

Current Zoning: Office Commercial (OC)
Comparison Sheet for transition from OC to T5-UC

Proposed Zoning: T5 - UC
T5-URBAN CORRIDOR

(This occurs on the block adjacent to the County Government complex and the area north of Pine Ct. South)

Same Standards: none; all standards are slightly more flexible

Different Standards:

- Lot size modified from 4,000 SF minimum to being regulated by a percent build-out by buildings (100% max).
- Front setback modified from 10' min to 0'-15' build-to;
- A minimum building frontage build-out is included.
- Attached garages are not permitted.
- The side setbacks are to 5' max. at the interior and 15' max. on the corner.
- Accessory building side and rear setbacks are reduced to 0'.

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 general retail is permitted. Single family detached is not permitted.