

Table of Bulk and Intensity Requirements (South Non-TOD Parcels)

Table of Bulk and Intensity Requirements - Thanksgiving Point South Parcels (Non-TOD)	Business Park	Commercial	High Density Residential
Minimum Lot Area	N/A	N/A	N/A
Maximum Dwelling Units Per Acre (as allowed by the Area Plan)	N/A	N/A	None
Minimum Lot Width/Frontage	N/A	N/A	N/A
Minimum Front Yard and Corner Yard	No minimum but must comply with the IBC	No minimum but must comply with the IBC	No minimum but must comply with the IBC
Minimum Rear Yard (Corner Lots)	No minimum but must comply with the IBC	No minimum but must comply with the IBC	No minimum but must comply with the IBC
Minimum Side Yard	No minimum but must comply with the IBC	No minimum but must comply with the IBC	No minimum but must comply with the IBC
Minimum Side Yard (Corner Lot)	No minimum but must comply with the IBC	No minimum but must comply with the IBC	No minimum but must comply with the IBC
Maximum Height of Occupied Structures	38'	No maximum but must comply with the IBC	None
Maximum Height of Unoccupied Structure	38'	No maximum but must comply with the IBC	None
Minimum Ground Floor Area Per Residential Unit	N/A	N/A	N/A
Minimum Living Area Per Residential Unit Where Allowed Above Commercial	N/A	N/A	N/A
Minimum Landscape Requirement	5%	5%	5%
Minimum Open Space (including urbanized open space)	10%	10%	10%