

Comparison of Zoning Districts CS-1 and C-4

Uses	CS-1	C-4
Office	Permitted	Permitted
Retail	Provisional	Accessory
Residential	No	Accessory
Restaurant	Conditional / Provisional	Conditional Accessory
Hotel	Permitted	Permitted
Vehicle Repair, Gas Station, Car Wash	No	No
Special Events	No	Accessory
Standards		
Development Intensity - Minimum	NA	0.4 FAR
Development Intensity - Maximum	1.0 FAR	2.0 FAR
Building Floor Area - Minimum	20,000 sq. ft. 10,000 sq. ft. for restaurants	20,000 sq. ft. 10,000 sq. ft. for restaurants
Impervious Surface - Maximum	NA	90%
Site Width – Minimum	200 feet	200 feet/250 feet corners
Site Area - Minimum	120,000 sq. ft.	120,000 sq. ft.
Setbacks – Along Street Minimum	60 feet	35 feet
Setbacks – Along Street Maximum	NA	NA
Setbacks – Rear Minimum	30 feet (greater for tall buildings)	30 feet/40 feet if over 4 stories
Setbacks – Side Minimum	20 feet (greater for tall buildings)	20 feet/30 feet if over 4 stories
Height - Minimum	NA	NA
Height – Maximum (district specific)	NA	NA
Design Standards	NA	Higher
Parking Location	NA	NA

Comparison of Zoning Districts CO-1 and C-4

Uses	CO-1	C-4
Office	Permitted	Permitted
Retail	Accessory	Accessory
Residential	Conditional	Accessory
Restaurant	Accessory	Conditional Accessory
Hotel	No	Permitted
Vehicle Repair, Gas Station, Car Wash	No	No
Special Events	No	Accessory
Standards		
Development Intensity - Minimum	NA	0.4 FAR
Development Intensity - Maximum	1.0 FAR	2.0 FAR
Building Floor Area - Minimum	NA	20,000 sq. ft. 10,000 sq. ft. for restaurants
Impervious Surface - Maximum	NA	90%
Site Width – Minimum	200 feet	200 feet/250 feet corners
Site Area - Minimum	120,000 sq. ft.	120,000 sq. ft.
Setbacks – Along Street Minimum	60 feet	35 feet
Setbacks – Along Street Maximum	NA	NA
Setbacks – Rear Minimum	30 feet (greater for tall buildings)	30 feet/40 feet if over 4 stories
Setbacks – Side Minimum	20 feet (greater for tall buildings)	20 feet/30 feet if over 4 stories
Height - Minimum	NA	NA
Height – Maximum (district specific)	NA	NA
Design Standards	NA	Higher
Parking Location	NA	NA

Comparison of Zoning Districts CO-1 and HX-R

Uses	CO-1	HX-R
Office	Permitted	Permitted
Retail	Accessory	Accessory
Residential	Conditional	Required*
Restaurant	Accessory	Accessory
Hotel	No	Permitted
Vehicle Repair, Gas Station, Car Wash	No	No
Special Events	No	No
Standards		
Development Intensity - Minimum	NA	1.5 FAR
Development Intensity - Maximum	1.0 FAR	2.0 FAR
Building Floor Area - Minimum	NA	NA
Impervious Surface - Maximum	NA	NA
Site Width – Minimum	200 feet	NA
Site Area - Minimum	120,000 sq. ft.	120,000 sq. ft.
Setbacks – Along Street Minimum	60 feet	NA
Setbacks – Along Street Maximum	NA	NA
Setbacks – Rear Minimum	30 feet (greater for tall buildings)	10 feet
Setbacks – Side Minimum	20 feet (greater for tall buildings)	10 feet
Height - Minimum	NA	NA
Height – Maximum (district specific)	NA	NA
Design Standards	NA	Higher
Parking Location	NA	Below grade, structured parking or adjacent to low volume streets

* Development within HX-R must include at least 30 residential dwelling units per acre of gross site area. Exceptions are listed within Section 19.29(f)(1).

Comparison of Zoning Districts CS-1 and HX-R

Uses	CS-1	HX-R
Office	Permitted	Permitted
Retail	Provisional	Accessory
Residential	No	Required*
Restaurant	Conditional / Provisional	Accessory
Hotel	Permitted	Permitted
Vehicle Repair, Gas Station, Car Wash	No	No
Special Events	No	No
Standards		
Development Intensity - Minimum	NA	1.5 FAR
Development Intensity - Maximum	1.0 FAR	2.0 FAR
Building Floor Area - Minimum	10,000 sq. ft. for freestanding restaurant / 20,000 sq. ft. for all other uses	NA
Impervious Surface - Maximum	NA	NA
Site Width – Minimum	200 feet	NA
Site Area - Minimum	120,000 sq. ft.	120,000 sq. ft.
Setbacks – Along Street Minimum	60 feet	NA
Setbacks – Along Street Maximum	NA	NA
Setbacks – Rear Minimum	30 feet (greater for tall buildings)	10 feet
Setbacks – Side Minimum	20 feet (greater for tall buildings)	10 feet
Height - Minimum	NA	NA
Height – Maximum (district specific)	NA	NA
Design Standards	NA	Higher
Parking Location	NA	Below grade, structured parking or adjacent to low volume streets

* Development within HX-R must include at least 30 residential dwelling units per acre of gross site area. Exceptions are listed within Section 19.29(f)(1).

Comparison of Zoning Districts CO-1 and LX

Uses	CO-1	LX
Residential*	Conditional	No
Office	Permitted	Permitted
Retail	Accessory	Permitted
Commercial services	Provisional	Permitted, Accessory, and Conditional
Restaurant	Provisional	Permitted (w/o drive thru)
Indoor recreation & entertainment*	Provisional	Permitted
Convention Center	No	Permitted
Hotel	No	Permitted
Vehicle Repair, Gas Station*, Car Wash	No	No
Vehicle Sales	No	No
Special Events	No	Accessory
Mmanufacturing	Conditional	No
Printing & publishing	Provisional	No
Research labs	Conditional	No
Warehousing	Conditional	No
Standards		
Development Intensity - Minimum	NA	0.7 FAR (reduction subject to criteria)
Development Intensity - Maximum	1.0 FAR	2.0 FAR
Building Floor Area - Minimum	NA	10,000 sq. ft.
Impervious Surface - Maximum	NA	NA
Site Width – Minimum	200 feet	100 feet
Site Area - Minimum	120,000 sq. ft.	NA
Setbacks – Along Street Minimum	60 feet	10 feet
Setbacks – Along Street Maximum	NA	20 feet
Setbacks – Rear Minimum	30 feet (greater for tall buildings)	10 feet
Setbacks – Side Minimum	20 feet (greater for tall buildings)	10 feet
Height - Minimum	NA	NA
Height – Maximum* (district specific)	NA	NA
Design Standards	NA	Higher
Parking Location/Setback	20 feet from street; 5 feet side/rear	Below grade or to side or rear of buildings

* Restricted or not allowed in Airport Runway Overlay District (AR-17).

Comparison of Zoning Districts I-1 and LX

Uses	I-1	LX
Residential*	No	No
Office	Permitted	Permitted
Retail	Accessory	Permitted
Commercial services	Accessory	Permitted, Accessory, and Conditional
Restaurant	Conditional Accessory	Permitted (w/o drive thru)
Indoor recreation & entertainment*	Conditional	Permitted
Convention Center	No	Permitted
Hotel	Conditional	Permitted
Vehicle Repair, Gas Station*, Car Wash	Conditional/Conditional Accessory	No
Vehicle Sales	Conditional	No
Special Events	No	Accessory
Manufacturing	Permitted	No
Printing & publishing	Permitted	No
Research labs	Permitted	No
Warehousing	Permitted	No
Standards		
Development Intensity - Minimum	NA	0.7 FAR (reduction subject to criteria)
Development Intensity - Maximum	NA	2.0 FAR
Building Floor Area - Minimum	20,000 sq. ft.	10,000 sq. ft.
Impervious Surface - Maximum	NA	NA
Site Width – Minimum	200 feet	100 feet
Site Area - Minimum	3 acres	NA
Setbacks – Along Street Minimum	60 feet (100 ft. adj. to residential district)	10 feet
Setbacks – Along Street Maximum	NA	20 feet
Setbacks – Rear Minimum	25 feet (100 ft. adj. to residential district)	10 feet
Setbacks – Side Minimum	60 feet (100 ft. adj. to residential district)	10 feet
Height - Minimum	NA	NA
Height – Maximum* (district specific)	NA	NA
Design Standards	NA	Higher
On-site Parking Location/ Setback	20 feet from street; 5 feet side/rear	Below grade or to side or rear of buildings

* Restricted or not allowed in Airport Runway Overlay District (AR-17).

Comparison of Zoning Districts CO-1 and SC

Uses	CO-1	SC
Office	Permitted	No
Retail	Accessory	No
Residential	Conditional	No
Restaurant	Accessory	No
Hotel	No	No
Vehicle Repair, Gas Station, Car Wash	No	No
Special Events	No	No
Standards		
Development Intensity - Minimum	NA	NA
Development Intensity - Maximum	1.0 FAR	NA
Building Floor Area - Minimum	NA	NA
Impervious Surface	NA	NA
Site Width – Minimum	200 feet	200 feet
Site Area - Minimum	120,000 sq. ft.	40 acres
Setbacks – Along Street Minimum	60 feet	50 feet
Setbacks – Along Street Maximum	NA	NA
Setbacks – Rear Minimum	30 feet (greater for tall buildings)	30 feet
Setbacks – Side Minimum	20 feet (greater for tall buildings)	20 feet
Height - Minimum	NA	NA
Height – Maximum (district specific)	NA	NA
Design Standards	NA	NA
Parking Location	20 feet from street; 5 feet side/rear	NA

Comparison of Zoning Districts CS-1 and SC

Uses	CS-1	SC
Office	Permitted	No
Retail	Provisional	No
Residential	No	No
Restaurant	Conditional / Provisional	No
Hotel	Permitted	No
Vehicle Repair, Gas Station, Car Wash	No	No
Special Events	No	No
Standards		
Development Intensity - Minimum	NA	NA
Development Intensity - Maximum	1.0 FAR	NA
Building Floor Area - Minimum	10,000 sq. ft. for freestanding restaurant / 20,000 sq. ft. for all other uses	NA
Impervious Surface - Maximum	NA	NA
Site Width – Minimum	200 feet	200 feet
Site Area - Minimum	120,000 sq. ft.	40 acres
Setbacks – Along Street Minimum	60 feet	50 feet
Setbacks – Along Street Maximum	NA	NA
Setbacks – Rear Minimum	30 feet (greater for tall buildings)	30 feet
Setbacks – Side Minimum	20 feet (greater for tall buildings)	20 feet
Height - Minimum	NA	NA
Height – Maximum (district specific)	NA	NA
Design Standards	NA	NA
Parking Location	NA	NA