

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