

## Parcel A C-4 and CO-1 Zoning Summary

| Uses                                  | Proposed C-4   | Existing CO-1                        |
|---------------------------------------|--|--------------------------------------|
| Office                                | Yes  | Yes                                  |
| Retail                                | Accessory  | Accessory                            |
| Residential                           | Accessory  | Yes                                  |
| Restaurant                            | Accessory  | Accessory                            |
| Hotel                                 | Yes  | No                                   |
| Auto Dealers                          | Option 3 – Existing dealers permitted  | No                                   |
| Vehicle Repair, Gas Station, Car Wash | No   | No                                   |
| Pawn Shops                            | No   | No                                   |
| Standards                             |  |                                      |
| Development Intensity - Minimum       | 0.4 FAR<br>1.0 FAR (w/in ¼ mile of American & Knox)<br>0.6 FAR for auto dealers (Option 3) | NA                                   |
| Development Intensity - Maximum       | 2.0 FAR  | 1.0 FAR                              |
| Building Floor Area - Minimum         | 20,000 sq. ft.<br>10,000 sq. ft. for restaurants   | NA                                   |
| Impervious Surface                    | 90%  | NA                                   |
| Site Width – Minimum                  | 200 feet/250 feet corners  | 200 feet                             |
| Site Area - Minimum                   | 120,000 sq. ft.  | 120,000 sq. ft.                      |
| Setbacks – Along Street Minimum       | 35 feet<br>10 feet in Penn American District   | 60 feet                              |
| Setbacks – Along Street Maximum       | NA   | NA                                   |
| Setbacks – Rear Minimum               | 20 feet/30 feet if over 4 stories  | 30 feet (greater for tall buildings) |
| Setbacks – Side Minimum               | 20 feet/30 feet if over 4 stories  | 20 feet (greater for tall buildings) |
| Height - Minimum                      | NA   | NA                                   |
| Height – Maximum (district specific)  | NA   | NA                                   |
| Design Standards                      | Higher   | NA                                   |
| Parking Location                      | NA   | NA                                   |

**Parcel B**  
**R-1 and RM-50 Zoning Summary**

| <b>Uses</b>                     | <b>Existing R-1</b>   | <b>Existing RM-50</b>  |
|---------------------------------|---|--|
| Single-family residence         | Yes   | No   |
| Two-family residence            | Yes   | No   |
| Multiple-family residence       | No, except conditional use if established after July 25, 2013 | Yes  |
| Accessory Structures            | Yes   | Yes  |
| Freestanding daycare centers    | No  | Yes  |
| Places of assembly              | Yes   | No   |
| <b>Standards</b>                |   |  |
| Development Intensity - Minimum | N/A   | 20 dwelling units per acre   |
| Development Intensity - Maximum | N/A   | 50 dwelling units per acre   |
| Site Area - Minimum             | 11,000 s.f. / corner lots<br>15,000 s.f.                      | 80,000 s.f.  |
| Setbacks – Along Street Minimum | 30 feet or prevailing setback                                 | 60 feet from arterial or collector streets,<br>40 feet from local streets          |
| Setbacks – Rear Minimum         | 30 feet   | Same as side setback, but in no instance less than 30 feet.                        |
| Setbacks – Side Minimum         | 10 feet   | 10 feet, plus 0.25 feet for each one foot of structure height in excess of 20 feet |

## Parcel C

### C-4, B-1 and CO-0.5 Zoning Summary

| Uses                                  | Proposed C-4   | Proposed B-1<br>(no change from existing B-1) | Existing CO-0.5                      |
|---------------------------------------|--|---|--------------------------------------|
| Office                                | Yes  | Yes   | Yes                                  |
| Retail                                | Accessory  | Accessory                                     | Accessory                            |
| Residential                           | Accessory  | No  | Yes                                  |
| Restaurant                            | Conditional Accessory  | No  | Accessory                            |
| Hotel                                 | Yes  | No  | No                                   |
| Auto Dealers                          | Option 3 – Existing dealers permitted  | No  | No                                   |
| Vehicle Repair, Gas Station, Car Wash | No   | No  | No                                   |
| Pawn Shops                            | No   | No  | No                                   |
| Standards                             |  |   |                                      |
| Development Intensity - Minimum       | 0.4 FAR<br>1.0 FAR (w/in ¼ mile of American & Knox)<br>0.6 FAR for auto dealers (Option 3) | NA  | NA                                   |
| Development Intensity - Maximum       | 2.0 FAR  | 0.5 FAR                                       | 0.5 FAR                              |
| Building Floor Area - Minimum         | 20,000 sq. ft.<br>10,000 sq. ft. for restaurants   | 1,000 sq. ft.                                 | NA                                   |
| Impervious Surface                    | 90%  | 80%   | NA                                   |
| Site Width – Minimum                  | 200 feet/250 feet corners  | 100 feet/150 feet corners                     | 200 feet                             |
| Site Area - Minimum                   | 120,000 sq. ft.  | 25,000 sq. ft.                                | 120,000 sq. ft.                      |
| Setbacks – Along Street Minimum       | 35 feet<br>10 feet in Penn American District   | 20 feet                                       | 60 feet                              |
| Setbacks – Along Street Maximum       | NA   | NA  | NA                                   |
| Setbacks – Rear Minimum               | 20 feet/30 feet if over 4 stories  | 15 feet                                       | 30 feet (greater for tall buildings) |
| Setbacks – Side Minimum               | 20 feet/30 feet if over 4 stories  | 10 feet                                       | 20 feet (greater for tall buildings) |
| Height - Minimum                      | NA   | NA  | NA                                   |
| Height – Maximum (district specific)  | NA   | NA  | NA                                   |
| Design Standards                      | Higher   | Higher  | NA                                   |
| Parking Location                      | NA   | NA  | NA                                   |

## Parcel D C-5 and B-3 Zoning Summary

| Uses                             | Proposed C-5   | Existing B-3  |
|----------------------------------|--|---|
| Office                           | Yes  | Yes   |
| Retail                           | Yes  | Yes   |
| Residential                      | Accessory  | No  |
| Restaurant                       | Conditional Accessory  | Conditional Use   |
| Hotel                            | Yes  | No  |
| Auto Dealers                     | Existing dealers - permitted<br>New fully enclosed motor vehicle sales - permitted | Conditional Use for Class I (new vehicles) motor vehicle sales and Accessory Use for Class II (used vehicles) |
| Vehicle Repair                   | No   | Accessory to auto dealers   |
| Car Wash                         | No   | Conditional Use   |
| Gas Station                      | No   | Yes   |
| Pawn Shops                       | No   | Conditional Use   |
| Standards                        |  |   |
| Development Intensity - Minimum  | 1.0 FAR (as low as 0.75 with residential)<br>0.6 FAR for auto dealers (Option 3)   | NA  |
| Development Intensity - Maximum  | 1.5 FAR (as high as 2.10 with residential)   | NA  |
| Building Floor Area - Minimum    | 20,000 sq. ft.   | NA  |
| Impervious Surface               | 95% (85% with residential)   | NA  |
| Site Width – Minimum             | 200 feet/250 feet for corner lots  | 100 feet  |
| Site Area - Minimum              | 80,000 sq. ft.   | NA  |
| Setbacks – Along Street Minimum  | 10 feet  | 65 feet   |
| Setbacks – Along Street Maximum  | 20 feet  | NA  |
| Setbacks – Rear Minimum          | 20 feet  | 15 feet   |
| Setbacks – Side Minimum          | 20 feet  | 10 feet   |
| Height - Minimum                 | 2 stories or 25 feet over 60 percent of footprint                                  | NA  |
| Height – Maximum (area specific) | Varies by area   | Varies by area  |
| Design Standards                 | Higher   | NA  |
| Parking Location                 | To side or rear of buildings   | NA  |

**Parcel E  
C-3 and CR-1 Zoning Summary**

| <b>Uses</b>                              | <b>Proposed C-3</b>                                  | <b>Existing CR-1</b>                               |
|--|--|--|
| Office                                   | Yes  | Yes  |
| Retail                                   | Yes  | Yes  |
| Residential                              | Accessory  | No   |
| Restaurant                               | Conditional Accessory,<br>without drive-through      | Yes  |
| Hotel                                    | Yes  | Yes  |
| Auto Dealers                             | No   | Yes  |
| Vehicle Repair, Gas Station,<br>Car Wash | No   | No   |
| Pawn Shops                               | No   | No   |
| <b>Standards</b>                         |  |  |
| Development Intensity -<br>Minimum       | 0.5 FAR  | NA   |
| Development Intensity -<br>Maximum       | 1.0 FAR  | 1.0 FAR  |
| Building Floor Area -<br>Minimum         | 20,000 sq. ft.                                       | 20,000 sq. ft. (no minimum<br>on conditional uses) |
| Impervious Surface                       | 95%  | NA   |
| Site Width – Minimum                     | 100 feet   | 120 feet   |
| Site Area - Minimum                      | 40,000 sq. ft.                                       | 2 acres (87,120 sq. ft.)                           |
| Setbacks – Along Street<br>Minimum       | 35 feet<br>10 feet in Penn American<br>District      | 65 feet  |
| Setbacks – Along Street<br>Maximum       | NA   | NA   |
| Setbacks – Rear Minimum                  | 20 feet/30 feet if over 4<br>stories                 | 25 feet  |
| Setbacks – Side Minimum                  | 20 feet/30 feet if over 4<br>stories                 | 25 feet  |
| Height - Minimum                         | 2 stories or 25 feet over 60<br>percent of footprint | NA   |
| Height – Maximum (district<br>specific)  | NA   | NA   |
| Design Standards                         | Yes  | NA   |
| Parking Location                         | NA   | NA   |

## Parcel F C-3, C-5 and CR-1 Zoning Summary

10940ABCDEFGHI-14

| Uses                                     | Proposed C-3  | Proposed C-5   | Existing CR-1   |
|--|---|--|---|
| Office                                   | Yes   | Yes  | Yes   |
| Retail                                   | Yes   | Yes  | Yes   |
| Residential                              | Accessory   | Accessory  | No  |
| Restaurant                               | Conditional Accessory,<br>without drive-through         | Conditional Accessory  | Yes   |
| Hotel                                    | Yes   | Yes  | Yes   |
| Auto Dealers                             | No  | Option 3 – Existing<br>dealers permitted<br>New fully enclosed<br>motor vehicle sales  | Yes   |
| Vehicle Repair, Gas<br>Station, Car Wash | No  | No   | No  |
| Pawn Shops                               | No  | No   | No  |
| Standards                                |   |  |   |
| Development<br>Intensity - Minimum       | 0.5 FAR   | 1.0 FAR (as low as<br>0.75 with residential)<br>0.6 FAR for auto<br>dealers (Option 3) | NA  |
| Development<br>Intensity - Maximum       | 1.0 FAR   | 1.5 FAR (as high as<br>2.10 with residential)  | 1.0 FAR   |
| Building Floor Area -<br>Minimum         | 20,000 sq. ft.  | 20,000 sq. ft.   | 20,000 sq. ft. (no<br>minimum on<br>conditional uses) |
| Impervious Surface                       | 95%   | 95% (85% with<br>residential)  | NA  |
| Site Width –<br>Minimum                  | 100 feet  | 200 feet/250 feet for<br>corner lots   | 120 feet  |
| Site Area - Minimum                      | 40,000 sq. ft.  | 80,000 sq. ft.   | 2 acres (87,120 sq.<br>ft.)                           |
| Setbacks – Along<br>Street Minimum       | 35 feet<br>10 feet in Penn<br>American District         | 10 feet  | 65 feet   |
| Setbacks – Along<br>Street Maximum       | NA  | 20 feet  | NA  |
| Setbacks – Rear<br>Minimum               | 20 feet/30 feet if over<br>4 stories                    | 20 feet  | 25 feet   |
| Setbacks – Side<br>Minimum               | 20 feet/30 feet if over<br>4 stories                    | 20 feet  | 25 feet   |
| Height - Minimum                         | 2 stories or 25 feet<br>over 60 percent of<br>footprint | 2 stories or 25 feet<br>over 60 percent of<br>footprint                                | NA  |
| Height – Maximum<br>(district specific)  | NA  | Varies by area   | NA  |
| Design Standards                         | Yes   | Higher   | NA  |
| Parking Location                         | NA  | To side or rear of<br>buildings  | NA  |

## Parcel G C-4 and CR-1 Zoning Summary

| Uses                                  | Proposed C-4   | Existing CR-1                                   |
|---------------------------------------|--|---|
| Office                                | Yes  | Yes   |
| Retail                                | Accessory  | Yes   |
| Residential                           | Accessory  | No  |
| Restaurant                            | Conditional Accessory  | Yes   |
| Hotel                                 | Yes  | Yes   |
| Auto Dealers                          | Option 3 – Existing dealers permitted  | Yes   |
| Vehicle Repair, Gas Station, Car Wash | No   | No  |
| Pawn Shops                            | No   | No  |
| Standards                             |  |   |
| Development Intensity - Minimum       | 0.4 FAR<br>1.0 FAR (w/in ¼ mile of intersection of American & Knox)<br>0.6 FAR for auto dealers (Option 3) | NA  |
| Development Intensity - Maximum       | 2.0 FAR  | 1.0 FAR   |
| Building Floor Area - Minimum         | 20,000 sq. ft.<br>10,000 sq. ft. for restaurants   | 20,000 sq. ft. (no minimum on conditional uses) |
| Impervious Surface                    | 90%  | NA  |
| Site Width – Minimum                  | 200 feet/250 feet corners  | 120 feet  |
| Site Area - Minimum                   | 120,000 sq. ft.  | 2 acres (87,120 sq.ft.)                         |
| Setbacks – Along Street Minimum       | 35 feet<br>10 feet in Penn American District   | 65 feet   |
| Setbacks – Along Street Maximum       | NA   | NA  |
| Setbacks – Rear Minimum               | 20 feet/30 feet if over 4 stories  | 25 feet   |
| Setbacks – Side Minimum               | 20 feet/30 feet if over 4 stories  | 25 feet   |
| Height - Minimum                      | NA   | NA  |
| Height – Maximum (district specific)  | NA   | NA  |
| Design Standards                      | Higher   | NA  |
| Parking Location                      | NA   | NA  |

## Parcels H & I C-1, C-4, C-5, Zoning Summary

| Uses                            | Existing C-1                      | Proposed C-4   | Proposed C-5  |
|---------------------------------|-----------------------------------|--|---|
| Office/Medical Office           | Yes                               | Yes  | Yes   |
| Retail                          | Accessory                         | Accessory  | Yes   |
| Residential                     | Not Allowed                       | Accessory  | Accessory   |
| Restaurant w/out drive-through  | Conditional                       | Conditional Accessory  | Conditional Accessory   |
| Hotel                           | Yes                               | Yes  | Yes   |
| Auto Dealers                    | Yes                               | Option 3 – Existing dealers permitted  | Option 3 – Existing dealers permitted                                     |
| Standards                       |                                   |  |   |
| Development Intensity - Minimum | 0.4 FAR                           | 0.4 FAR<br>1.0 FAR (w/in ¼ mile of American & Knox)<br>0.6 FAR for auto dealers (Option 3) | 1.0 FAR<br>(0.75 with residential)<br>0.6 FAR for auto dealers (Option 3) |
| Development Intensity - Maximum | 1.0 FAR                           | 2.0 FAR  | 1.5 FAR (bonus for residential)   |
| Building Floor Area - Minimum   | 20,000 sq. ft.                    | 20,000 sq. ft.<br>10,000 sq. ft. for restaurants   | 20,000 sq. ft.  |
| Impervious Surface              | 90%                               | 90%  | 95%   |
| Site Width – Minimum            | 200 ft./250 ft. corners           | 200 ft./250 ft. corners  | 200 ft./250 ft. corners   |
| Site Area - Minimum             | 120,000 sq. ft.                   | 120,000 sq. ft.  | 80,000 sq. ft.  |
| Setbacks – Along Street Minimum | 35 feet                           | 35 feet<br>10 feet in Penn American District   | 10 feet   |
| Setbacks – Along Street Maximum |                                   | NA   | 20  |
| Setbacks – Rear Minimum         | 30 feet/40 feet if over 4 stories | 20 feet/30 feet if over 4 stories  | 20 feet   |
| Setbacks – Side Minimum         | 20 feet/30 feet if over 4 stories | 20 feet/30 feet if over 4 stories  | 20 feet   |
| Height - Minimum                | NA                                | NA   | 2 stories or 25 feet over 60 percent of footprint                         |
| Other                           |                                   | Design standards   | * Parking to the side or rear<br>* Add'l design standards                 |