

Current Zoning: Neighborhood Commercial (NC)  
Comparison Sheet for transition from NC to T4-N

**Proposed Zoning: T4 -N**  
**T4 - NEIGHBORHOOD**

*(This applies to all NC except Live Oaks at Battery Creek; All former NC districts have Retail Overlay in T4-N to permit retail)*

**Same Standards:** Side setbacks if attached, height in non-historic districts, impervious surface coverage

**Different Standards:**

- Lot size modified from 2,500 SF minimum to being regulated by a percent build-out by buildings (70% max).
- Build-to line the street modified from 3'-10' to 0'-15';
- A minimum building frontage build-out is included.
- Attached garages are not permitted.
- The side setbacks are changed to 5' min. at the interior if detached, and 10' max. on the corner.
- Accessory building side and rear setbacks are reduced to 5'.
- Height is reduced in the Historic District- from 42' to 3 stories max.

**Special Standards:** There are provisions for parking and parking setbacks from the street to prevent it from being in front of buildings.

**Use Changes:** none