

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.