

Current Zoning: Residential 1 (R-1)  
Comparison Sheet for transition from R-1 to T3-S

**Proposed Zoning: T3 - S**  
**T3 - SUBURBAN**

*(This applies to the majority of R-1 lots)*

**Same Standards:** Impervious coverage, height

**Different Standards:**

- Lot size reduced from 12,500 SF to 9,000 SF;
- width reduced from 100' minimum to 75' minimum;
- front setback reduced from 30' minimum to 20' minimum;
- side setback reduced from 15' to 10';
- accessory building setbacks all changed to 5' from side or rear

**Special Standards:**

- A sizable amount of R-1 is waterfront. There are provisions in T3-S for waterfront lots, requiring increased lot width of 100 feet, and lot area (12,500 sf) and also maintaining existing garage placement requirements - garages can be forward of the main house so that the house can face the water.
- Cottage Courts, an alternative development type, are permitted if all requirements listed in Section 2.8.2 can be met.
- Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met

**Use Changes:** none

Current Zoning: Residential 1 (R-1)  
Comparison Sheet for transition from R-1 to T3-N

**Proposed Zoning: T3 - N**  
**T3 - NEIGHBORHOOD**

*(This applies to about 40 lots in the West End and Hermitage neighborhoods and about 15 lots in Pigeon Point and Higginsonville)*

**Same Standards:** Height

**Different Standards:**

- Lot size reduced from 12,500 SF to 4,000 SF;
- width reduced from 100' minimum to 40' minimum;
- front setback reduced from 30' minimum to 15' minimum and 30' maximum. There is no maximum setback if the lot is wider than 75'.
- side setback reduced from 15' to 6'; accessory building setbacks all changed to 5' from side or rear;
- Impervious coverage is increased by about 10%

**Special Standards:**

- 2 and 3 unit buildings are permitted at corners, or or where an alley is provided. No more than 2 of these buildings are permitted per block.
- Cottage Courts, an alternative development type, are permitted if all requirements listed in Section 2.8.2 can be met.
- Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met

**Use Changes:** none

Current Zoning: Residential 2 (R-2)  
Comparison Sheet for transition from R-2 to T3-S

**Proposed Zoning: T3 - S**  
**T3 - SUBURBAN**

*(This applies to about 2/3 of existing R-2 lots)*

**Same Standards:** Lot size, front and rear setbacks, height;

**Different Standards:**

- Lot width reduced from 80' to 75' minimum;
- Side setback reduced from 12' to 10';
- Accessory building setbacks all changed to 5' from side or rear;
- Impervious coverage reduced slightly (5%);

**Special Standards:**

- A sizable amount of R-1 is waterfront. There are provisions in T3-S for waterfront lots, requiring increased lot width of 100 feet, and lot area (12,500 sf) and also maintaining existing garage placement requirements - garages can be forward of the main house so that the house can face the water.
- Cottage Courts, an alternative development type, are permitted if all requirements listed in Section 2.8.2 can be met.
- Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met

**Use Changes:** none

Current Zoning: Residential 2 (R-2)  
Comparison Sheet for transition from R-2 to T3-N

**Proposed Zoning: T3 - N**  
**T3 - NEIGHBORHOOD**

*(This applies to about 1/3 of existing R-2 lots)*

**Same Standards:** Height, impervious surface coverage

**Different Standards:**

- Lot size reduced from 9,000 SF to 4,000 SF;
- Width reduced from 80' minimum to 40' minimum;
- Front setback reduced from 20' minimum to 15' minimum and 30' maximum. There is no maximum setback if the lot is wider than 75'.
- Side setback reduced from 12' to 6';
- Accessory building setbacks all changed to 5' from side or rear.

**Special Standards:**

- There are provisions for waterfront lots maintaining garage placement requirements.
- Cottage Courts, an alternative development type, are permitted if all requirements listed in Section 2.8.2 can be met.
- Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met.
- 2 and 3 unit buildings are permitted at corners, or or where an alley is provided. No more than 2 of these buildings are permitted per block.

**Use Changes:** none

Current Zoning: Residential 2 (R-2)  
Comparison Sheet for transition from R-2 to T4-N

**Proposed Zoning: T4 -N**  
**T4 - NEIGHBORHOOD**

*(This applies to about 15 lots along Allison Rd. and Southside Blvd.)*

**Different Standards:**

- Lot size modified from 9,000 SF minimum to being regulated by a percent build-out by buildings (70% max).
- Buildings must be brought close to the street (0'-15' front setback) and take up over half of the lot width.
- Attached garages are not permitted.
- The side setbacks are reduced to 5' at the interior, and 10' on the corner.
- Accessory building side and rear setbacks are reduced to 5'.
- Height: buildings can range from 2-4 stories.

**Use Changes:** This is a mixed-use district. Single-family, multi-family, office and some commercial uses are permitted. If a retail overlay is present on the zoning map, retail is permitted as well.

Current Zoning: Residential 2 (R-2)  
Comparison Sheet for transition from R-2 to IC

**Proposed Zoning: IC**  
**INSTITUTIONAL & CAMPUS**

*(This applies to 1 parcel owned by TCL, adjacent to the rail trail. The change permits them to utilize it similarly to the rest of their campus.)*

Current Zoning: Residential 3 (R-3)  
Comparison Sheet for transition from R-3 to T3-S

**Proposed Zoning: T3 - S**  
**T3 - SUBURBAN**

*(This applies to Islands of Beaufort, Battery Shores, and lots along Stone Marten Dr. only; these are platted and substantially complete or ongoing developments whose standards match this new zoning district)*

**Same Standards:** Impervious coverage, height

**Different Standards:**

- Minimum lot size increased from 6,000 SF to 9,000 SF;
- Width increased from 60' minimum to 75' minimum;
- Front setback increased from 15' to 20';
- Side setback increased from 10' to 15';
- Accessory building setbacks all changed to 5' from side or rear

**Special Standards:**

- There are provisions in T3-S for waterfront lots, requiring increased lot width of 100 feet, and lot area (12,500 sf) and also maintaining existing garage placement requirements - garages can be forward of the main house so that the house can face the water.
- If covenants permit, Cottage Courts, an alternative development type, are permitted if all requirements listed in Section 2.8.2 can be met.
- If covenants permit, Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met.

**Use Changes:** none

Current Zoning: Residential 3 (R-3)  
Comparison Sheet for transition from R-3 to T3-N

**Proposed Zoning: T3 - N**  
**T3 - NEIGHBORHOOD**

*(This applies to about 90% of existing R-3 properties)*

**Same Standards:** Height, impervious surface coverage, minimum front setback

**Different Standards:**

- Lot size reduced from 6,000 SF to 4,000 SF;
- Width reduced from 60' minimum to 40' minimum;
- Front setback maximum of 30' added;
- Side setback reduced from 10' to 6';
- Accessory building setbacks all changed to 5' from side or rear.

**Special Standards:**

- There are provisions for waterfront lots maintaining garage placement requirements.
- Cottage Courts, an alternative development type, are permitted if all requirements listed in Section 2.8.2 can be met.
- Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met.
- 2 and 3 unit buildings are permitted at corners, or or where an alley is provided. No more than 2 of these buildings are permitted per block.

**Use Changes:** none

Current Zoning: Residential 3 (R-3)  
Comparison Sheet for transition from R-3 to T4-N

**Proposed Zoning: T4 -N**  
**T4 - NEIGHBORHOOD**

*(This applies to about 15 lots along Ribaut Rd.)*

**Different Standards:**

- Lot size modified from 6,000 SF minimum to being regulated by a percent build-out by buildings (70% max).
- Buildings must be brought close to the street (0'-15' front setback) and take up over half of the lot width.
- Attached garages are not permitted.
- The side setbacks are reduced to 5' at the interior, and 10' on the corner.
- Accessory building side and rear setbacks are reduced to 5'.
- Height: buildings can be up to 4-stories tall.

**Use Changes:** This is a mixed-use district. Single-family, multi-family, office and some commercial uses are permitted. If a retail overlay is present on the zoning map, retail is permitted as well.

Current Zoning: Residential 4 (R-4)  
Comparison Sheet for transition from R-4 to T3-N

**Proposed Zoning: T3 - N**  
**T3 - NEIGHBORHOOD**

*(This applies to 100% of existing R-4 properties)*

**Same Standards:** Lot size, side and rear setbacks, impervious surface, height

**Different Standards:**

- Front setbacks are changed from 12' minimum to 15' minimum and 30' maximum;
- Accessory building setbacks all changed to 5' from side or rear

**Special Standards:**

- There are provisions for waterfront lots maintaining garage placement requirements.
- Cottage Courts, an alternative development type, are permitted if all requirements listed in Section 2.8.2 can be met.
- Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met.
- 2 and 3 unit buildings are permitted at corners, or or where an alley is provided. No more than 2 of these buildings are permitted per block.

**Use Changes:** none

Current Zoning: General Residential (GR)  
Comparison Sheet for transition from GR to T3-N

**Proposed Zoning: T3 - N**  
**T3 - NEIGHBORHOOD**

*(This applies to about 40% of existing GR properties outside of the Historic District mostly in areas that are already developed and match the T3-N standards)*

**Same Standards:** Lot size, side and rear setbacks, impervious surface, height

**Different Standards:**

- Front setbacks are changed from 12' minimum to 15' minimum and 30' maximum;
- Accessory building setbacks all changed to 5' from side or rear
- Rowhouses and large scale multi-family buildings are no longer permitted

**Special Standards:**

- There are provisions for waterfront lots maintaining garage placement requirements.
- Cottage Courts, an alternative development type, are permitted if all requirements listed in Section 2.8.2 can be met.
- Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met.
- 2 and 3 unit buildings are permitted at corners, or or where an alley is provided. No more than 2 of these buildings are permitted per block.

**Use Changes:** none

Current Zoning: General Residential (GR)  
Comparison Sheet for transition from GR to T4-HN

**Proposed Zoning: T4-HN**  
**T4 - HISTORIC NEIGHBORHOOD**

*(This applies to most existing GR properties in the Northwest Quadrant and The Bluff neighborhoods of the Historic District)*

**Same Standards:** The lot size and all setbacks are maintained;

**Different Standards:**

- Rowhomes(syn. Townhouses) and Larger scale Multi-family (4 or more units) are no longer permitted.
- 2 and 3 unit buildings are still permitted.
- Cottage Courts, an alternative development type, are permitted in the Conservation District only if all requirements listed in Section 2.8.2 can be met.
- Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met.

Current Zoning: General Residential (GR)  
Comparison Sheet for transition from GR to T4-N

**Proposed Zoning: T4 -N**  
**T4 - NEIGHBORHOOD**

*(This applies to about 60% of existing GR properties outside of the Historic District; many are already developed as multi-family)*

**Different Standards:**

- Lot size calculation has changed. It has gone from being regulated by use (residential vs. commercial) to being regulated by a percent build-out by buildings (70% max).
- Buildings must be brought close to the street (0'-15' front setback) and take up over half of the lot width.
- Attached garages are not permitted.
- The side setbacks are reduced to 5' at the interior, and 10' on the corner. Attached buildings can be setback 0' at the interior.
- Accessory building side and rear setbacks are reduced to 5'.
- Height: buildings can be up to 4-stories tall.

**Use Changes:** This is a mixed-use district. Single-family, multi-family, office, live/work and some commercial uses are permitted. If a retail overlay is present on the zoning map, retail is permitted as well.

Current Zoning: Traditional Beaufort Residential - The Point (TBR)  
Comparison Sheet for transition from TBR-The Point to T4-HN

**Proposed Zoning: T4-HN**  
**T4 - HISTORIC NEIGHBORHOOD**

*(This applies to all but 1/2 of a parcel in this zoning district.)*

**Same Standards:** Minimum lot width, lot size, setbacks, height and impervious surface coverage are maintained.

**Different Standards:**

- A maximum frontage build-out was added to prevent oversized construction in this district.
- A parking setback is added to prevent head-in parking pads in the front of buildings. Parking in driveways can still occur forward of a building line.
- Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met.

**Use Changes:** No change.

Current Zoning: Traditional Beaufort Residential - The Point (TBR)  
Comparison Sheet for transition from TBR-The Point to T4-N

**Proposed Zoning: T4 -N**  
**T4 - NEIGHBORHOOD**

*This applies to one half of a parcel, 507 Carteret St. that is currently split-zoned. There is an existing contributing structures (the Von Harten building) on this property. The intent of the change is to eliminate split-zoned properties in one instance.*

**Different Standards:**

- Lot size calculation has changed. It has gone from being regulated by use (residential vs. commercial) to being regulated by a percent build-out by buildings (70% max).
- Buildings must be brought close to the street (0'-15' front setback) and take up over half of the lot width.
- Attached garages are not permitted.
- The side setbacks are reduced to 5' at the interior, and 10' on the corner. Attached buildings can be setback 0' at the interior.
- Accessory building side and rear setbacks are reduced to 5'.
- Height: buildings can be up to 3-stories tall in the Historic District.

**Use Changes:** This is a mixed-use district. Single-family, multi-family, office and some commercial uses are permitted. If a retail overlay is present on the zoning map, retail and live/work buildings are permitted as well.

Current Zoning: Traditional Beaufort Residential - Old Commons (TBR)  
Comparison Sheet for transition from TBR-Old Commons to T4-HN

**Proposed Zoning: T4-HN**

*(This applies to 100% of properties in this zoning district.)*

**Same Standards:** Minimum lot width, lot size, setbacks, height and impervious surface coverage are maintained.

**Different Standards:**

- A maximum frontage build-out was added to prevent oversized construction in this district.
- A parking setback is added to prevent head-in parking pads in the front of buildings. Parking in driveways can still occur forward of a building line.
- Up to 2 accessory dwelling units are permitted if all other standards (% impervious, setbacks, parking) can be met.

**Use Changes:** No change.

Current Zoning: Neighborhood Commercial (NC)  
Comparison Sheet for transition from NC to T3-N

**Proposed Zoning: T3 - N**  
**T3 - NEIGHBORHOOD**

*(This applies to Live Oaks at Battery Creek)*

**Same Standards:** Standards for detached single family are the same.

**Different Standards:** Accessory building setbacks all changed to 5' from side or rear

**Special Standards:** none

**Use Changes:** Lots are down zoned from a mixed-use district to a predominantly single family residential district. This area has been platted and begun to be built out in a way that meets the requirements of this zoning district. 2-3 Unit buildings are still permitted with conditions.

Current Zoning: Neighborhood Commercial (NC)  
Comparison Sheet for transition from NC to T4-N

**Proposed Zoning: T4 -N**  
**T4 - NEIGHBORHOOD**

*(This applies to all NC except Live Oaks at Battery Creek; All former NC districts have Retail Overlay in T4-N to permit retail)*

**Same Standards:** Side setbacks if attached, height in non-historic districts, impervious surface coverage

**Different Standards:**

- Lot size modified from 2,500 SF minimum to being regulated by a percent build-out by buildings (70% max).
- Build-to line the street modified from 3'-10' to 0'-15';
- A minimum building frontage build-out is included.
- Attached garages are not permitted.
- The side setbacks are changed to 5' min. at the interior if detached, and 10' max. on the corner.
- Accessory building side and rear setbacks are reduced to 5'.
- Height is reduced in the Historic District- from 42' to 3 stories max.

**Special Standards:** There are provisions for parking and parking setbacks from the street to prevent it from being in front of buildings.

**Use Changes:** none

Current Zoning: Office Commercial (OC)  
Comparison Sheet for transition from OC to T4-N

**Proposed Zoning: T4 -N**  
**T4 - NEIGHBORHOOD**

*(This applies to the majority of existing OC lots; The former OC lots that have Retail Overlay in T4-N to permit retail are located on Charles and Carteret Streets)*

**Same Standards:** none; all standards are slightly more flexible

**Different Standards:**

- Lot size modified from 2,500 SF minimum to being regulated by a percent build-out by buildings (70% max).
- Build-to line the street modified from 3'-10' to 0'-15';
- A minimum building frontage build-out is included.
- Attached garages are not permitted.
- The side setbacks are changed to 5' min. at the interior if detached, and 10' max. on the corner.
- Accessory building side and rear setbacks are reduced to 5'.
- Height is reduced in the Historic District- from 42' to 3 stories max.

**Special Standards:** There are provisions for parking and parking setbacks from the street to prevent it from being in front of buildings.

**Use Changes:** retail is permitted where Retail Overlay occurs on the map

Current Zoning: Office Commercial (OC)  
Comparison Sheet for transition from OC to T5-UC

**Proposed Zoning: T5 - UC**  
**T5-URBAN CORRIDOR**

*(This occurs on the block adjacent to the County Government complex and the area north of Pine Ct. South)*

**Same Standards:** none; all standards are slightly more flexible

**Different Standards:**

- Lot size modified from 4,000 SF minimum to being regulated by a percent build-out by buildings (100% max).
- Front setback modified from 10' min to 0'-15' build-to;
- A minimum building frontage build-out is included.
- Attached garages are not permitted.
- The side setbacks are to 5' max. at the interior and 15' max. on the corner.
- Accessory building side and rear setbacks are reduced to 0'.

**Special Standards:** There are provisions for parking and parking setbacks from the street to prevent it from being in front of buildings.

**Use Changes:** More general retail is permitted. Single family detached is not permitted.

Current Zoning: Office Commercial (OC)  
Comparison Sheet for transition from OC to IC

**Proposed Zoning: IC**  
**INSTITUTIONAL & CAMPUS**

*(This occurs on Robert Smalls Pkwy/Hwy 170 west of Lowes)*

**Same Standards:** height, impervious surface coverage, maximum density for multifamily

**Different Standards:**

- Lot size modified from 40' minimum width and 4,000 SF minimum size to 50' minimum width and 5,000 SF minimum size.
- Front setback modified from 10' min to 15' min.
- Side setback at corner is 5' minimum, maximum shall not exceed surrounding context. Interior side setback, and rear setback, is 10' max except where it abuts T3 in which case it's 25'.
- Accessory building side and rear setbacks are reduced to 5' at the interior side and rear, and 10' at the corner.
- Height is reduced in the Historic District from 50' to 3 stories maximum.

**Special Standards:** More flexibility regarding building placement is granted for campuses.

**Use Changes:** Retail is permitted in specific areas.

Current Zoning: Core Commercial (CC)  
Comparison Sheet for transition from CC to T5-DC

**Proposed Zoning: T5 - DC**  
**T5-DOWNTOWN CORE**

*(This applies to 100% of existing CC lots)*

**Same Standards:** minimum front, side and rear setbacks, maximum height, impervious surface coverage

**Different Standards:**

- Lot size modified from 2,500 SF minimum to being regulated by a percent build-out by buildings (100% max) and a minimum building frontage at build-out at 75%.
- Maximum front, side and rear setbacks are established.
- Minimum building height is set at 2 stories.

**Special Standards:** There are provisions for parking and parking setbacks from the street to prevent it from being in front of buildings.

**Use Changes:** none

Current Zoning: General Commercial (GC)  
Comparison Sheet for transition from GC to T4-N

**Proposed Zoning: T4 -N**  
**T4 - NEIGHBORHOOD**

*(This applies to a small number of lots where commercial areas transition into more residential areas, particularly to 8 lots on the North side of Calhoun Street adjacent to Pigeon Point, the Bridges Preparatory School parcel on the South side of Boundary St., and the East side of Ribaut Road adjacent to Spanish Point/Oyster Cove)*

**Same Standards:** front build-to very similar; impervious surface coverage

**Different Standards:**

- Lot size modified from 4,000 SF minimum to being regulated by a percent build-out by buildings (70% max).
- A minimum and maximum building frontage build-out is included.
- Attached garages are not permitted.
- The side setbacks are reduced to 5' min. at the interior if detached, and 10' max. on the corner.
- Accessory building side and rear setbacks are reduced to 5'.
- Height is reduced in the Historic District from 50' to 3 stories max.

**Special Standards:** There are provisions for parking and parking setbacks from the street to prevent it from being in front of buildings.

**Use Changes:** retail is permitted only where Retail Overlay occurs on the Regulating Plan.

Current Zoning: General Commercial (GC)  
Comparison Sheet for transition from GC to T5-UC

**Proposed Zoning: T5 - UC**  
**T5-URBAN CORRIDOR**

*(This applies to about 40% of existing GC properties, primarily located along Boundary Street east of Ribaut Rd., on Ribaut Road south of the hospital, and on Lady's Island)*

**Same Standards:** front build-to very similar; impervious surface coverage, maximum height

**Different Standards:**

- Lot size modified from 4,000 SF minimum to being regulated by a percent build-out by buildings (100% max).
- A minimum and maximum building frontage build-out is included.
- The side setbacks are reduced to 5' min. at the interior if detached, and 15' max. on the corner.
- Accessory building side and rear setbacks are reduced to 5'.
- Height in and facing the Historic District reduced from 50' to 3 stories max;
- A minimum height of 2 stories is applied in very specific areas at significant intersections.

**Special Standards:** There are provisions for parking and parking setbacks from the street to prevent it from being in front of buildings.

**Use Changes:** Drive-thru uses are permitted with conditions, similar to the Boundary Street Redevelopment District

Current Zoning: General Commercial (GC)  
Comparison Sheet for transition from GC to RMX

**Proposed Zoning: RMX  
REGIONAL MIXED USE**

*(This applies to about 55% of existing GC properties, primarily located along Robert Smalls Pkwy between Neil Road and W.K. Alston. Note: All of these properties are dual-zoned RMX and T5-UC which permits the owner to choose which zone they'd like to adopt)*

**Same Standards:** front setback minimum very similar; side and rear setbacks; impervious surface coverage, building height

**Different Standards:**

- Lot size modified from 40 feet wide and 4,000 SF minimum to 60 feet wide and 6,000 SF minimum.
- A maximum building setback of 60' is established.

**Use Changes:** none

Current Zoning: Highway Commercial (HC)  
Comparison Sheet for transition from HC to T5-UC

**Proposed Zoning: T5 - UC**  
**T5-URBAN CORRIDOR**

*(This applies to about 10 parcels located just west of Neil Road)*

**Same Standards:** front build-to very similar; impervious surface coverage, maximum height

**Different Standards:**

- Lot size modified from 4,000 SF minimum to being regulated by a percent build-out by buildings (100% max).
- A minimum and maximum building frontage build-out is included.
- The side setbacks are reduced to 5' min. at the interior if detached, and 15' max. on the corner.
- Accessory building side and rear setbacks are reduced to 5'.

**Special Standards:**

- There are provisions for parking and parking setbacks from the street to prevent it from being in front of buildings.
- Drive-thrus and other vehicular-related uses are conditional and have special requirements; these are similar to what exist today.

Current Zoning: Highway Commercial (HC)  
Comparison Sheet for transition from HC to RMX

**Proposed Zoning: RMX  
REGIONAL MIXED USE**

*(This applies to about 90% of existing HC properties, primarily located along Robert Smalls Pkwy. All of these properties are dual-zoned RMX and T5-UC which permits the owner to choose which zone they'd like to adopt)*

**Same Standards:** Lot size, side setbacks at corners, impervious surface coverage, building height.

**Different Standards:**

- Front setback minimum reduced to 15 feet,
- A maximum building setback of 60' is established, interior side and rear setbacks reduced to 5 feet.
- Parking configuration and location is clarified.

**Use Changes:** none

Current Zoning: Limited Industrial (LI)  
Comparison Sheet for transition from LI to T4-NA

**Proposed Zoning: T4 -NA**  
**T4 - NEIGHBORHOOD ARTISAN**

*(This is a sub-district of the T4-Neighborhood district. It applies to the lots located in the Depot Road area which are currently zoned Limited Industrial; they are adjacent to the Spanish Moss trail and abutting residential areas.)*

**Same Standards:** maximum building height, impervious surface coverage

**Different Standards:**

- Lot size modified from 10,000 SF minimum to being regulated by the amount of area a building can cover on a lot.
- Attached garages are not permitted.
- The side setbacks are reduced to 5' min. at the interior if detached, and 10' max. on the corner. Rear setbacks are reduced to 10' minimum, however larger setbacks (25' minimum) are applied to the more industrial uses. Accessory building side and rear setbacks are reduced to 5'.

**Special Standards:** There are provisions for parking and setbacks from the street to prevent it from being in front of buildings - this needs further study.

**Use Changes:**

**Same Uses:** Wholesale Sales & Warehousing (keep existing conditions regarding outdoor storage), Manufacturing/Production (add conditions like no fumes, no loud noises, etc), Vehicle Sales and Service, Light Industrial, Trail Related Uses, Artisan Studios/Workshops

**Prohibited Uses:** Car Wash, Fuel Sales, Aviation Services, Waste-Related Services, Truck Terminal, Sexually Oriented Businesses

**Added Uses:** Residential uses: single family, 2 & 3 unit buildings, limited number of rowhouses (up to 6 in a group permitted by special exception), multi-family buildings with 4-6 units per building, live/work, Civic Buildings, more Educational uses, Lodging

**Modified Uses:** Self Service Storage - permitted in existing buildings only; Major Infrastructure and Utilities - Permitted in existing facilities only

*Goal: Permit what's there now, allow it to naturally evolve over time*

Current Zoning: Limited Industrial (LI)  
Comparison Sheet for transition from LI to LI

**Proposed Zoning: LI**  
**LIGHT INDUSTRIAL**

*(This applies to about 70% of existing LI properties, primarily located along Burton Hill Road)*

**Same Standards:** Lot size, side setbacks at corners, building height

**Different Standards:** Lot width reduced to 50' minimum, side and rear setbacks reduced

**Special Standards:** none

**Use Changes:** none

Current: Zoning Medical (MED)  
Comparison Sheet for transition from MED to T4-N

**Proposed Zoning: T4 -N**  
**T4 - NEIGHBORHOOD**

*(This applies to a small number of lots along Ribaut, south of the hospital)*

**Same Standards:** lot size, impervious surface coverage, building height, front build-to line

**Different Standards:**

- Lot size modified from 5,000 SF minimum to being regulated by a percent build-out by buildings (70% max).
- A minimum and maximum building frontage build-out is included.
- Attached garages are not permitted.
- The side setbacks are reduced to 5' min. at the interior if detached, and 10' max. on the corner.
- Accessory building side and rear setbacks are reduced to 5'.

**Special Standards:** There are provisions for parking and parking setbacks from the street to prevent it from being in front of buildings.

**Use Changes:** More residential uses are permitted

Current Zoning: Medical (MED)  
Comparison Sheet for transition from MED to T5-UC

**Proposed Zoning: T5 - UC**  
**T5-URBAN CORRIDOR**

*(This applies to the parcels along Ribaut south of the hospital )*

**Same Standards:** impervious surface coverage, maximum height, front build-to line

**Different Standards:**

- Lot size modified from 4,000 SF minimum to being regulated by a percent build-out by buildings (100% max).
- A minimum and maximum building frontage build-out is included.
- The side setbacks are reduced to 5' min. at the interior if detached, and 15' max. on the corner.
- Accessory building side and rear setbacks are reduced to 5', a minimum height of 2 stories is applied in specific areas at significant intersections.

**Special Standards:** There are provisions for parking and parking setbacks from the street to prevent it from being in front of buildings.

**Use Changes:** More residential uses are permitted, more flexibility of uses permitted.

Current Zoning: Industrial Park (IP)  
Comparison Sheet for transition from IP to LI

**Proposed Zoning: LI**  
**LIMITED INDUSTRIAL**

*(This applies to 100% of properties in this zoning district.)*

**Same Standards:** Minimum lot width, lot size, setbacks, height

**Different Standards:** The minimum buffers between zoning districts are all reduced to 25’.

**Use Changes:** none