

## Trolley Square Zoning Map Change

### Comparison of Business A-2 (BA-2) and Residence C-2B (C-2B)

#### Use changes (summarized)

Principal Use	Allowed in BA-2? (current)	Allowed in C-2B?
Hotel or Motel	No	Special Permit
Bus/Rail Passenger Station	Special Permit	No
Radio TV Studio	Yes	No
Schools	Yes	No
Clinic / Health Care Facility	Yes	No
Local Govt. Admin Office	Yes	No
Certain Institutional Uses	Special Permit	No
Office and Laboratory	Yes	No
Most Retail Uses	Yes	No
Art Craft Studio	Yes	Special Permit
Auto Oriented Fast Food	Special Permit	No
Auto Service Station	Special Permit	No
Auto Repair	Special Permit	No

#### Dimensional Changes

Dimensional Standard	BA-2 Regulation (current)	C-2B Regulation
Max. Residential FAR	1.75 (with ground floor non-residential at Trolley Yard)	1.75
Max. Non-Residential FAR	1.75 (1.0 at Trolley Yard)	NA
Min. Lot Area per Dwelling Unit	600sqft	600sqft
Min. Setbacks	front 5', rear 20', side 10'	Formula
Max. Height – Residential	45' (50' with ground floor non-residential at Trolley Yard)	45'
Max. Height – Non-Residential	45'	NA
Min. Ratio of Open Space on Lot	No min.	15%