environment. Retail, office and mixed uses allowed, with both single family uses and multi-family uses permitted.

### BUILDING FORMS

Building Form Standards are sets of design regulations for controlling building types and how they shape public spaces, such as streets. The proposed standards regulate such things as the alignment of buildings to the street; how close buildings are to sidewalks; minimum and maximum building heights; minimum amounts of window coverage on facades; required entry features on buildings (e.g. stoops, porches, galleries, etc.); and the usage of floors (e.g. office, residential, or retail). Other architectural and site standards are also regulated, such as building massing, roof materials and styles, and off-street parking.

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