

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.