

Table 1. Zoning Comparison Between P-N-B and R-B, January 2015

Topic	PNB	R-B	More or Less Restrictive
Minimum Lot Area	Discretionary	3,500 sq.ft.	More
Average Width	Discretionary	35	More
Side Yards	Discretionary	None	Less
Front Setback	Discretionary	10 ft. from road/hwy	More
Building Height Max	2.5 stories or 30 ft. to top plate; signs = 25 ft. max	50 ft.	Less
Development Plan Req'd	Yes	Yes	Same
Lot Coverage	25% Max	N/A	Less
Parking	2.5 sq.ft. of parking for every 1 sq.ft. of building	N/A	Less
Variances Allowed?	Yes	Yes	Same

Source: Title 8 Zoning Code