

Comparison of Proposed Downtown Zones and Existing Zones

These tables compare the general development standards of the five new downtown zones with the development standards of the existing zones that are located within the same area as each new downtown zone. For example, for the TN-1 Downtown Core zone, the development standards for the UC and AC zones are provided because these are the only two zones located within the proposed boundary of the new TN-1 zone. The purpose is to allow landowners and others to quickly assess how the new zones would generally affect development potential of downtown properties. This table, however, does not include comparison of all development standards between the proposed and existing zones, but only those that generally determine the size and amount of development. In addition, for each existing zone, a percentage is provided that approximates the amount of land area that that zone comprises of the proposed new zone.

TN-1 Downtown Core

Proposed Zone	Existing Zone(s)				
TN-1 Downtown Core	UC Urban Commercial (70%)	AC Auto-Urban Commercial (30%)			
FAR: 2.0 Height: 42'- 46' Setback: Front: 0'-5' Side: 0' or 5' Rear: 0' or 5' LSR: 0	FAR: 1.30 Height: 35' Setbacks: Front: 0' Side: 0' Rear: 0' LSR: .10	FAR: .25 - .65 (LO) Height: 26' - 35' Setbacks: Front: 10'-25' Side: 10' or 15' Rear: 20' or 30' LSR: .20 - .50			

TN-2 Office Mixed-use

Proposed Zone	Existing Zone(s)				
TN-2 Office Mixed-use	UC-2 Urban Commercial (25%)	OP Office Professional (25%)	AR Auto-Urban Residential (15%)	NC-SF Neighborhood Conservation Single Family (15%)	RB Residential Business (10%)
FAR: 1.0 Height: 30' Setback: Front: 5'-15' Side: 5' Rear: 10' LSR: .20	FAR: .65 - .80 (LO) Height: 35' Setbacks: Front: 10' Side: 0' Rear: 20' LSR: .20	FAR: .46 Height: 30' Setbacks: Front: 20' Side: 10' Rear: 25' LSR: .30	FAR: .30 or 40 (PUD) Height: 26' or 35' (PUD) Setbacks: Front: 20' or PUD Side: 10' or PUD Rear: 5' – 30, or PUD LSR: .30 or .45 (PUD)	FAR: .46 Height: 30' Setbacks: Front: 25' Side: 10' Rear: 25' LSR: .45	FAR: .32 Height: 30' Setbacks: Front: 25' Side: 10' Rear: 25' LSR: .30

TN-3 Resort Connector

Proposed Zone	Existing Zone(s)				
TN-3 Resort Connector	UC-2 Urban Commercial (40%)	AR Auto-Urban Residential (30%)	OP-2 Office Professional (10%)	OP Office Professional (10%)	BC Business Conservation (10%)
FAR: 1.0 Height: 30' Setback: Front: 5'-10' Side: 5' Rear: 10' LSR: .20	FAR: .65 - .80 (LO) Height: 35' Setbacks: Front: 10' Side: 0' Rear: 20' LSR: .20	FAR: .30 or 40 (PUD) Height: 26' or 35' (PUD) Setbacks: Front: 20' or PUD Side: 10' or PUD Rear: 5' – 30, or PUD LSR: .30 or .45 (PUD)	FAR: .65 Height: 35' Setbacks: Front: 10' Side: 0' Rear: 20' LSR: .20	FAR: .46 Height: 30' Setbacks: Front: 20' Side: 10' Rear: 25' LSR: .30	FAR: .30 - .35 Height: 26' Setbacks: Front: 20' Side: 10' Rear: 5' – 30' LSR: .30 - .50

TN-4 Residential Mixed-use

Proposed Zone	Existing Zone(s)				
TN-4 Residential Mixed-use	AC Auto-Urban Commercial (65%)	AR Auto-Urban Residential (30%)	UC Urban Commercial (15%)		
FAR: 2.0 Height: 42' - 46' Setback: Front: 0'-10' Side: 5' Rear: 10' LSR: .20	FAR: .25 - .65 (LO) Height: 26' - 35' Setbacks: Front: 10'-25' Side: 10' or 15' Rear: 20' or 30' LSR: .20 - .50	FAR: .30 or .40 (PUD) Height: 26' or 35' (PUD) Setbacks: Front: 20' or PUD Side: 10' or PUD Rear: 5' - 30, or PUD LSR: .30 or .45 (PUD)	FAR: 1.30 Height: 35' Setbacks: Front: 0' Side: 0' Rear: 0' LSR: .10		

TN-5 Downtown Residential

Proposed Zone	Existing Zone(s)				
TN-5 Residential Downtown	PSP Public/Semi-public (70%)	MHP Mobile Home Park (15%)	AR Auto-Urban Residential (15%)		
FAR: 2.0 Height: 42' - 46' Setback: Front: 0'-15' Side: 5' Rear: 10' LSR: .20	FAR: n/a Height: n/a Setback: Front: n/a Side: n/a Rear: n/a LSR: n/a	Height: 18' All other standards established through Mobile Home Park project approval	FAR: .30 or 40 (PUD) Height: 26' or 35' (PUD) Setbacks: Front: 20' or PUD Side: 10' or PUD Rear: 5' – 30, or PUD LSR: .30 or .45 (PUD)		