

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