

Current Zoning: Medical (MED)
Comparison Sheet for transition from MED to T5-UC

Proposed Zoning: T5 - UC
T5-URBAN CORRIDOR

(This applies to the parcels along Ribaut south of the hospital)

Same Standards: impervious surface coverage, maximum height, front build-to line

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', a minimum height of 2 stories is applied in 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: More residential uses are permitted, more flexibility of uses permitted.