

Zoning District Comparison Chart

Topic	Existing Zoning: Office Professional (OP)	Proposed Zoning: Neighborhood – Main Street (N-MS)
Uses	Primarily Medical / Professional Office (See Land Use Matrix Comparison)	Mix of Retail, Office, & Residential (See Land Use Matrix Comparison)
Parking Location	No location standards	Must be located in 2 nd or 3 rd Layer (behind the front façade of building)
Parking Standards	Based on size, seating, and/or bedrooms	Based on size, seating, and/or bedrooms with bicycle parking requirement
Max Residential Units	0	2
Occupancy Restrictions	N/A	Required
Landscaping	Minimal area and parking lot landscaping	Increased area and parking lot landscaping
Building Height (max)	No height limit	3 stories
Setbacks	Based on Zoning District	Based on Zoning District
Material Standards	80% Primary Materials 20% Secondary Materials	No minimum percentages of materials. Includes 25' max blank wall area requirement
Impervious Cover (max)	80%	80%
Pedestrian Access	No Requirements for pedestrian connections	Direct pedestrian access required from entrance of building to parking, streets, sidewalks, and transit stops
Streetscapes	Based on Street Classification (6' sidewalk, trees every 50' on center average, no planting area required between sidewalk and street)	Based on Zoning District (8' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required)
Transitional Protective Yards / Buffers	Double setback requirement adjacent to Single-Family-6 zoned property	Required adjacent to Single-Family-6 zoned property with 4 options (includes street trees, shrubs, fencing, walls, and setback distance requirements)