

Current Zoning: Office Commercial (OC)  
Comparison Sheet for transition from OC to IC

**Proposed Zoning: IC**  
**INSTITUTIONAL & CAMPUS**

*(This occurs on Robert Smalls Pkwy/Hwy 170 west of Lowes)*

**Same Standards:** height, impervious surface coverage, maximum density for multifamily

**Different Standards:**

- Lot size modified from 40' minimum width and 4,000 SF minimum size to 50' minimum width and 5,000 SF minimum size.
- Front setback modified from 10' min to 15' min.
- Side setback at corner is 5' minimum, maximum shall not exceed surrounding context. Interior side setback, and rear setback, is 10' max except where it abuts T3 in which case it's 25'.
- Accessory building side and rear setbacks are reduced to 5' at the interior side and rear, and 10' at the corner.
- Height is reduced in the Historic District from 50' to 3 stories maximum.

**Special Standards:** More flexibility regarding building placement is granted for campuses.

**Use Changes:** Retail is permitted in specific areas.