

Building and Site Design Standards		
	<i>PD-176 (Currently Applicable)</i>	<i>Suburban Corridor (SC) (Proposed)</i>
Building Height:	3 Stories (~34'6")	55'
Front Setback:	25'	20'
Side Setback (Commercial):	10'	5'
Rear Setback (Commercial):	10'	10'
FAR:	~2.2:1	None
Parking:	2003 Standards – see below	Current Standards – see below
Multifamily Permitted?	No	SUP
Landscape Code	1998 Landscape Code Update	Current Standards
Parking Perimeter Landscaping	Required – Continuous screening shrubbery 36" minimum in height between parking and street	Required – Minimum 2 types of screening elements for front parking, 1 for all others
Internal Parking Lot Landscaping	1 Tree per 4,400sf vehicle area, 1 shrub per 1500sf vehicle area, Additional standards for lots over 40 spaces	Minimum 2 Types of Parking Lot Landscaping Required for all parking lots
Landscape Area:	20% Landscape Area	20% Landscape Area
Tree Canopy:	15 trees per acre	25% Tree Canopy
Additional Landscape Elements Required:	None	Provide 30 points of Landscape Elements
Street Tree Requirements:	None	1 Tree per 30 linear feet of street right-of-way
Parking – Applied to Concept Plan:		
Medical/Doctor's Office:	1 space per 250sf of floor area (minimum 5 spaces)	1 space per 450sf of Gross Floor Area
Retail:	1 space per 200sf floor area (minimum of 5 spaces)	1 space per 350sf of Gross Floor Area

Comparison of Key Permitted Uses		
	<i>PD-176 (Applicable Now) (1991 Code)</i>	<i>SC (Proposed) (Current DDC)</i>
One Family Dwelling Restricted	Permitted	
Multifamily Dwelling		SUP
Elderly Housing/Nursing Home	Permitted	SUP
Community Unit Development	Permitted	
Dormitory, Boarding, or Rooming House	Permitted	
Club or Lodge	Club: Permitted; Lodge: SUP	Permitted
Day Care, Adult or Child	Child: Permitted; Adult: Unclear	Permitted
Funeral and Internment Facility		Permitted
Hotel/Motel	Permitted	Permitted
Trailer Camp or Mobile Home Park	SUP	
Cemetery or Mausoleum	Permitted	Permitted
College/University	Permitted	
Day Nursery or Kindergarten	Permitted	Permitted
Private Club (S)	SUP	Permitted
Group Home	Permitted	
Home for Care of Alcoholic, Narcotic, or Psychiatric Patients (Community Home for the Disabled)	Permitted	Permitted
Hospital	Permitted	Permitted
Medical Clinic	Permitted (as "Hospital, General/Acute Care")	Permitted
Medical Office	Permitted (as "Office, Professional and Administrative")	Permitted
Nursing Home	Permitted	SUP
Business or Trade School	Permitted	Permitted

Kennel	Permitted	Permitted
Animal Pound (Public or Private)	SUP	Public: Permitted as “Community Service” Private: Not permitted
Animal Clinic	Permitted	Permitted
Stable	Permitted	Permitted
Poultry Hatchery	Permitted	
Go Kart Track	SUP	Permitted (as “Outdoor Recreation”)
Sexually Oriented Business	Permitted – but other standards would prevent in this location	
RV Park	SUP	
Auto Wash	Permitted	Permitted
Auto Painting & Body Repair	Permitted	Permitted
Gas Station	Permitted	Permitted
Auto Parts Sales	Permitted	Permitted
Auto Sales (New or Used) – Indoor or Outdoor	Permitted	
Equipment Sales and Rental	Permitted (As “Trailer Rental and Sales” and “Tool and Trailer Rental” and “Heavy Machinery Sales and Storage”)	
Bakery	Permitted	Permitted
Laundry, Self-Service	Permitted	Permitted
Commercial Laundry Plant	Permitted	
Offices	Permitted	Permitted
Beer & Wine Sales	Permitted	Permitted
Pawn Shop	Permitted	Permitted (As “Retail”)
Restaurant	Permitted	Permitted
Retail	Permitted	Permitted

Office, Administrative or Professional	Permitted	Permitted
Tattoo and Body Piercing Parlor		Permitted
Printing/Publishing	Permitted	Permitted
Building Material Sales	Permitted	SUP
Engine & Motor Repair		Permitted
Heavy Machinery Sales and Storage	Permitted	
Storage and Sales of Furniture or Appliances Outside a Building	Permitted	
Storage and Sale of Furniture or Appliances Outside A Building	Permitted	
Storage or Sales Warehouse	Permitted	SUP
Craft Alcohol Production		Permitted
Milk/Dairy/Ice Cream Plant	Permitted	Permitted (as "Food Processing")
Bakery	Permitted	Permitted (as "Food Processing")
Food Processing		Permitted
Cleaning & Dyeing Plant	Permitted	
Clothing Manufacture or Fabrication	Permitted	Permitted (as "Low-Impact Manufacturing")
Low-Impact Manufacturing		Permitted
Scientific or Research Laboratory	Permitted	
Mixing and Sale of Concrete	Permitted	
Data Center Warehouse		Permitted
Motor Freight Terminal	Permitted	