

	CURRENT IMU	ORIGINAL DCET DRAFT	CURRENT DCC DRAFT
Use Type/Regulation	Conditional Use: with other uses	Conditional Use: stand alone campus	Special Exception: stand alone campus without limited power generation
Lot/Tract Size	5 acres	20 acres	20 acres
Impervious Coverage	50%/55% (inc. to 67.5% with TDRs)	60%	50%
Building Coverage	Not provided	35%	40%
Building Height	35/50/60 ft.	120 feet	60 feet
Setbacks (rear, side, front)	50 feet (100 rear yard adjoining residential)	Variable (50 feet to 120 feet)	50 foot perimeter, vegetated buffer 500 feet – building from residential lot line 300 feet – public, dedicated road
Sensitive Receptor	Not addressed	Not addressed	800 ft. building to building separation
Woodlands Removal	50% (SALDO: may be increased by waiver)	100% with 50% replacement required	SALDO; to be updated with new standards Ongoing management
Sound	65 dBA 50 dba adjacent residential uses 9:00 PM to 7:00 AM No monitoring required	65 dBA 50 dba adjacent residential uses 9:00 PM to 7:00 AM No monitoring required	60 dBA 7 AM to 7 PM; 50 dBA 7 PM to 7 AM Tone/Impulse: 45dBA Banging: 80dBA Infrasound: no vibration Imperceptible to human: 100 dBA Ongoing monitoring
Air	State/Federal Standards	State/Federal Standards	State/Federal Standards Generator limited natural gas and certain renewable energy
Power	Generation permitted	Generation permitted	Generation not permitted except limited renewable
LEED	Not required	Not required	Required for buildings over 50,000 sq. ft. Under 100,000 sq. ft. – Cert. Under 300,000 sq. ft. – Silver Over 300,000 sq. ft. - Gold
Lighting	SALDO (may be waived)	SALDO (may be waived)	DarkSky
Water/Sewer	Conditional Use, general criteria	Public water and sewer required	Public water and sewer required Close loop or equivalent system
Impact/Feasibility Studies	Not expressly required	Traffic Impact Environmental Impact	Traffic Environmental Economic Electric Sound (multiple)
Community Benefit Agreement	None	None	Included with list of potential items to be addressed.