

<b>SITE DEVELOPMENT COMPARISON INFORMATION</b>			
<b>Development Standard</b>	<b>PUD/Suburban Office (Current Code)</b>	<b>Draft MUR- 4 Code (Proposed Code – Shown 7/8/21)</b>	<b>Resolution</b>
<b>Min. Front Yard Building Setback</b>	½ distance of the right-of-way as measured from the property line	15'	No change – Same as proposed in the 7/8/21 PZC Draft
<b>Min. Side Yard Building Setback</b>	15' or ¼ the sum of the building height and length	<b>Subarea C:</b> 75' <b>Subarea D:</b> 25'	<b>Subarea C:</b> 10' – when abutting a non-residential use 75' (1-story at 22' height) – when abutting a residential use 95' (2-story at 32' height) – when abutting a residential use 1':2' – increase height to setback ratio between 75' – 95'  <b>Subarea D:</b> 10' – when abutting a non-residential use 25' – when abutting a residential use
<b>Min. Rear Yard Building Setback</b>	15' or ¼ the sum of the building height and length	<b>Subarea C:</b> 75' <b>Subarea D:</b> 25'	<b>Subarea C:</b> 10' – when abutting a non-residential use 75' (single story building) – when abutting a residential use 95' (two story building) – when abutting a residential use 1':2' – increase height to setback ratio between 75' – 95'  <b>Subarea D:</b> 10' – when abutting a non-residential use 25' – when abutting a residential use
<b>Min. Front Yard Pavement Setback</b>	40% of building setback requirement	15'	No change – Same as proposed in the 7/8/21 PZC Draft
<b>Min. Side/Rear Yard Pavement Setback</b>	15' or ¼ the sum of the building height and length	35'	<b>Subarea C:</b> 10' – when abutting a non-residential use 25' – when abutting a residential use  <b>Subarea D:</b> 10' – when abutting a non-residential use 25' – when abutting a residential use
<b>Landscape Buffer</b>	6' width with 1 tree/40 ft. of lineal boundary, OFT, plus continuous 6 ft. high planting, hedge, fence, wall or earth mound	35' with augmented landscape buffer based on field conditions with 6' opaque screen	25' with augmented landscape buffer based on field conditions with 6' tall opaque screen
<b>Building Height</b>	Based on formula of building height to width to meet setbacks	<b>Subarea C:</b> 2 stories at 22' at minimum setback, or up to 32 feet at 1:3 height to setback ratio.  <b>Subarea D:</b> 1 story or 20 feet, whichever is less	<b>Subarea C:</b> 1-story or 22 feet (at 75' min. setback), whichever is less 2-story or 32 feet (at 95' min. setback), whichever is less 1':2' – increase height to setback ratio between 75' – 95'  <b>Subarea D:</b> No change – Same as proposed in the 7/8/21 PZC Draft *With clarification of a pitch roof requirement
<b>Permitted/ Conditional Uses</b>	Office, daycare, institutional, auto-oriented, personal service, fitness, educational, food and lodging, specialty hospital, park & ride	Office, training, research and development, and daycare	No change – Same as proposed in the 7/8/21 PZC Draft
<b>Parking Standards (Office Uses)</b>	Office – 4 spaces/1,000 SF  Medical Office – 5 spaces/1,000 SF	Office – 2.5 to 4/1,000 SF (Bldg size)  Medical – 2.5/1,000 SF	Office – 4 spaces/1,000 SF  Medical Office – 5 spaces/1,000 SF