

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