

Current Zoning: Residential 2 (R-2)
Comparison Sheet for transition from R-2 to T4-N

Proposed Zoning: T4 -N
T4 - NEIGHBORHOOD

(This applies to about 15 lots along Allison Rd. and Southside Blvd.)

Different Standards:

- Lot size modified from 9,000 SF minimum to being regulated by a percent build-out by buildings (70% max).
- Buildings must be brought close to the street (0'-15' front setback) and take up over half of the lot width.
- Attached garages are not permitted.
- The side setbacks are reduced to 5' at the interior, and 10' on the corner.
- Accessory building side and rear setbacks are reduced to 5'.
- Height: buildings can range from 2-4 stories.

Use Changes: This is a mixed-use district. Single-family, multi-family, office and some commercial uses are permitted. If a retail overlay is present on the zoning map, retail is permitted as well.