

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

<b>District Uses</b>	<b>Maximum FAR</b>	<b>Maximum ISR</b>	<b>Minimum site area<sup>3</sup></b>	<b>Minimum lot width<sup>5</sup></b>	<b>Angle of 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>Medium Density Residential District (MDRD)</i>					
Outdoor Rec. (private parks)	0.05	0.40	7,500 SF	none	0.5
Institutional	0.60	0.70	7,500 SF	60 ft.	0.5
Public Service <sup>2</sup>	0.30	0.60	7,500 SF	60 ft.	0.5
All Others	0.70	0.80	7,500 SF	60 ft.	0.5
<i>Neighborhood Redevelopment District (NRD)</i>					
Outdoor Rec. (private parks)	0.05	0.40	7,500 SF	none	0.75
Institutional	0.50	0.60	7,500 SF	60 ft.	0.75
Public Service <sup>2</sup>	0.20	0.50	7,500 SF	60 ft.	0.75
All Others	0.40	0.80	7,500 SF	60 ft.	0.75
<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

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<i>Rural (R)</i>					
Institutional	0.05	0.40	3 acres	none	1.0
Commercial & Entertainment (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 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
<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 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.	*****
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.	*****
All Other Uses	0.70	0.80	7,500 SF	75 ft.	*****
<i>Corridor Redevelopment District-West (CRD-W)</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.	*****
All Other Uses	0.70	0.80	7,500 SF	75 ft.	*****

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District Uses	Maximum FAR	Maximum ISR	Minimum site area <sup>3</sup>	Minimum lot width <sup>5</sup>	Angle of light factor
<i>Corridor Redevelopment District-East (CRD-E)</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.	*****
All Other Uses	0.70	0.80	7,500 SF	60 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
<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 SF	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.	****
<i>Planned Development District (PDD)<sup>4</sup></i>					

\* 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

\*\*\*\*\* See Article V, Section 510 for setback regulations and 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).

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

<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)