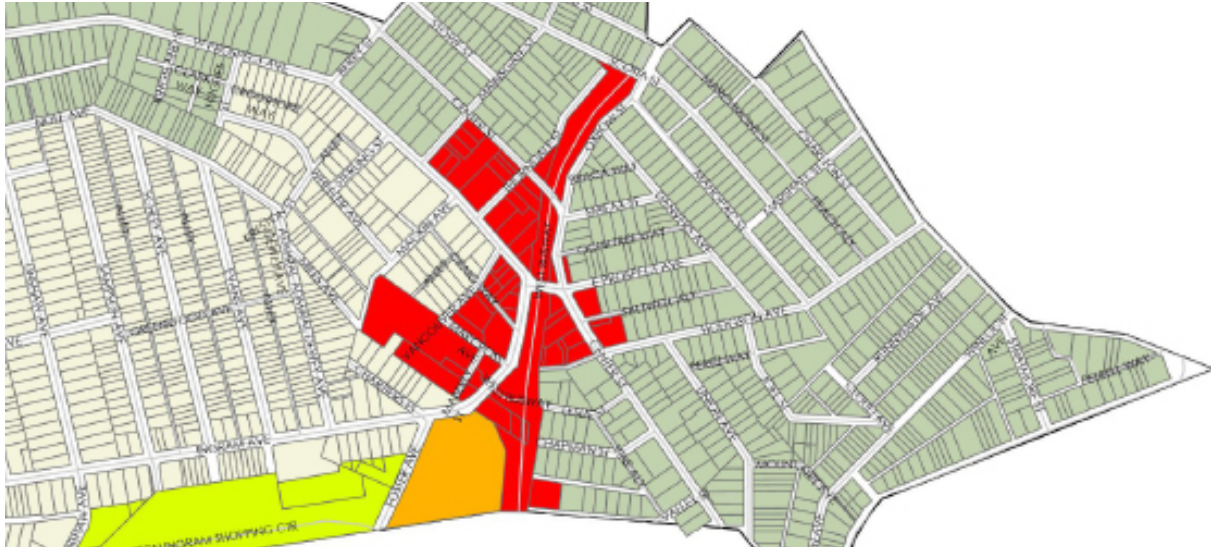


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# CENTRAL INGRAM DISTRICT (CI)

*The Central Ingram District will act as a granular, mixed use, historic core for Ingram. The uses will encourage neighborhood amenities that compliment the granularity of the existing historic urban fabric. Buildings and design will orient to toward pedestrians and multimodal transportation.*



## CHARACTER OVERVIEW

There are a variety of building types and uses within the CI District, which includes mixed-use buildings, institutional buildings, commercial buildings, and residential buildings. Streets are narrow and support walking; some are still cobblestone. Within the new standards, design and form will orient the building toward the public sphere. Compatibility with the historic urban fabric should be fostered.



## BUILDING FORM

- Zero lot line
- Street-level transparency
- Building orientation toward pedestrians
- Parking and building servicing in the rear for any new development or substantial redevelopment
- Pedestrian-oriented signage (wall signs, awning signs, canopy signs, projecting signs)
- Pedestrian amenities encouraged for new construction (canopies, awnings, outdoor patios)

## USES

Uses will reflect the existing mixed-use environment within Ingram's historic core. Neighborhood amenities will be permitted by-right, as well as other compatible uses like offices, business services, and retail in a form that compliments the existing fabric. Maker's spaces and microbreweries will be permitted with standards to ensure that the intensity of production activities. Residential uses will be permitted. Community engagement found a desire for very small-scale retail like local vendor spaces, farmer's market stalls, and street vendors.