

**Table 4-3: Standards for Nonresidential Uses by District**

| <b>District<br/>Uses</b>                            | <b>Maximum<br/>FAR</b> | <b>Maximum<br/>ISR</b> | <b>Minimum<br/>site area<sup>3</sup></b> | <b>Minimum<br/>lot width<sup>5</sup></b> | <b>Angle of<br/>light factor</b> |
|---|------------------------|------------------------|--|--|----------------------------------|
| <i>Urban Core (UC)/CEOD</i>                         |                        |                        |  |  |                                  |
| All Uses  | 8.5                    | 1.00                   | none                                     | none                                     | *                                |
| <i>Urban Neighborhoods (UN-E, UN-W, &amp; UN-S)</i> |                        |                        |  |  |                                  |
| Outdoor Rec. (private parks)                        | 0.05                   | 0.40                   | 7,500 SF                                 | 75 ft.                                   | **                               |
| Institutional                                       | 0.70                   | 0.80                   | 7,500 SF                                 | 75 ft.                                   | **                               |
| Road Service  | 0.35                   | 0.90                   | 30,000 SF                                | 100 ft.                                  | **                               |
| Public Service <sup>2</sup>                         | 0.50                   | 0.80                   | 7,500 SF                                 | 75 ft.                                   | **                               |
| All Other Uses                                      | 2.00                   | 0.90                   | 7,500 SF                                 | 75 ft.                                   | **                               |
| <i>Neighborhood Conservation (NC)</i>               |                        |                        |  |  |                                  |
| Outdoor Recreational                                | 0.05                   | 0.40                   | 7,500 SF                                 | none                                     | ***                              |
| Institutional                                       | 0.50                   | 0.60                   | 7,500 SF                                 | 75 ft.                                   | ***                              |
| Public Service <sup>2</sup>                         | 0.20                   | 0.50                   | 7,500 SF                                 | 75 ft.                                   | ***                              |
| <i>Development Housing (DDH)</i>                    |                        |                        |  |  |                                  |
| Agriculture Uses (Forestry)                         | 0.01                   | 0.10                   | 25 acres                                 | none                                     | 1.0                              |
| Outdoor Recreational                                | 0.05                   | 0.40                   | 7,500 SF                                 | 75 ft.                                   | 1.0                              |
| Institutional                                       | 0.50                   | 0.60                   | 7,500 SF                                 | 75 ft.                                   | 1.0                              |
| Indoor Recreational                                 | 0.50                   | 0.60                   | 7,500 SF                                 | 75 ft.                                   | 1.0                              |
| Public Service <sup>2</sup>                         | 0.20                   | 0.50                   | 7,500 SF                                 | 75 ft.                                   | 1.0                              |
| All Other Uses <sup>6</sup>                         | 0.40                   | 0.80                   | 7,500 SF                                 | 75 ft.                                   | 1.0                              |
| <i>Redevelopment (RDD)</i>                          |                        |                        |  |  |                                  |
| Outdoor Rec. (Private Parks)                        | 0.05                   | 0.40                   | 7,500 SF                                 | none                                     | 1.0                              |
| Institutional                                       | 0.60                   | 0.70                   | 7,500 SF                                 | 75 ft.                                   | 1.0                              |
| Road Service  | 0.35                   | 0.90                   | 30,000 SF                                | 100 ft.                                  | 1.0                              |
| Public Service <sup>2</sup>                         | 0.30                   | 0.60                   | 7,500 SF                                 | 75 ft.                                   | 1.0                              |
| Nurseries   | 0.05                   | 0.50                   | 30,000 SF                                | 100 ft.                                  | 1.0                              |
| Commercial Support                                  | 0.60                   | 0.70                   | 7,500 SF                                 | 75 ft.                                   | 1.0                              |
| All Other Uses                                      | 0.70                   | 0.80                   | 7,500 SF                                 | 75 ft.                                   | 1.0                              |
| <i>Rural (R)</i>                                    |                        |                        |  |  |                                  |
| Agriculture/Nurseries <sup>1</sup>                  | na                     | 0.05                   | 3 acres                                  | none                                     | 1.0                              |
| Forestry  | na                     | 0.05                   | 25 acres                                 | none                                     |                                  |
| Outdoor Recreational                                | 0.02                   | 0.40                   | 3 acres                                  | none                                     | 1.0                              |
| Institutional                                       | 0.05                   | 0.40                   | 3 acres                                  | none                                     | 1.0                              |
| Commercial & Entertainment<br>(Vet office)          | 0.12                   | 0.30                   | 40,000 SF                                | none                                     | 1.0                              |
| Commercial Recreational                             | 0.10                   | 0.20                   | 3 acres                                  | none                                     | 1.0                              |
| Recreational Rental<br>Dwellings †                  | 0.01                   | 0.10                   | 200,000 SF                               | none                                     | 1.0                              |
| Public Service <sup>2</sup>                         | 0.20                   | 0.50                   | 3 acres                                  | none                                     | 1.0                              |
| Agriculture Support                                 | 0.25                   | 0.50                   | 40,000 SF                                | none                                     | 1.0                              |
| Conditional Uses                                    | 0.12                   | 0.30                   | 200,000 SF                               | none                                     | 1.0                              |

Table 4-3: Standards for Nonresidential Uses by District

| District<br>Uses  | Maximum<br>FAR | Maximum<br>ISR | Minimum<br>site area <sup>3</sup> | Minimum<br>lot width <sup>5</sup> | Angle of<br>light factor |
|---|----------------|----------------|-----------------------------------|-----------------------------------|--------------------------|
| <i>Limited Development District (LDD)</i>               |                |                |                                   |                                   |                          |
| Forestry  | 0.01           | 0.10           | 25 acres                          | none                              | 1.0                      |
| Outdoor Recreational                                    | 0.05           | 0.25           | 1 acre                            | none                              | 1.0                      |
| Institutional   | 0.50           | 0.60           | none                              | none                              | 1.0                      |
| Public Service <sup>2</sup>                             | 0.20           | 0.50           | none                              | none                              | 1.0                      |
| Neighborhood Shopping Ctr.                              | 0.40           | 0.60           | 3 acres                           | none                              | 1.0                      |
| All Other Uses <sup>6</sup>                             | 0.40           | 0.80           | 7,500 SF                          | none                              | 1.0                      |
| <i>Comprehensive Development District (CDD)</i>         |                |                |                                   |                                   |                          |
| Outdoor Recreational                                    | 0.05           | 0.40           | 7,500 SF                          | 75 ft.                            | 1.0                      |
| Institutional   | 0.50           | 0.60           | 7,500 SF                          | 75 ft.                            | 1.0                      |
| Road Service  | 0.35           | 0.90           | 30,000 SF                         | 100 ft.                           | 1.0                      |
| Commercial Recreational                                 | 0.15           | 0.30           | 40,000 SF                         | none                              | 1.0                      |
| Recreational Rental<br>Dwellings†                       | 0.15           | 0.25           | 100,000 SF                        | none                              | 1.0                      |
| Public Service <sup>2</sup>                             | 0.30           | 0.60           | 7,500 SF                          | 75 ft.                            | 1.0                      |
| Agriculture Support                                     | 0.25           | 0.50           | 40,000 SF                         | 100 ft.                           | 1.0                      |
| Nurseries   | 0.05           | 0.50           | 80,000 SF                         | None                              | 1.0                      |
| Commercial Support                                      | 0.40           | 0.75           | 7,500 SF                          | 75 ft.                            | 1.0                      |
| All Other Uses  | 0.70           | 0.80           | 7,500 SF                          | 75 ft.                            | 1.0                      |
| <i>Corridor Redevelopment District-Urban (CRD-U)</i>    |                |                |                                   |                                   |                          |
| Road Service  | 0.50           | 0.90           | 20,000 SF                         | 75 ft.                            | ****                     |
| Public Service <sup>2</sup>                             | 0.50           | 0.80           | 7,500 SF                          | 60 ft.                            | ****                     |
| Commercial Support                                      | 0.40           | 0.75           | 7,500 SF                          | 75 ft.                            | ****                     |
| Conditional Uses  | 0.50           | 0.90           | 7,500 SF                          | 60 ft.                            | ****                     |
| All Other Uses  | 0.70           | 0.80           | 7,500 SF                          | 60 ft.                            | ****                     |
| <i>Corridor Redevelopment District-Suburban (CRD-S)</i> |                |                |                                   |                                   |                          |
| Road Service  | 0.35           | 0.90           | 30,000 SF                         | 100 ft.                           | ****                     |
| Public Service <sup>2</sup>                             | 0.35           | 0.75           | 7,500 SF                          | 75 ft.                            | ****                     |
| Commercial Support                                      | 0.40           | 0.75           | 7,500 SF                          | 75 ft.                            | ****                     |
| Conditional Uses  | 0.50           | 0.90           | 7,500 SF                          | 75 ft.                            | ****                     |
| All Other Uses  | 0.70           | 0.80           | 7,500 SF                          | 75 ft.                            | ****                     |
| <i>South College Corridor District (SCCD)</i>           |                |                |                                   |                                   |                          |
| Institutional   | 0.50           | 0.60           | 7,500 SF                          | 75 ft.                            | 1.0                      |
| Road Service  | 0.35           | 0.90           | 30,000 SF                         | 100 ft.                           | 1.0                      |
| Commercial Recreational                                 | 0.15           | 0.30           | 40,000 SF                         | none                              | 1.0                      |
| Public Service <sup>2</sup>                             | 0.30           | 0.60           | 7,500 SF                          | 75 ft.                            | 1.0                      |
| Agriculture Support                                     | 0.25           | 0.50           | 40,000 SF                         | 100 ft.                           | 1.0                      |
| Nurseries   | 0.05           | 0.50           | 80,000 SF                         | none                              | 1.0                      |
| Commercial Support                                      | 0.40           | 0.75           | 7,500 SF                          | 75 ft.                            | 1.0                      |
| All Other Uses  | 0.70           | 0.80           | 7,500 SF                          | 75 ft.                            | 1.0                      |

Table 4-3: Standards for Nonresidential Uses by District

| District<br>Uses                    | Maximum<br>FAR | Maximum<br>ISR | Minimum<br>site area <sup>3</sup> | Minimum<br>lot width <sup>5</sup> | Angle of<br>light factor |
|-------------------------------------|----------------|----------------|-----------------------------------|-----------------------------------|--------------------------|
| <i>Industrial (I)</i>               |                |                |                                   |                                   |                          |
| Institutional Day (Day Care Center) | 0.50           | 0.60           | 10,000 SF                         | 100 ft.                           | ****                     |
| Office                              | 1.50           | 1.00           | 40,000 SF                         | 100 ft.                           | ****                     |
| Commercial & Entertainment          | 0.70           | 0.80           | 10,000 ST                         | 100 ft.                           | ****                     |
| Road Service                        | 0.35           | 0.90           | 30,000 SF                         | 100 ft.                           | ****                     |
| Commercial Recreational             | 0.40           | 0.90           | 40,000 SF                         | none                              | ****                     |
| Recreational Rental Dwellings †     | 0.15           | 0.25           | 200,000 SF                        | none                              | ****                     |
| Public Service <sup>2</sup>         | 0.50           | 0.80           | 10,000 SF                         | 100 ft.                           | ****                     |
| Agriculture Support                 | 0.90           | 0.90           | 40,000 SF                         | 100 ft.                           | ****                     |
| Nurseries                           | 0.05           | 0.50           | 80,000 SF                         | none                              | ****                     |
| Commercial Support                  | 0.90           | 1.00           | 10,000 SF                         | 100 ft.                           | ****                     |
| All Other Uses                      | 0.40           | 0.90           | 80,000 SF                         | 100 ft.                           | ****                     |
| Industrial Uses                     | 0.94           | 0.90           | 40,000 SF                         | 100 ft.                           | ****                     |
| Extraction Uses                     | 0.10           | 0.10           | 100 Acres                         | 100 ft.                           | ****                     |

*Planned Development District (PDD)<sup>4</sup>*

\* See Article V, Section 507 and Section 508 for setback regulations and Article IV, Table 4-4 for maximum height.

\*\* See Article V, Section 509 for setback regulations and Article IV, Table 4-4 for maximum height.

\*\*\* See Article V, Table 5-2 for setback regulations and Article IV, Table 4-4 for maximum height.

\*\*\*\* See Article V, Section 502.03 for setback regulations in the Corridor Redevelopment District and the Industrial District and Article IV, Table 4-4 for maximum height

† Gross Density for Recreational Rental Dwellings is 10 units per acre (see Table 4-4)

<sup>1</sup>Maximum permitted gross density: 1.0 units per three (3) acres.

<sup>2</sup>No minimum lot size/width is required for service distribution facilities for sewer, water, telephone, gas, and electricity; minimum lot area for communication towers shall be determined by the setback (See Section 501.07).

<sup>3</sup>For lots not meeting the minimum size requirement in any district, see Section 705.

<sup>4</sup>ISR, FAR and minimum lot width shall be set by the base district from which the Planned Development is rezoned. Minimum site area for all Planned Development is ten (10) acres (See Section 203).

<sup>5</sup> In cases where side lot lines are not parallel because the lot fronts on a curved right-of-way, minimum width at road frontage shall be as follows:

1. Curved right-of-way: 75 percent of normal width requirement
2. Subdivision cul-de-sac: 50 percent of normal width requirement.

Width at road frontage shall be measured along a straight line connecting the foremost points of side lot lines.

<sup>6</sup>Uses that apply in a PDD only (refer to Table 4-1, Table of Permitted Uses and Section 503, Planned Developments)