

South Mixed Use v. South RR-2 Comparison Table

USES PERMITTED IN BOTH DISTRICTS:		
	South Mixed Use – Existing	South RR-2 - Proposed
Hotel	P	P
Retail Sales/Service	P	P
Movie Theaters	P	P
Restaurants	P	P
Professional Service & Offices	P	P
Indoor Recreation	P	P
Parks	P	P
Open Space	P	P
Hospital	P	P
Medical Center	P	P
Convention Centers	P	P
Storm Water Control/Detention	P	P
Storm Water Quality Areas	P	P
Community Service	P	P

DIFFERING USES BETWEEN DISTRICTS:		
	South Mixed Use – Existing	South RR-2 - Proposed
Outdoor Recreation	N	P
Single Family Dwellings	P	N
Attached Single Family Dwellings	P	N
Community Homes for Disabled	P	N
Multi-Family Dwellings	P	N
Townhouse-style Dwellings	P	N
Big Houses	P	N
Elderly Housing	P	N
Continuing Care Retirement Homes	P	N
Major Event Entertainment	SUP	N
Helipads accessory to a Hospital	SUP	N
Drive-Through Facilities	P; SUP abutting residential	P
Quick Vehicle Servicing	P; SUP abutting residential	P
Group Homes	SUP	SUP
Basic Utilities	SUP	SUP

GENERAL REGULATIONS:		
	South Mixed Use – Existing	South RR-2 - Proposed
Floor Area Ratio	4.0	4.0
Maximum Lot Coverage	90% (80% Single-Family)	90%
Minimum Landscaped Areas	10% (20% Single-Family)	10%
Minimum Tree Canopy Coverage	TBD (40% Single-Family)	25%
Maximum Building Height	65 ft. for Single-Family 200 ft. for Hotels and Offices 100 ft. for All Other Uses	200 ft. for Hotels and Offices 100 ft. for All Other Uses

DESIGN STANDARDS:		
	South Mixed Use – Existing	South RR-2 - Proposed
Architectural Standards	Exhibit C-2 (to be inserted later)	Exhibit C-1
Landscape Standards	Exhibit D-2 (to be inserted later)	Exhibit D-1
Sign Standards	Exhibit E-2 (to be inserted later)	Exhibit E-1