

Chapter 3: Zones

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x.03.010 Purpose

This [Chapter](#) provides zones and standards to implement the [Jurisdiction General Plan](#) to generate and support the variety of physical character of the intended development.

x.03.020 Overview of Zones

[Table A \(Zones Overview\)](#) provides an overview of each zone and its intent. This information is to show how the broader transects in [Table P-1F-A \(Jurisdiction Transect\)](#) have been applied, and as qualitative background information on the intended physical character, allowed range of uses, and direction for the detailed standards in each zone.

Table x.03.020.A: Zones Overview

◀ Less Urban

T3 Edge Neighborhood x.03.030



Zone Abbreviation

T3EN

Sub-Zone(s)

None

Intent

A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

- House-Scale Buildings
- Detached Buildings
- Small-to-Medium Building Footprint
- Medium-to-Large Front Setbacks
- Medium-to-Large Side Setbacks
- Up to 2.5 Stories without Bonus; up to 3 Stories with Bonus House, Duplex Side-by-Side, Fourplex, and Pocket Neighborhood
- Porch Projecting, Porch Engaged, and Dooryard Frontage Types

T3 Suburban Neighborhood x.03.040



Zone Abbreviation

T3SN

Sub-Zone(s)

None

Intent

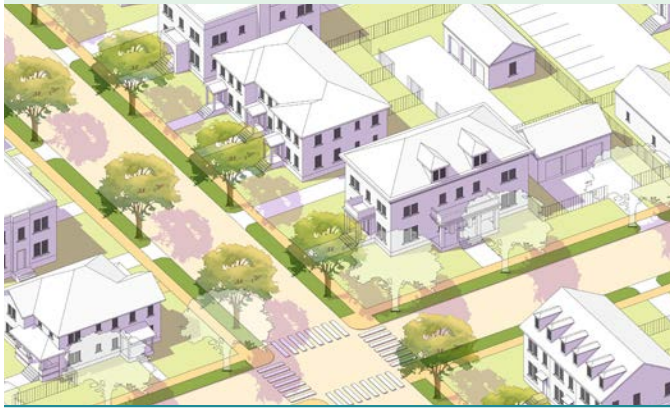
A walkable neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

- House-Scale Buildings
- Primarily Detached Buildings
- Small-to-Medium Building Footprint
- Small-to-Medium Front Setbacks
- Small-to-Medium Side Setbacks
- Up to 2.5 Stories without Bonus; Up to 3 Stories with Bonus House, Duplex Side-by-Side, Cottage Court, Fourplex, Neighborhood Townhouse, and Pocket Neighborhood
- Porch Projecting, Porch Engaged, and Dooryard Frontage Types

Table x.03.020.A: Zones Overview (Continued)

T4 Suburban Neighborhood.Small x.03.050



Zone Abbreviation

T4SN.S

Sub-Zone(s)

T4SN.S-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages within the same form and character of the base zone.

Intent

A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

- House-Scale Buildings
- Primarily Detached Buildings
- Small-to-Medium Building Footprint
- Small-to-Medium Front Setbacks
- Small-to-Medium Side Setbacks
- Up to 2.5 Stories without Bonus; up to 3 Stories with Bonus
- House, Duplex Stacked, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex
- Porch Projecting, Porch Engaged, Dooryard, and Stoop
- Frontage Types; Shopfront in Open Sub-Zone

T4 Core Neighborhood.Medium x.03.060



Zone Abbreviation

T4CN.M

Sub-Zone(s)

T4CN.M-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages within the same form and character of the base zone.

Intent

A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

- Primarily House-Scale Buildings
- Primarily Detached Buildings
- Medium-to-Large Building Footprint
- Small Front Setbacks
- Small Side Setbacks
- Up to 3.5 Stories without Bonus; up to 4 Stories with Bonus
- House, Duplex Stacked, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex
- Porch Projecting, Porch Engaged, Dooryard, and Stoop
- Frontage Types; Shopfront and Terrace Frontage Types in Open Sub-Zone

Table x.03.020.A: Zones Overview (Continued)

T4 Suburban Main Street.Small x.03.070



Zone Abbreviation

T4SMS.S

Sub-Zone(s)

T4SMS.S-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.

Intent

A walkable, vibrant district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Desired Form

- Primarily House-Scale Buildings
- Primarily Attached Buildings
- Small-to-Medium Building Footprint
- None-to-Small Front Setbacks
- None-to-Small Side Setbacks
- Up to 2.5 Stories without Bonus; up to 3 Stories with Bonus
- House, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
- Porch Projecting, Porch Engaged, Forecourt, Shopfront, Terrace, and Gallery Frontage Types; Dooryard, Stoop, and Maker Shopfront Frontage Types in Open Sub-Zone or on Side Street

T4 Core Main Street x.03.080



Zone Abbreviation

T4CMS

Sub-Zone(s)

T4CMS-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.

Intent

A walkable, vibrant district of medium-to-large footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Desired Form

- Block-Scale Buildings
- Primarily Attached Buildings
- Medium-to-Large Building Footprint
- None-to-Small Front Setbacks
- None-to-Small Side Setbacks
- Up to 3.5 Stories without Bonus; up to 4 Stories with Bonus
- Multiplex, Core Townhouse, Core Courtyard, and Main Street Building
- Forecourt, Shopfront, Terrace, and Gallery Frontage Types; Dooryard, Stoop, and Maker Shopfront Frontage Types in Open Sub-Zone or on Side Street

Table x.03.020.A: Zones Overview (Continued)

More Urban



T5 Core Neighborhood x.03.090



Zone Abbreviation

T5CN

Sub-Zone(s)

T5CN-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.

Intent

A walkable neighborhood environment of large footprint, high-intensity housing choices supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

- Block-Scale Buildings
- Primarily Detached Buildings
- Large Building Footprint
- Small Front Setbacks
- Small Side Setbacks
- Up to 5 Stories without Bonus; up to 7 Stories with Bonus
- Multiplex, Core Townhouse, and Core Courtyard
- Porch Projecting, Porch Engaged, Stoop, Forecourt, and Terrace Frontage Types; Shopfront in Open Sub-Zone

T5 Core Main Street x.03.100



Zone Abbreviation

T5CMS

Sub-Zone(s)

T5CMS-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.

Intent

A walkable, vibrant district of large footprint, high-intensity mixed-use buildings and housing choices supporting ground floor retail, food and services.

Desired Form

- Block-Scale Buildings
- Attached Buildings
- Large Building Footprint
- No Front Setbacks
- No Side Setbacks
- Up to 5 Stories without Bonus; up to 7 Stories with Bonus
- Core Courtyard, and Main Street Building
- Shopfront, Terrace, and Gallery Frontage Types; Stoop and Maker Shopfront Frontage Types in Open Sub-Zone or Side Street

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x.03.030 T3 Edge Neighborhood (T3EN)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

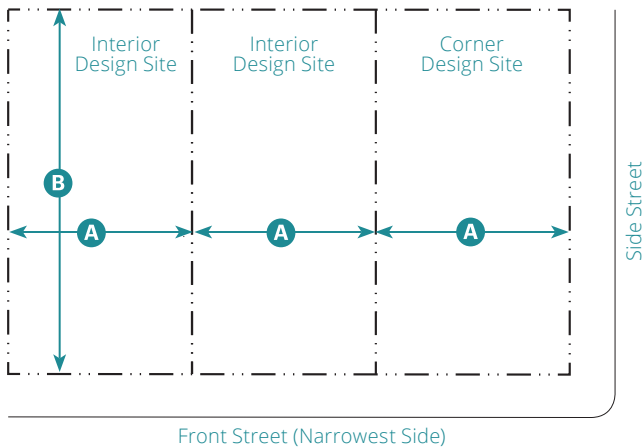
A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

House-Scale Buildings	Up to 2.5 Stories without Bonus; up to 3 Stories with Bonus
Detached Buildings	House, Duplex Side-by-Side, Fourplex, and Pocket Neighborhood
Small-to-Medium Building Footprint	Porch Projecting, Porch Engaged, and Dooryard Frontage Types
Medium-to-Large Front Setbacks	
Medium-to-Large Side Setbacks	

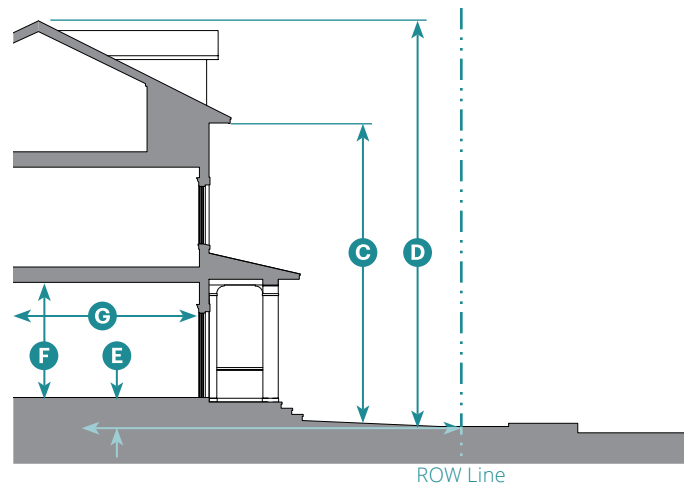
2. Sub-Zone(s)

None



Key

--- ROW/ Design Site Line



Key

--- ROW Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Duplex Side-by-Side	55' min.	110' min.	x.06.060
Fourplex	70' min.	110' min.	x.06.090
Pocket Neighborhood	170' min.; 300' max.	260' min.; 500' max.	x.06.120

Block-Scale

None

Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per [Chapter 10 \(Specific to Large Sites\)](#).

² The Carriage House is not a primary building type.

4. Building Form

Height	Without Bonus	With Bonus	
Primary Building³			
Stories	2.5 max.	3 max.	
To Highest Eave/Parapet	22' max.	32' max.	C
Overall	35' max.	35' max.	D
Ground Floor Finish Level			E
Residential	6" min. ⁴		
Non-Residential	Not Allowed		
Ground Floor Ceiling			F
Residential	9' min.		
Non-Residential	Not Allowed		
Accessory Structure(s) ⁵	1 max.		

Footprint

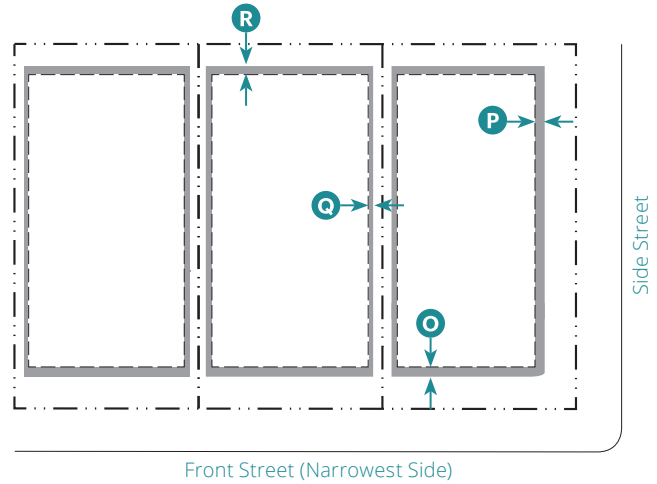
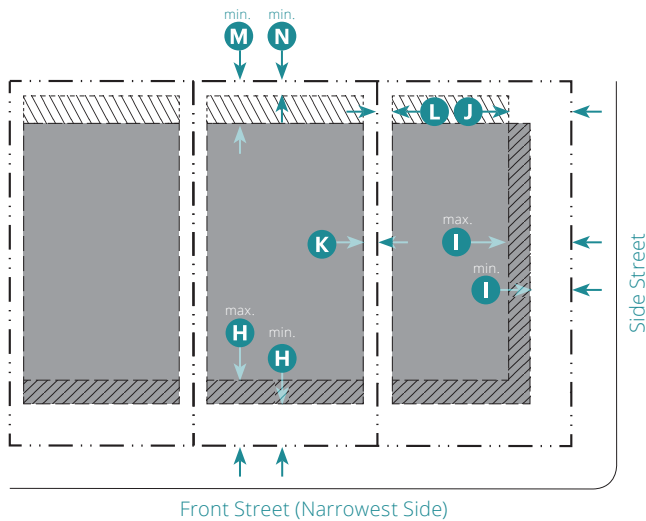
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)
Depth, Ground-Floor Space	30' min. ⁶ G

³ See [Chapter 6 \(Specific to Building Types\)](#) for refinements to massing and height standards.

⁴ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁵ Shall be in compliance with [Section x.xx.xxx \(Jurisdiction Accessory Structure Standards\)](#)

⁶ For habitable/occupiable space only



Key	Buildable Area
- · - · - ROW/ Design Site Line	Acc. Structures Only
- - - Building Setback Line	Facade Zone

Key	Encroachment Area
- · - · - ROW/ Design Site Line	
- - - Setback Line	

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁷

Front (Facade Zone)		H
Interior Design Site	20' min.; 30' max.	
Corner Design Site	20' min.; 30' max.	
Side Street (Facade Zone)		
Primary Building	15' min.; 25' max.	I
Accessory Structure(s)	25' min.	J
Side		
Primary Building	10' min.	K
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	20' min.	M
Accessory Structure(s)	5' min.	N

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	60% min.	50% min.

Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

⁷ Design sites with slopes ≥ 6% shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Architectural Features	5' max.	3' max.	6' max.	8' max.
Private Frontages	5' max.	3' max.	N/A	N/A
Patio Covers	X	X	6' max.	8' max.
Stairs/Ramps ⁸	5' max.	3' max.	6' max.	8' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section x.05.020 (Screening).

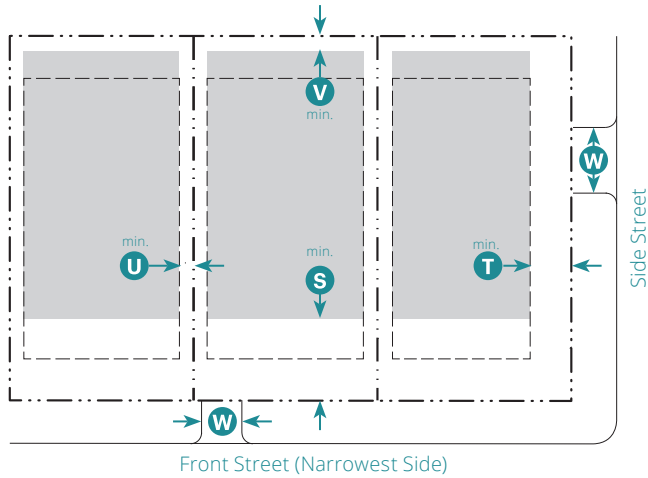
⁸ Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
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Key

- - - ROW/ Design Site Line
- - - Building Setback Line
- Parking Area

7. Parking		
Use Type	Vehicular Spaces ⁹	Bicycle Spaces ¹⁰
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Non-Residential Uses per Building¹¹		
≤ 1,000 sf	0 min.	
≥ 1,000 sf	1 min. per 1,000 sf above first 1,000 sf	
Setback (Distance from ROW/ Design Site Line)		
Front	50' min.	S
Side Street	25' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway		
Curb Cut/Width	One-Way: 8' max.	Two-Way: Not Allowed W

⁹See Subsection x.05.040.5 for additional standards.

¹⁰See Subsection x.05.040.3 for additional standards.

¹¹See Chapter 4 (Specific to Uses) for allowed uses.

Curb cut width along alley may exceed 8'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages	
Allowed Private Frontage Type	Standards
Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard	x.07.060
Allowed Public Frontage Type	Standards
Street	x.05.060.B.1
9. Signage	
Allowed Sign Type	Standards

None

x.03.040 T3 Suburban Neighborhood (T3SN)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

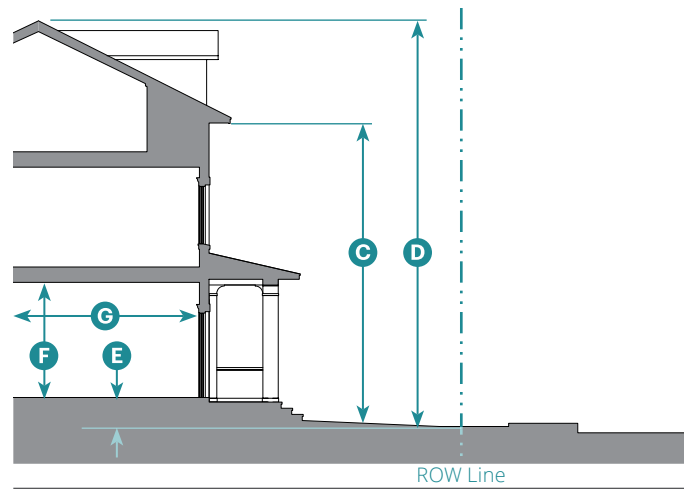
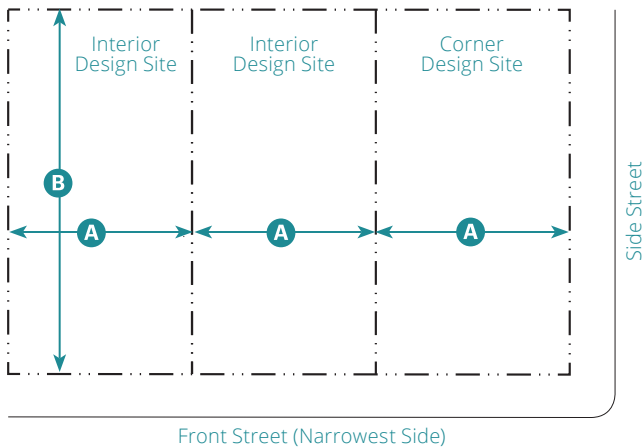
A walkable neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

House-Scale Buildings	Up to 2.5 Stories without Bonus; Up to 3 Stories with Bonus
Primarily Detached Buildings	
Small-to-Medium Building Footprint	House, Duplex Side-by-Side, Cottage Court, Fourplex, Neighborhood
Small-to-Medium Front Setbacks	Townhouse, and Pocket Neighborhood
Small-to-Medium Side Setbacks	Porch Projecting, Porch Engaged, and Dooryard Frontage Types

2. Sub-Zone(s)

None



Key

--- ROW/ Design Site Line

Key

--- ROW Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Duplex Side-by-Side	50' min.	110' min.	x.06.060
Cottage Court	125' min.	130' min.	x.06.080
Fourplex	50' min.	110' min.	x.06.090
Neighborhood Townhouse	25' min. ³	100' min.	x.06.100
Pocket Neighborhood	170' min.;	260' min.;	x.06.120
	300' max.	500' max.	

Block-Scale

None

Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites).

² The Carriage House is not a primary building type.

³ Represents one townhouse

4. Building Form

Height	Without Bonus	With Bonus	
Primary Building⁴			
Stories	2.5 max.	3 max.	
To Highest Eave/Parapet	22' max.	32' max.	C
Overall	35' max.	35' max.	D
Ground Floor Finish Level			E
Residential	6" min. ⁵		
Non-Residential	Not Allowed		
Ground Floor Ceiling			F
Residential	9' min.		
Non-Residential	Not Allowed		
Accessory Structure(s)⁶	1 max.		

Footprint

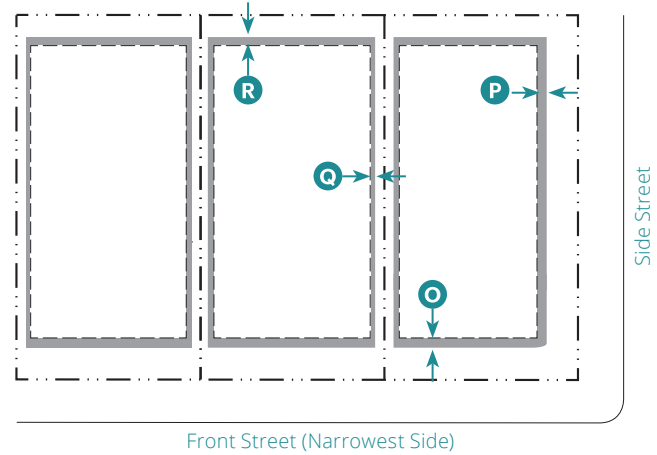
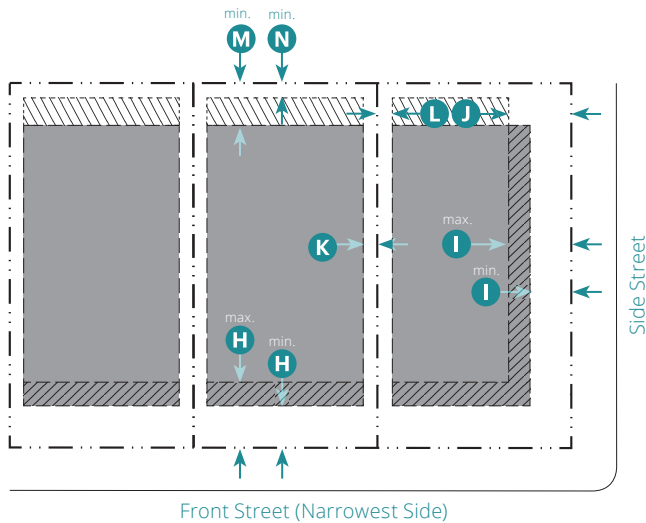
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)
Depth, Ground-Floor Space	30' min. ⁷ G

⁴ See Chapter 6 (Specific to Building Types) for refinements to massing and height standards.

⁵ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁶ Shall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)

⁷ For habitable/occupiable space only, except in the Cottage Court Building Type



Key	Buildable Area
- · · · ROW/ Design Site Line	Acc. Structures Only
- - - Building Setback Line	Facade Zone

Key	Encroachment Area
- · · · ROW/ Design Site Line	
- - - Setback Line	

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁸

Front (Facade Zone)		H
Interior Design Site	15' min.; 25' max.	
Corner Design Site	15' min.; 25' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 20' max.	I
Accessory Structure(s)	20' min.	J
Side		
Primary Building	7' min.	K
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	20' min.	M
Accessory Structure(s)	5' min.	N

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	60% min.	50% min.

Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

⁸Design sites with slopes ≥ 6% shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Architectural Features	4' max.	4' max.	3' max.	8' max.
Private Frontages	5' max.	2' max.	N/A	N/A
Patio Covers	X	X	3' max.	8' max.
Stairs/Ramps ⁹	4' max.	4' max.	3' max.	8' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section x.05.020 (Screening).

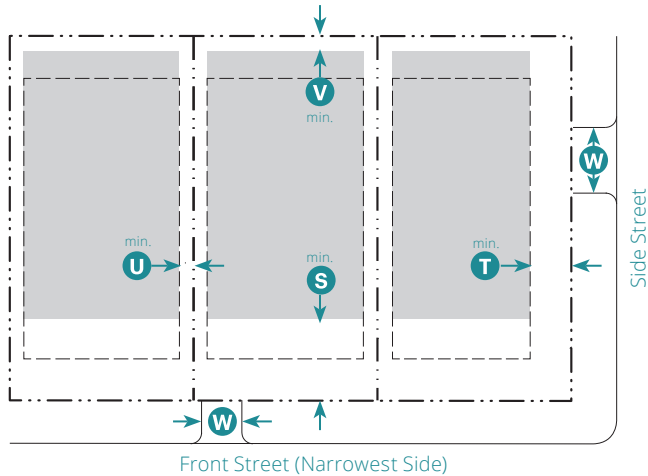
⁹Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
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Key

- - - - ROW/ Design Site Line
- - - - Building Setback Line
- Parking Area

7. Parking

Use Type	Vehicular Spaces ¹⁰	Bicycle Spaces ¹¹
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Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit

Non-Residential Uses per Building ¹²		
≤ 1,000 sf	0 min.	
≥ 1,000 sf	1 min. per 1,000 sf above first 1,000 sf	

Setback (Distance from ROW/ Design Site Line)

Front	50' min.	S
Side Street	20' min.	T
Side	5' min.	U
Rear	5' min.	V

Driveway	One-Way	Two-Way
Curb Cut/Width	8' max.	Not Allowed W

¹⁰ See Subsection x.05.040.5 for additional standards.

¹¹ See Subsection x.05.040.3 for additional standards.

¹² See Chapter 4 (Specific to Uses) for allowed uses.

Curb cut width along alley may exceed 8'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard	x.07.060

Allowed Public Frontage Type	Standards
Street	x.05.060.B.1

9. Signage

Allowed Sign Type	Standards
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None

x.03.050 T4 Suburban Neighborhood.Small (T4SN.S)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

House-Scale Buildings

Primarily Detached Buildings

Small-to-Medium Building Footprint

Small-to-Medium Front Setbacks

Small-to-Medium Side Setbacks

Up to 2.5 Stories without Bonus; up to 3 Stories with Bonus

House, Duplex Stacked, Cottage Court,

Fourplex, Neighborhood Townhouse,

Neighborhood Courtyard, Pocket

Neighborhood, and Multiplex

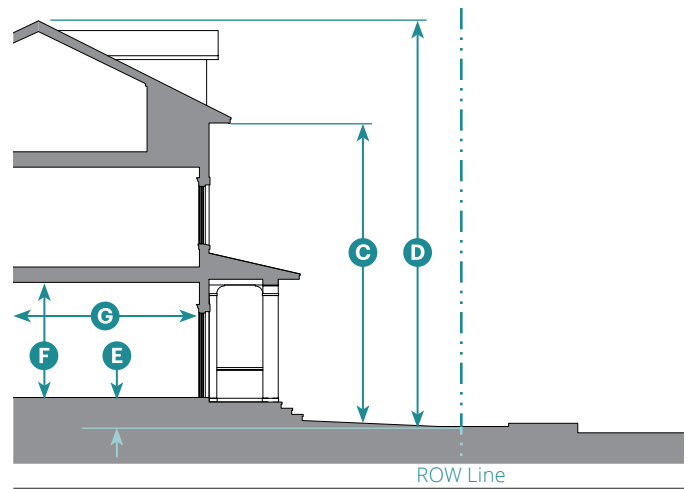
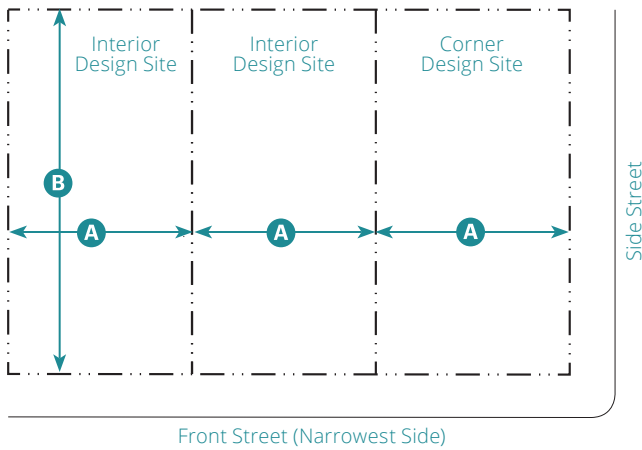
Porch Projecting, Porch Engaged,

Dooryard, and Stoop Frontage Types;

Shopfront in Open Sub-Zone

2. Sub-Zone(s)

T4SN.S-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages within the same form and character of the base zone.



Key

--- ROW/ Design Site Line

Key

--- ROW Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Duplex Stacked	50' min.	100' min.	x.06.070
Cottage Court	90' min.	120' min.	x.06.080
Fourplex	50' min.	110' min.	x.06.090
Neighborhood Townhouse	18' min. ³	100' min.	x.06.100
Neighborhood Courtyard	70' min. ⁴	150' min.	x.06.110
Pocket Neighborhood	170' min.;	260' min.;	x.06.120
	300' max.	500' max.	

Block-Scale

None

Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites).

² The Carriage House is not a primary building type.

³ Represents one townhouse

⁴ For an L-shaped building; 100' min. for a U-shaped building

4. Building Form

Height	Without Bonus	With Bonus
Primary Building⁵		
Stories	2.5 max.	3 max.
To Highest Eave/Parapet	24' max.	34' max. C
Overall	40' max.	40' max. D
Ground Floor Finish Level		E
Residential	_____ 6" min. ⁶ _____	
Non-Residential	_____ 6" max. _____	
Ground Floor Ceiling		F
Residential	_____ 9' min. _____	
Non-Residential	_____ 12' min. _____	
Accessory Structure(s)⁷	_____ 1 max. _____	

Footprint

Max. Design Site Coverage See standards in Chapter 6 (Specific to Building Types)

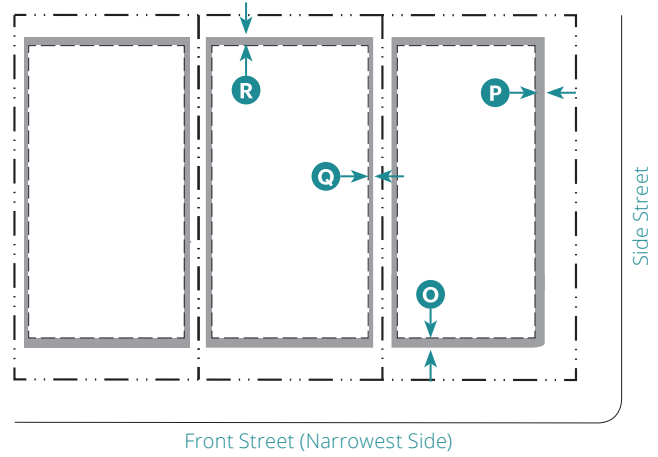
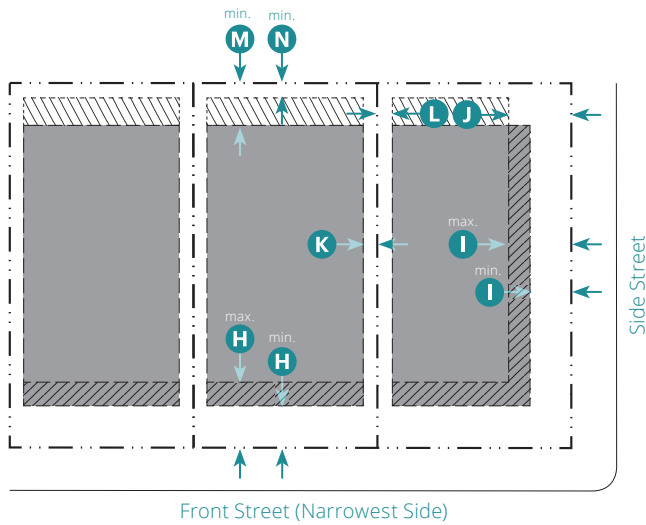
Depth, Ground-Floor Space _____ 20' min.⁸ _____ **G**

⁵ See Chapter 6 (Specific to Building Types) for refinements to massing and height standards.

⁶ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁷ Shall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)

⁸ For habitable/occupiable space only, except in the Cottage Court Building Type



Key	Buildable Area
- · · · ROW/ Design Site Line	Acc. Structures Only
- - - Building Setback Line	Facade Zone

Key	Encroachment Area
- · · · ROW/ Design Site Line	Setback Line

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁹

Front (Facade Zone)		H
Interior Design Site	10' min.; 20' max.	
Corner Design Site	10' min.; 20' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 20' max.	I
Accessory Structure(s)	20' min.	J
Side		
Primary Building	7' min.	K
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	15' min.	M
Accessory Structure(s)	5' min.	N

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

⁹Design sites with slopes ≥ 6% shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Architectural Features	3' max.	3' max.	3' max.	5' max.
Private Frontages	4' max.	4' max.	N/A	N/A
Patio Covers	X	X	3' max.	5' max.
Stairs/Ramps ¹⁰	3' max.	3' max.	3' max.	5' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section x.05.020 (Screening).

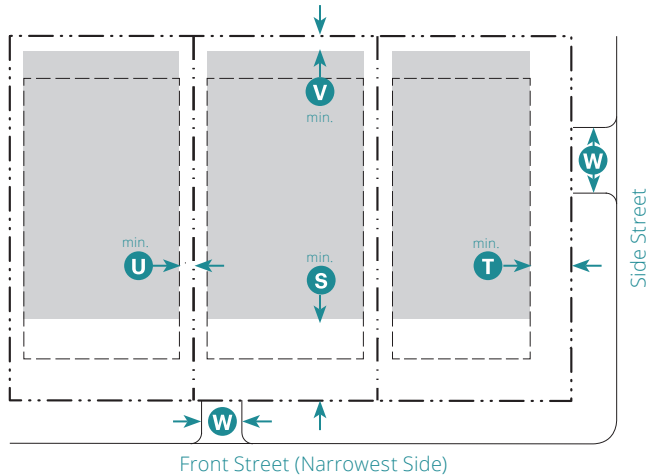
¹⁰Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
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Key

- - - - ROW/ Design Site Line
- - - - Building Setback Line
- █ Parking Area

7. Parking		
Use Type	Vehicular Spaces ¹¹	Bicycle Spaces ¹²
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Non-Residential Uses per Building¹³		
≤ 1,000 sf	0 min.	
≥ 1,000 sf	1 min. per 1,000 sf above first 1,000 sf	
Setback (Distance from ROW/ Design Site Line)		
Front	40' min.	S
Side Street	20' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway		
Curb Cut/Width	One-Way: 8' max.	Two-Way: Not Allowed W

¹¹ See Subsection x.05.040.5 for additional standards.

¹² See Subsection x.05.040.3 for additional standards.

¹³ See Chapter 4 (Specific to Uses) for allowed uses.

Curb cut width along alley may exceed 8'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages	
Allowed Private Frontage Type	Standards
Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard	x.07.060
Stoop	x.07.070
Shopfront ¹⁴	x.07.100
Allowed Public Frontage Type	Standards
Street	x.05.060.B.1

¹⁴ Open sub-zone only

9. Signage	
Allowed Sign Type	Standards
Yard/Porch Sign	x.09.040
Projecting Sign ¹⁵	x.09.050
Awning/Canopy Sign ¹⁵	x.09.060
Window Sign ¹⁵	x.09.090
Sidewalk Sign ¹⁵	x.09.100
Directory Sign	x.09.110

¹⁵ Open sub-zone only

x.03.060 T4 Core Neighborhood.Medium (T4CN.M)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

Primarily House-Scale Buildings

Primarily Detached Buildings

Medium-to-Large Building Footprint

Small Front Setbacks

Small Side Setbacks

Up to 3.5 Stories without Bonus; up to 4 Stories with Bonus

House, Duplex Stacked, Fourplex,

Neighborhood Townhouse,

Neighborhood Courtyard, Pocket Neighborhood, and Multiplex

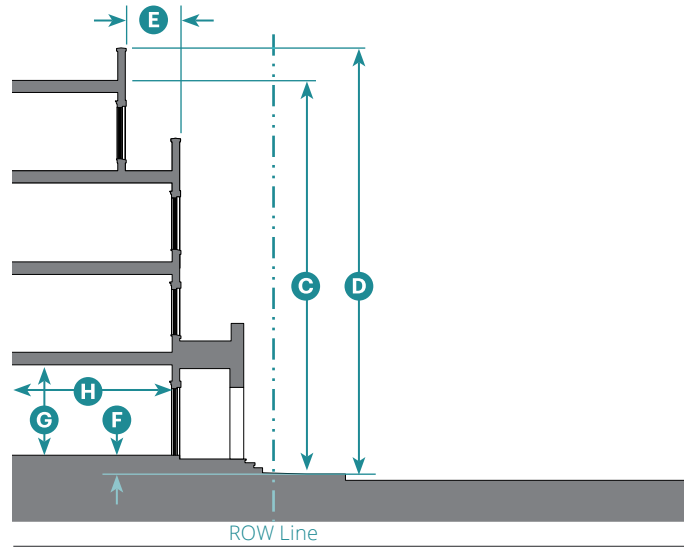
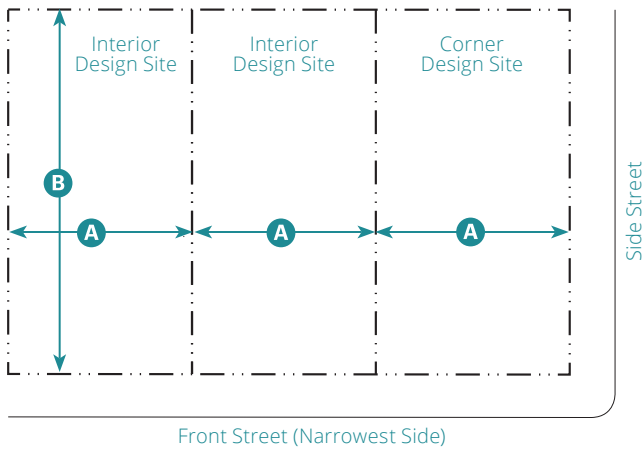
Porch Projecting, Porch Engaged,

Dooryard, and Stoop Frontage Types;

Shopfront and Terrace Frontage Types in Open Sub-Zone

2. Sub-Zone(s)

T4CN.M-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages within the same form and character of the base zone.



Key

--- ROW/ Design Site Line

Key

--- ROW Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Neighborhood Courtyard	70' min. ³	150' min.	x.06.110
Multiplex	100' min.	125' min.	x.06.130

Block-Scale

None

Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites).

² The Carriage House is not a primary building type.

³ For an L-shaped building; 100' min. for a U-shaped building

4. Building Form

Height	Without Bonus	With Bonus	
Primary Building⁴			
Stories	3.5 max.	4 max.	
To Highest Eave/Parapet	34' max.	44' max.	C
Overall	50' max.	50' max.	D
10' min. setback for 4th story; corner elements exempt			E
Ground Floor Finish Level			F
Residential	6" min. ⁵		
Non-Residential	6" max.		
Ground Floor Ceiling			G
Residential	9' min.		
Non-Residential	12' min.		

Accessory Structure(s)⁶ — 1 max. —

Footprint

Max. Design Site Coverage See standards in Chapter 6 (Specific to Building Types)

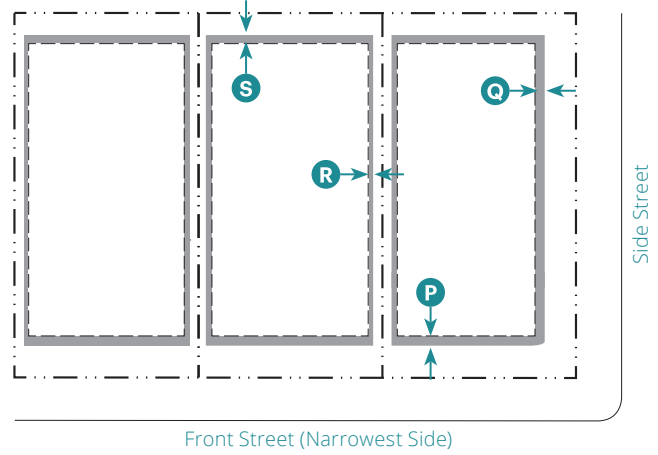
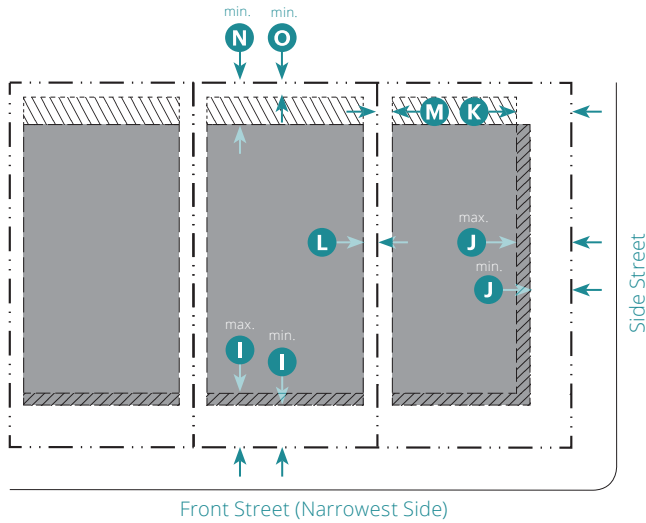
Depth, Ground-Floor Space — 20' min.⁷ — **H**

⁴ See Chapter 6 (Specific to Building Types) for refinements to massing and height standards.

⁵ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁶ Shall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)

⁷ For habitable/occupiable space only



Key	Buildable Area
- · · · ROW/ Design Site Line	Acc. Structures Only
- - - Building Setback Line	Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁸

Front (Facade Zone)		I
Interior Design Site	8' min.; 15' max.	
Corner Design Site	8' min.; 15' max.	
Side Street (Facade Zone)		
Primary Building	8' min.; 15' max.	J
Accessory Structure(s)	15' min.	K
Side		
Primary Building	5' min.	L
Accessory Structure(s)	5' min.	M
Rear		
Primary Building	15' min.	N
Accessory Structure(s)	5' min.	O

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	70% min.	60% min.

Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

⁸Design sites with slopes ≥ 6% shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).

Key	Encroachment Area
- · · · ROW/ Design Site Line	
- - - Setback Line	

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front P	Side St. Q	Side R	Rear S
Architectural Features	2' max.	2' max.	1' max.	5' max.
Private Frontages	2' max.	2' max.	N/A	N/A
Patio Covers	X	X	1' max.	5' max.
Stairs/Ramps ⁹	2' max.	2' max.	1' max.	5' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section x.05.020 (Screening).

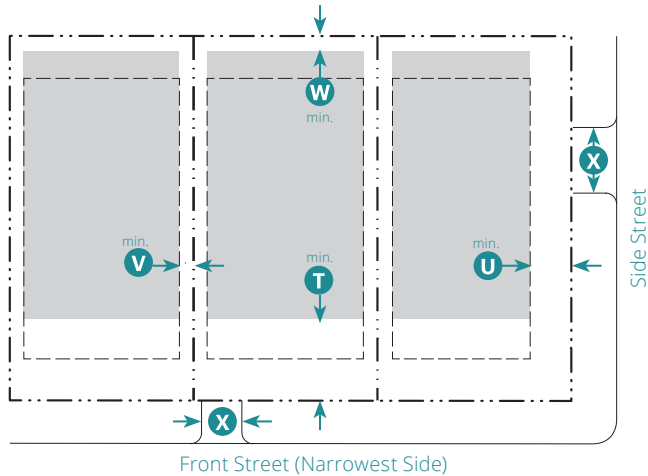
⁹Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
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Key

- - - - ROW/ Design Site Line
- - - - Building Setback Line
- Parking Area

7. Parking

Use Type	Vehicular Spaces ¹⁰	Bicycle Spaces ¹¹
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Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.25 min. per unit	2 min. per unit

Non-Residential Uses per Building ¹²		
≤ 1,000 sf	0 min.	
≥ 1,000 sf	1 min. per 1,000 sf above first 1,000 sf	

Setback (Distance from ROW/ Design Site Line)

Front	40' min.	T
Side Street	15' min.	U
Side	5' min.	V
Rear	5' min.	W

Driveway	One-Way	Two-Way
Curb Cut/Width	8' max.	Not Allowed W

¹⁰ See Subsection x.05.040.5 for additional standards.

¹¹ See Subsection x.05.040.3 for additional standards.

¹² See Chapter 4 (Specific to Uses) for allowed uses.

Curb cut width along alley may exceed 8'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
-------------------------------	-----------

Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard	x.07.060
Stoop	x.07.070
Shopfront ¹³	x.07.100
Terrace ¹³	x.07.110

Allowed Public Frontage Type	Standards
------------------------------	-----------

Street	x.05.060.B.1
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¹³ Open sub-zone only

9. Signage

Allowed Sign Type	Standards
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Yard/Porch Sign	x.09.040
Projecting Sign ¹⁴	x.09.050
Awning/Canopy Sign ¹⁴	x.09.060
Window Sign ¹⁴	x.09.090
Sidewalk Sign ¹⁴	x.09.100
Directory Sign	x.09.110

¹⁴ Open sub-zone only

x.03.070 T4 Suburban Main Street.Small (T4SMS.S)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

A walkable, vibrant district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

The following are generally appropriate form elements in the zone.

Primarily House-Scale Buildings

Primarily Attached Buildings

Small-to-Medium Building Footprint

None-to-Small Front Setbacks

None-to-Small Side Setbacks

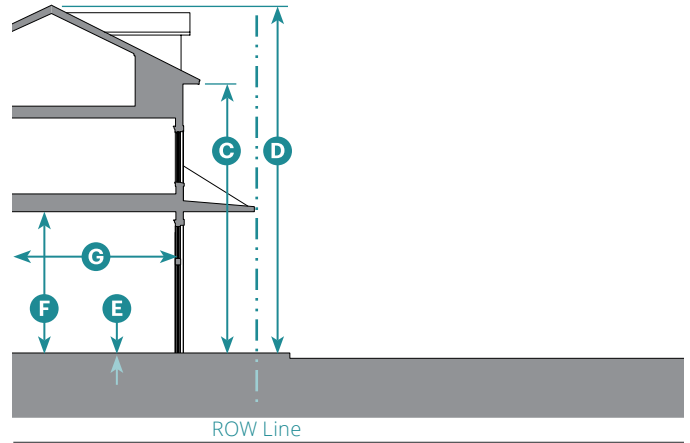
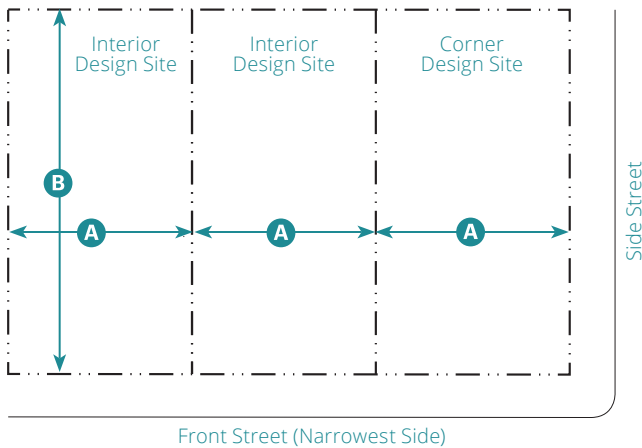
Up to 2.5 Stories without Bonus; up to 3 Stories with Bonus

House, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building

Porch Projecting, Porch Engaged, Forecourt, Shopfront, Terrace, and Gallery Frontage Types; Dooryard, Stoop, and Maker Shopfront Frontage Types in Open Sub-Zone or on Side Street

2. Sub-Zone(s)

T4SMS.S-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.



Key

--- ROW/ Design Site Line

Key

--- ROW Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Neighborhood Townhouse	18' min. ³	100' min.	x.06.100
Neighborhood Courtyard	70' min. ⁴	150' min.	x.06.110
Multiplex	60' min.	110' min.	x.06.130
Block-Scale Building			
Main Street	25' min.	100' min.	x.06.160

Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites).

² The Carriage House is not a primary building type.

³ Represents one townhouse

⁴ For an L-shaped building; 100' min. for a U-shaped building

4. Building Form

Height	Without Bonus	With Bonus	
Primary Building⁵			
Stories	2.5 max.	3 max.	
To Highest Eave/Parapet	26' max.	36' max.	C
Overall	40' max	40' max.	D
Ground Floor Finish Level			E
Residential	6" min. ^{6,7}		
Non-Residential	6" max.		
Ground Floor Ceiling	14' min.		F
Accessory Structure(s) ⁸	1 max.		

Footprint

Max. Design Site Coverage See standards in Chapter 6 (Specific to Building Types)

Depth, Ground-Floor Space 30' min.⁹ **G**

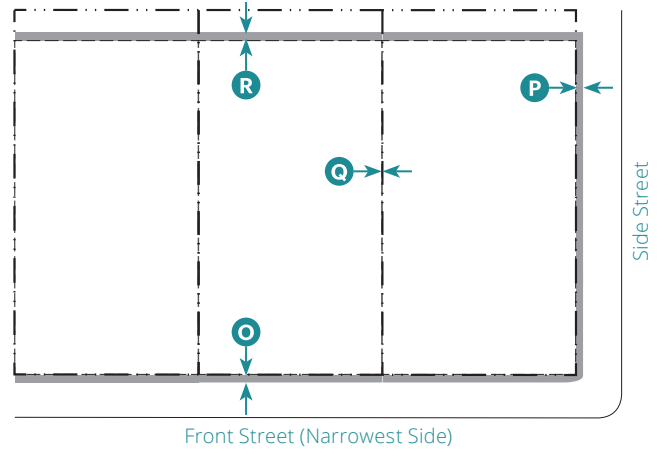
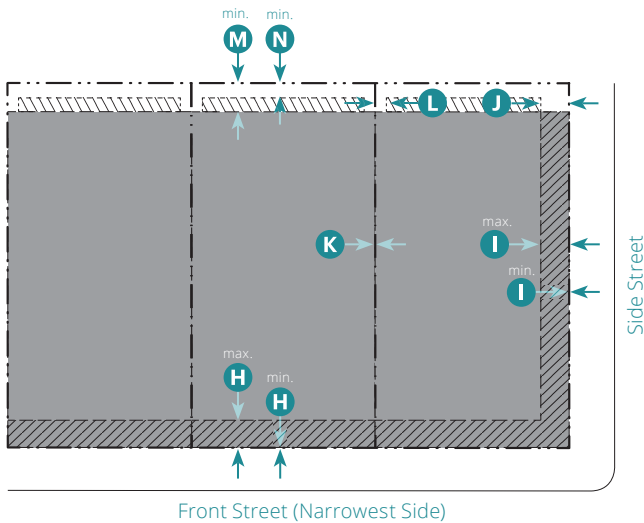
⁵ See Chapter 6 (Specific to Building Types) for refinements to massing and height standards.

⁶ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁷ Only on side street and at least 60' from front of design site

⁸ Shall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)

⁹ For habitable/occupiable space only



Key	Buildable Area
- · - · - ROW/ Design Site Line	Acc. Structures Only
- - - Building Setback Line	Facade Zone

Key	Encroachment Area
- · - · - ROW/ Design Site Line	
- - - Setback Line	

5. Building Placement

Setback (Distance from ROW/ Design Site Line)¹⁰

Front (Facade Zone)		H
Interior Design Site	0' min.; 10' max.	
Corner Design Site	0' min.; 10' max.	
Side Street (Facade Zone)		
Primary Building	0' min.; 10' max.	I
Accessory Structure(s)	10' min.	J
Side		
Primary Building	0' min.	K
Adjacent to T3EN or Res'I Zone	10' min.	
Accessory Structure(s)	3' min.	L
Rear		
Primary Building	15' min.	M
Adjacent to T3EN or Res'I Zone	20' min.	
Accessory Structure(s)	5' min.	N

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

¹⁰ Design sites with slopes ≥ 6% shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Architectural Features	3' max.	3' max.	X	5' max.
Private Frontages ¹¹	5' max.	5' max.	N/A	N/A
Patio Covers	X	X	X	5' max.
Stairs/Ramps ¹²	3' max.	3' max.	X	5' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section x.05.020 (Screening).

¹¹ The Gallery Frontage Type (Section x.07.120) may encroach over the sidewalk to within 18" of the curb face.

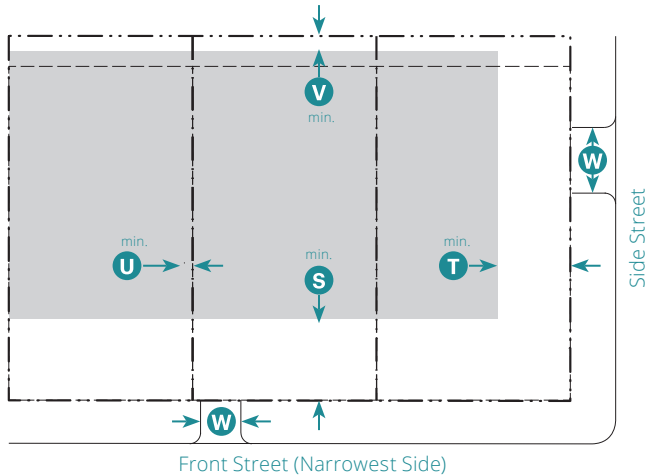
¹² Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
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Key

- - - - ROW/ Design Site Line
- - - - Building Setback Line
- Parking Area

7. Parking		
Use Type	Vehicular Spaces ¹³	Bicycle Spaces ¹⁴
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1 min. per unit	2 min. per unit
Non-Residential Uses per Building¹⁵		
≤ 3,000 sf	0 min.	
≥ 3,000 sf	1 min. per 1,000 sf above first 3,000 sf	
Setback (Distance from ROW/ Design Site Line)		
Front	40' min.	S
Side Street	40' min.	T
Side	0' min.	U
Rear	5' min.	V
Driveway		
Curb Cut/Width	One-Way: 8' max.	Two-Way: 12' max. W

¹³ See Subsection x.05.040.5 for additional standards.
¹⁴ See Subsection x.05.040.3 for additional standards.
¹⁵ See Chapter 4 (Specific to Uses) for allowed uses.
 Curb cut width along alley may exceed 12'.
 Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.
 Front access not allowed on corner design sites.
 Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages	
Allowed Private Frontage Type	Standards
Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard ¹⁶	x.07.060
Stoop ¹⁷	x.07.070
Forecourt	x.07.080
Maker Shopfront ¹⁷	x.07.090
Shopfront	x.07.100
Terrace	x.07.110
Gallery	x.07.120
Allowed Public Frontage Type	Standards
Avenue/Boulevard	x.05.060.B.2
Main Street	x.05.060.B.3

¹⁶ Only on side street
¹⁷ Open sub-zone only

9. Signage	
Allowed Sign Type	Standards
Yard/Porch Sign	x.09.040
Projecting Sign	x.09.050
Awning/Canopy Sign	x.09.060
Wall Sign	x.09.070
Painted Wall Sign	x.09.080
Window Sign	x.09.090
Sidewalk Sign	x.09.100
Directory Sign	x.09.110

x.03.080 T4 Core Main Street (T4CMS)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

A walkable, vibrant district of medium-to-large footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

The following are generally appropriate form elements in the zone.

Block-Scale Buildings

Primarily Attached Buildings

Medium-to-Large Building Footprint

None-to-Small Front Setbacks

Up to 3.5 Stories without Bonus; up to 4 Stories with Bonus

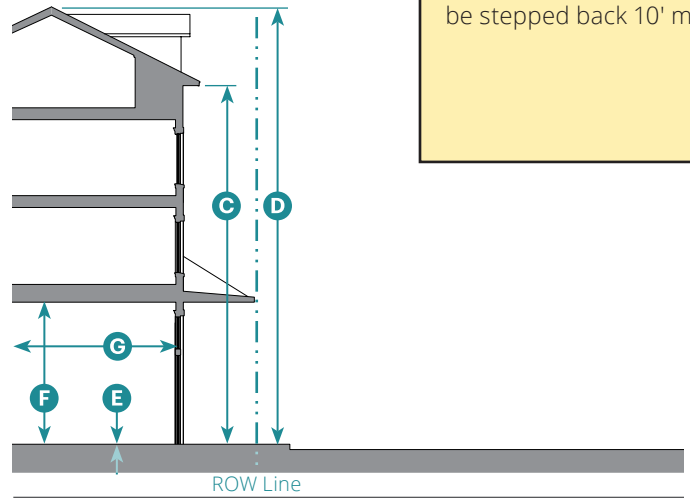
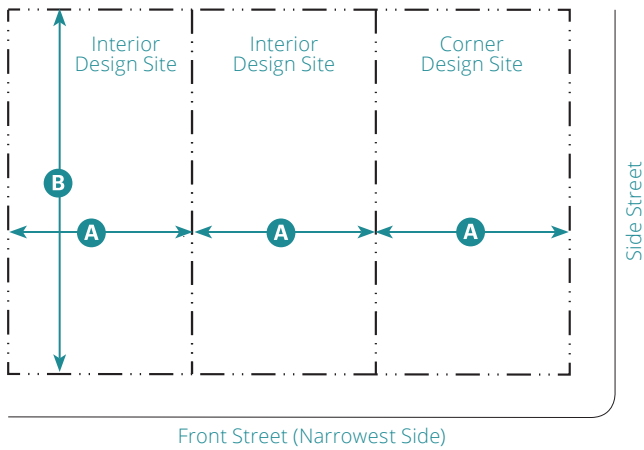
Multiplex, Core Townhouse, Core Courtyard, and Main Street Building

Forecourt, Shopfront, Terrace, and Gallery Frontage Types; Dooryard, Stoop, and Maker Shopfront Frontage Types in Open Sub-Zone or on Side Street

2. Sub-Zone(s)

T4CMS-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.

NOTE to Jurisdiction:
1. If desired, 4th story could be stepped back 10' min.



Key

--- ROW/ Design Site Line

Key

--- ROW Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
Multiplex	60' min.	110' min.	x.06.130
Block-Scale			
Core Townhouse	18' min. ³	100' min.	x.06.140
Core Courtyard	110' min.	180' min.	x.06.150
Main Street Building	25' min.	100' min.	x.06.160

Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites).

² The Carriage House is not a primary building type.

³ Represents up to 2 stacked units

4. Building Form

Height	Without Bonus	With Bonus	
Primary Building⁴			
Stories	3.5 max.	4 max.	
To Highest Eave/Parapet	36' max.	46' max.	C
Overall	50' max.	50' max.	D
Ground Floor Finish Level			E
Residential	_____ 6" min. ^{5,6} _____		
Non-Residential	_____ 6" max. _____		
Ground Floor Ceiling	_____ 14' min. _____		F
Accessory Structure(s) ⁷	_____ 1 max. _____		

Footprint

Max. Design Site Coverage See standards in Chapter 6 (Specific to Building Types)

Depth, Ground-Floor Space _____ 30' min.⁸ _____ **G**

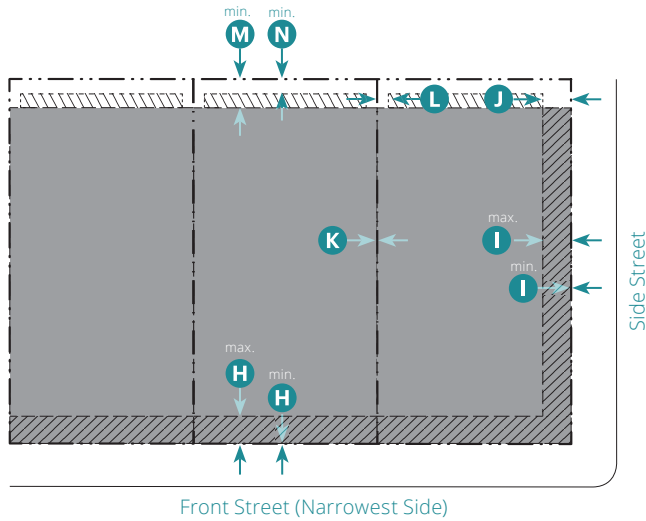
⁴ See Chapter 6 (Specific to Building Types) for refinements to massing and height standards.

⁵ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁶ Only on side street and at least 60' from front of design site

⁷ Shall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards).

⁸ For habitable/occupiable space only



Key	Buildable Area
- · - · - ROW/ Design Site Line	Acc. Structures Only
- - - Building Setback Line	Facade Zone

Key	Encroachment Area
- · - · - ROW/ Design Site Line	
- - - Setback Line	

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁹

Front (Facade Zone)		H
Interior Design Site	0' min.; 10' max.	
Corner Design Site	0' min.; 10' max.	
Side Street (Facade Zone)		
Primary Building	0' min.; 10' max.	I
Accessory Structure(s)	10' min.	J
Side		
Primary Building	0' min.	K
Adjacent to T3EN or Res'I Zone	10' min.	
Accessory Structure(s)	3' min.	L
Rear		
Primary Building	10' min.	M
Adjacent to T3EN or Res'I Zone	20' min.	
Accessory Structure(s)	5' min.	N

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	80% min.	70% min.

Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

⁹Design sites with slopes ≥ 6% shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Architectural Features	3' max.	3' max.	X	2' max.
Private Frontages ¹⁰	5' max.	5' max.	N/A	N/A
Patio Covers	X	X	X	2' max.
Stairs/Ramps ¹¹	3' max.	3' max.	X	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section x.05.020 (Screening).

¹⁰The Gallery Frontage Type (Section x.07.120) may encroach over the sidewalk to within 18" of the curb face.

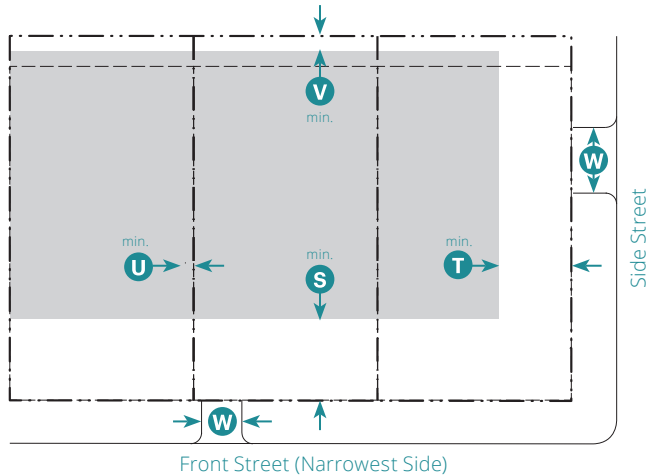
¹¹Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
------------	-----------------	----------------------



Key

- · - · - ROW/ Design Site Line
- - - Building Setback Line
- Parking Area

7. Parking

Use Type	Vehicular Spaces ¹²	Bicycle Spaces ¹³
----------	--------------------------------	------------------------------

Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.25 min. per unit	2 min. per unit

Non-Residential Uses per Building ¹⁴		
≤ 5,000 sf	0 min.	
≥ 5,000 sf	1.5 min. per 1,000 sf above first 5,000 sf	

Setback (Distance from ROW/ Design Site Line)		
Front	40' min.	S
Side Street	40' min.	T
Side	0' min.	U
Rear	5' min.	V

Driveway	One-Way	Two-Way
Curb Cut/Width	8' max.	12' max.

¹² See Subsection x.05.040.5 for additional standards.

¹³ See Subsection x.05.040.3 for additional standards.

¹⁴ See Chapter 4 (Specific to Uses) for allowed uses.

Curb cut width along alley may exceed 12'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
Dooryard ¹⁵	x.07.060
Stoop ¹⁵	x.07.070
Forecourt	x.07.080
Maker Shopfront ¹⁶	x.07.090
Shopfront	x.07.100
Terrace	x.07.110
Gallery	x.07.120
Allowed Public Frontage Type	Standards
Avenue/Boulevard	x.05.060.B.2
Main Street	x.05.060.B.3

¹⁵ Only on side street

¹⁶ Open sub-zone only

9. Signage

Allowed Sign Type	Standards
Projecting Sign	x.09.050
Awning/Canopy Sign	x.09.060
Wall Sign	x.09.070
Painted Wall Sign	x.09.080
Window Sign	x.09.090
Sidewalk Sign	x.09.100
Directory Sign	x.09.110
Changeable Copy Sign	x.09.120
Marquee Sign	x.09.130

x.03.090 T5 Core Neighborhood (T5CN)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

A walkable neighborhood environment of large footprint, high-intensity housing choices supporting and within short walking distance of neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

Block-Scale Buildings

Primarily Detached Buildings

Large Building Footprint

Small Front Setbacks

Small Side Setbacks

Up to 5 Stories without Bonus; up to 7 Stories with Bonus

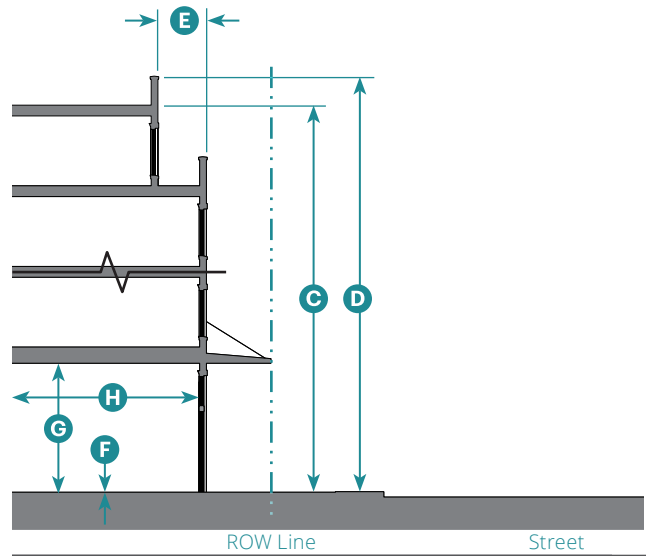
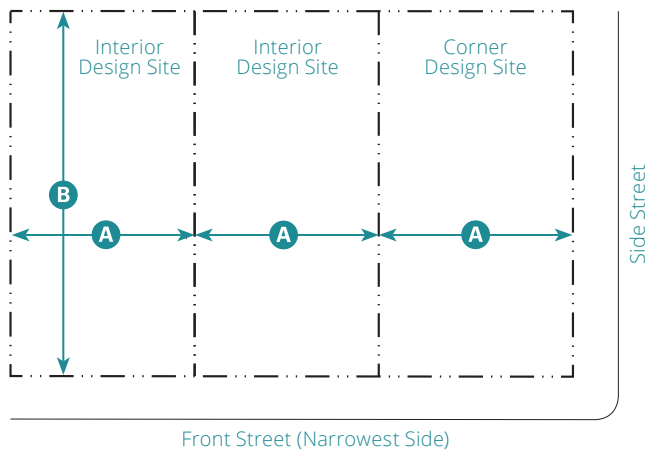
Multiplex, Core Townhouse, and Core Courtyard

Porch Projecting, Porch Engaged, Stoop, Forecourt, and Terrace

Frontage Types; Shopfront in Open Sub-Zone

2. Sub-Zone(s)

T5CN-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.



Key

--- ROW/Design Site Line

Key

--- ROW Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
Multiplex	60' min.	110' min.	x.06.130
Block-Scale			
Core Townhouse	18' min. ²	100' min.	x.06.140
Core Courtyard	110' min.	180' min.	x.06.150

Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per [Chapter 10 \(Specific to Large Sites\)](#).

² Represents up to 2 stacked units

4. Building Form

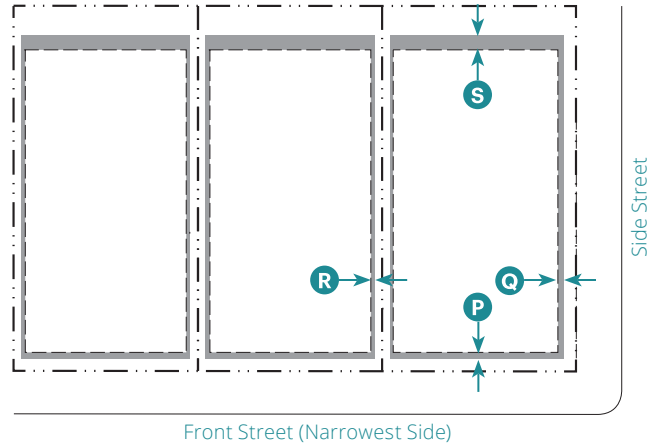
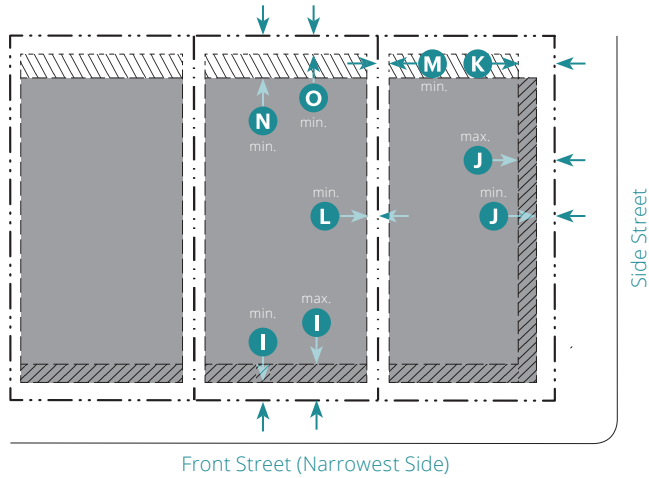
Height	Without Bonus	With Bonus	
Primary Building³			
Stories	5 max.	7 max.	
To Highest Eave/Parapet	55' max.	75' max.	C
Overall	60' max.	80' max.	D
10' min. stepback above 4th story; corner elements exempt			E
Ground Floor Finish Level			
Residential	6" min. ⁴		F
Non-Residential	6" max.		
Ground Floor Ceiling⁴			
Residential	9' min.		G
Non-Residential	12' min.		
Accessory Structure(s)⁵	1 max.		
Footprint			
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)		
Depth, Ground-Floor Space	20' min. ⁶		H

³ See [Chapter 6 \(Specific to Building Types\)](#) for refinements to massing and height standards.

⁴ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁵ Shall be in compliance with [Section x.xx.xxx \(Jurisdiction Accessory Structure Standards\)](#)

⁶ For habitable/occupiable space only



Key	Buildable Area
- - - - ROW/Design Site Line	Acc. Structures Only
- - - - Building Setback Line	Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁷

Front (Facade Zone)		I
Interior Design Site	5' min.; 12' max.	
Corner Design Site	5' min.; 12' max.	
Side Street (Facade Zone)		
Primary Building	5' min.; 12' max.	J
Accessory Structure(s)	12' min.	K
Side		
Primary Building	5' min.	L
Adjacent to T3EN or Res'I Zone	10' min.	
Accessory Structure(s)	5' min.	M
Rear		
Primary Building	15' min.	N
Adjacent to T3EN or Res'I Zone	20' min.	
Accessory Structure(s)	5' min.	O

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	80% min.	70% min.

Facade Design

All building facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

⁷Design sites with slopes \geq 6% shall comply with [Section x.05.050 \(Slope Standards\)](#) and [Section x.05.080 \(Location of Bonus Height/Floor Area on Sloped Design Sites\)](#).

Key	Encroachment Area
- - - - ROW/Design Site Line	
- - - - Setback Line	

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front P	Side St. Q	Side R	Rear S
Architectural Features	2' max.	2' max.	1' max.	5' max.
Private Frontages	2' max.	2' max.	N/A	N/A
Patio Covers	X	X	1' max.	5' max.
Stairs/Ramps ⁸	2' max.	2' max.	1' max.	5' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in [Section x.05.020 \(Screening\)](#).

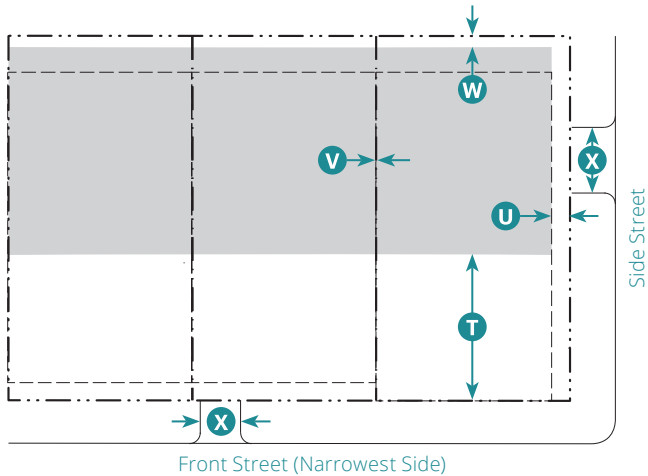
⁸Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
------------	-----------------	----------------------



Key

- ROW/Design Site Line
- Building Setback Line
- Parking Area

7. Parking			
Use Type	Vehicular Spaces ⁹	Bicycle Spaces ¹⁰	
Residential Uses			
Studio or 1 Bedroom	1 min. per unit	1 min. per unit	
2 or More Bedrooms	1.25 min. per unit	2 min. per unit	
Non-Residential Uses per Building¹¹			
≤ 1,500 sf	0 min.		
≥ 1,500 sf	Not Allowed		
Setback (Distance from ROW/ Design Site Line)			
Front	40' min.		T
Side Street	15' min.		U
Side	5' min.		V
Rear	5' min.		W
Driveway			
	One-Way	Two-Way	
Curb Cut/Width	8' max.	12' max.	X

⁹ See Subsection x.05.040.5 for additional standards.

¹⁰ See Subsection x.05.040.3 for additional standards.

¹¹ See Chapter 4 (Specific to Uses) for allowed uses.

Driveway width along alley may exceed 12'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

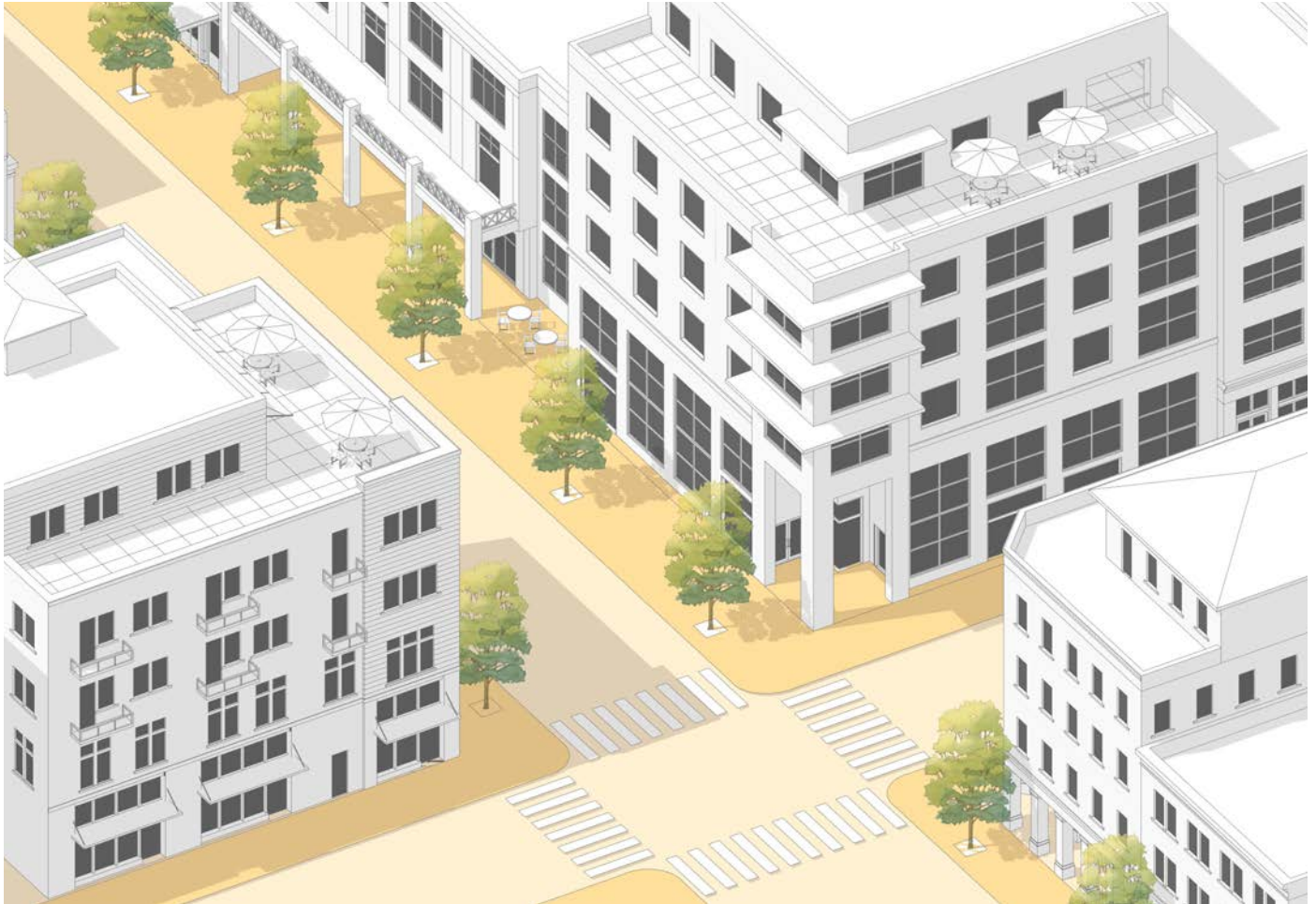
8. Frontages	
Allowed Private Frontage Type	Standards
Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard	x.07.060
Stoop	x.07.070
Forecourt	x.07.080
Shopfront ¹²	x.07.100
Terrace	x.07.110
Allowed Public Frontage Type	Standards
Street	x.05.060.B.1
Avenue/Boulevard	x.05.060.B.2

¹² Open sub-zone only

9. Signage	
Allowed Sign Type	Standards
Wall Sign ¹³	x.09.070
Painted Wall Sign	x.09.080
Window Sign ¹³	x.09.090
Sidewalk Sign ¹³	x.09.100
Directory Sign	x.09.110

¹³ Open sub-zone only

x.03.100 T5 Core Main Street (T5CMS)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

A walkable, vibrant district of large footprint, high-intensity mixed-use buildings and housing choices supporting ground floor retail, food and services.

The following are generally appropriate form elements in the zone.

Block-Scale Buildings

Attached Buildings

Large Building Footprint

No Front Setbacks

No Side Setbacks

Up to 5 Stories without Bonus; up to 7 Stories with Bonus

Core Courtyard, and Main Street Building

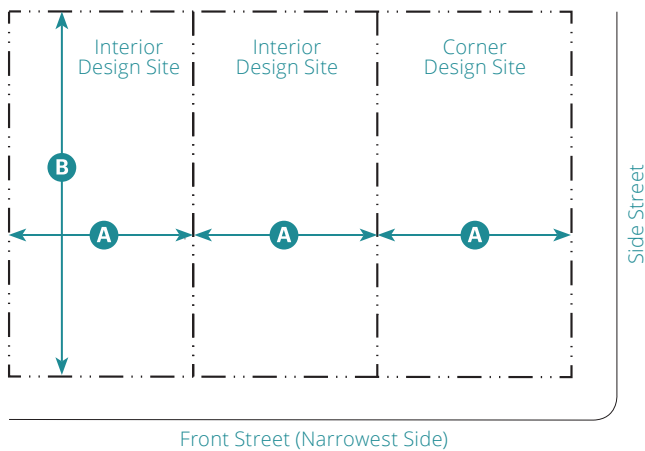
Shopfront, Terrace, and Gallery

Frontage Types; Stoop and Maker

Shopfront Frontage Types in Open Sub-Zone or Side Street

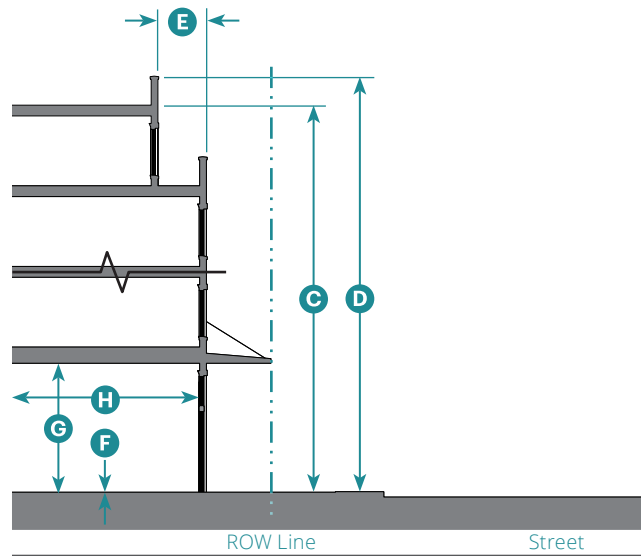
2. Sub-Zone(s)

T5CMS-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.



Key

--- ROW/Design Site Line



Key

--- ROW Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
None			
Block-Scale			
Core Courtyard	110' min.	180' min.	x.06.150
Main Street Building	25' min.	100' min.	x.06.160

Each design site shall have only one primary building type.

¹Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites).

4. Building Form

Height	Without Bonus	With Bonus	
Primary Building²			
Stories	5 max.	7' max.	
To Highest Eave/Parapet	60' max.	80' max.	C
Overall	65' max.	85' max.	D
10' min. stepback above 4th story; corner elements exempt			E
Ground Floor Finish Level³			
Residential	_____ 6" min. _____		F
Non-Residential	_____ 6" max. _____		
Ground Floor Ceiling	_____ 16' min. _____		G
Accessory Structure(s)⁴	_____ 1 max. _____		

Footprint

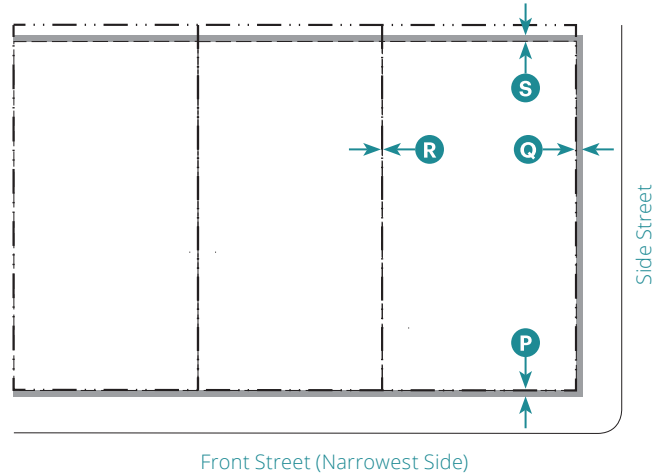
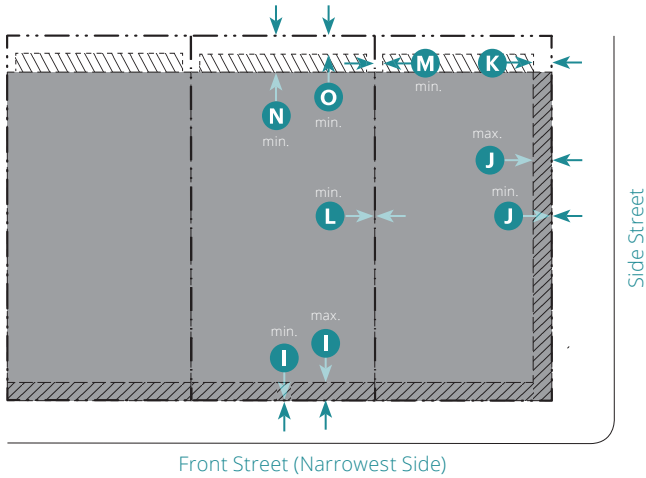
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)	
Depth, Ground-Floor Space	_____ 30' min. ⁵ _____ H	

²See Chapter 6 (Specific to Building Types) for refinements to massing and height standards.

³Common entries may be set at grade in compliance with local and federal accessibility standards.

⁴Shall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)

⁵For habitable/occupiable space only



Key	Buildable Area
- - - - ROW/Design Site Line	Acc. Structures Only
- - - - Building Setback Line	Facade Zone

Key	Encroachment Area
- - - - ROW/Design Site Line	
- - - - Setback Line	

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁶

Front (Facade Zone)		I
Interior Design Site	0' min.; 5' max.	
Corner Design Site	0' min.; 5' max.	
Side Street (Facade Zone)		J
Primary Building	0' min.; 5' max.	
Accessory Structure(s)	5' min.	K
Side		L
Primary Building	0' min.	
Adjacent to T3EN or Res'I Zone	10' min.	
Accessory Structure(s)	3' min.	M
Rear		N
Primary Building	10' min.	
Adjacent to T3EN or Res'I Zone	20' min.	
Accessory Structure(s)	5' min.	O

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	90% min.	80% min.

Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

⁶Design sites with slopes ≥ 6% shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front P	Side St. Q	Side R	Rear S
Architectural Features	2' max.	2' max.	X	2' max.
F Private Frontages ⁷	5' max.	5' max.	N/A	N/A
Patio Covers	X	X	X	2' max.
Stairs/Ramps ⁸	2' max.	2' max.	X	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section x.05.020 (Screening).

⁷The Gallery Frontage Type (Section x.07.120) may encroach over the sidewalk to within 18" of the curb face.

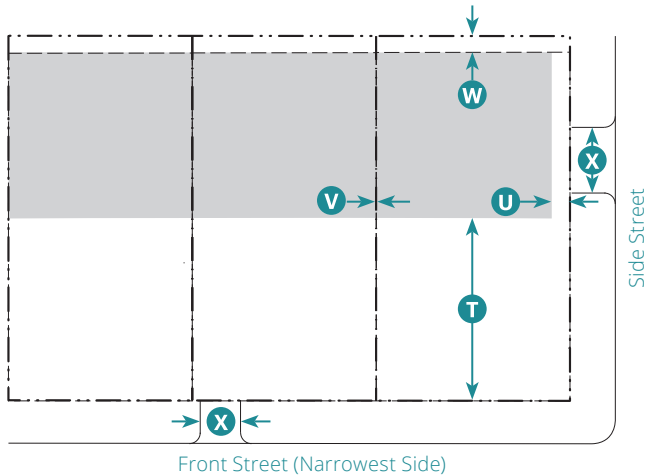
⁸Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
------------	-----------------	----------------------



Key

- - - ROW/Design Site Line ■ Parking Area
- - - Building Setback Line

7. Parking

Use Type	Vehicular Spaces ⁹	Bicycle Spaces ¹⁰
----------	-------------------------------	------------------------------

Residential Uses		
Studio or 1 Bedroom	.75 min. per unit	1 min. per unit
2 or More Bedrooms	1.25 min. per unit	2 min. per unit

Non-Residential Uses per Building ¹¹		
≤ 5,000 sf	0 min.	
≥ 5,000 sf	1.5 min. per 1,000 sf above first 5,000 sf	

Setback (Distance from ROW/ Design Site Line)

Front	40' min.	T
Side Street	30' min.	U
Side	0' min.	V
Rear	5' min.	W

Driveway	One-Way	Two-Way
Curb Cut/Width	8' max.	12' max. W

⁹See Subsection x.05.040.5 for additional standards.

¹⁰See Subsection x.05.040.3 for additional standards.

¹¹See Chapter 4 (Specific to Uses) for allowed uses.

Driveway width along alley may exceed 12'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
-------------------------------	-----------

Stoop ¹²	x.07.070
Maker Shopfront ¹³	x.07.090
Shopfront	x.07.100
Terrace	x.07.110
Gallery	x.07.120

Allowed Public Frontage Type	Standards
------------------------------	-----------

Avenue/Boulevard	x.05.060.B.2
Main Street	x.05.060.B.3

¹²Only on side street

¹³Open sub-zone only

9. Signage

Allowed Sign Type	Standards
-------------------	-----------

Projecting Sign	x.09.050
Awning/Canopy Sign	x.09.060
Wall Sign	x.09.070
Painted Wall Sign	x.09.080
Window Sign	x.09.090
Sidewalk Sign	x.09.100
Directory Sign	x.09.110
Changeable Copy Sign	x.09.120
Marquee Sign	x.09.130

Chapter 4: Specific to Uses

Sections:

- x.04.010 Purpose
- x.04.020 Use Standards
- x.04.030 Use Table

x.04.010 Purpose

This [Chapter](#) provides the standards for uses in each zone to implement the intent described in [Chapter 3 \(Zones\)](#).

x.04.020 Use Standards

[Table x.04.030.A \(Uses\)](#) identifies the following for each zone: the allowed uses ("P") and the uses that are not allowed ("X"). In addition, as required, specific use-standards are identified. Uses not listed are not allowed.

NOTE to Jurisdiction:

- Insert reference to use Standards as desired to further regulate each use.

x.04.030 Use Table

Table x.04.030.A: Uses

	Zones														Specific Standards
	T3		T4								T5				
	EN	SN	SN.S	SN.S-O	CN.M	CN.M-O	SMS.S	SMS.S-O	CMSCMS-O	CN	CN-O	CMS	CMS-O		
Commercial Uses															
Alcohol Sales	X	X	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	x.xx.xxx
Animal Raising and Keeping	P	P	X	P	X	P	X	X	X	X	X	X	X	X	x.xx.xxx
Eating and Drinking Establishment	X	X	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	x.xx.xxx
Office-General	X	X	X	P ¹	X	P ¹	P ²	P	P ²	P	X	P ¹	P ²	P	x.xx.xxx
Office-Medical/Dental	X	X	X	P ¹	X	P ¹	P ²	P	P ²	P	X	P ¹	P ²	P	x.xx.xxx
Indoor Recreation	X	X	X	P ¹	X	P ¹	P	P	P	P	X	P ²	P	P	x.xx.xxx
Lodging	X	X	X	P	X	P	P	P	P	P	X	P	P	P	x.xx.xxx
Parking Facilities-Municipal	X	X	X	X	X	X	P	P	P	P	X	X	P	P	x.xx.xxx
Retail-General	X	X	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	x.xx.xxx
Services-General	X	X	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	x.xx.xxx
Veterinary Clinics	X	X	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	x.xx.xxx

¹ Max. 1,500 sf per building

² Not allowed on the ground floor within 30' of the sidewalk

³ Only allowed in an accessory structure

⁴ See [Jurisdiction](#) standards for temporary uses ([Section x.xx.xxx](#)).

Key P = Allowed X = Not Allowed

Table x.04.030.A: Uses (Continued)

	Zones														Specific Standards
	T3		T4								T5				
	EN	SN	SN.S	SN.S-O	CN.M	CN.M-O	SMS.S	SMS.S-O	CMSCMS-O	CN	CN-O	CMS	CMS-O		
Institutional and Civic Uses															
Community Assembly	X	P ¹	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	x.xx.xxx
Community Service-General	X	P ¹	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	x.xx.xxx
Community Service-Shelter	X	X	X	X	X	P	X	P	X	P	X	X	X	P	x.xx.xxx
Community Service-Long Term Housing	X	X	X	X	X	P	X	P	X	P	X	X	X	P	x.xx.xxx
Daycare															
Adult	X	P	X	P	X	P	P	P	P	P	X	P	P	P	x.xx.xxx
7-12 Children	X	P	X	P	X	P	P	P	P	P	X	P	P	P	x.xx.xxx
1-6 Children	X	P	X	P	X	P	P	P	P	P	X	P	P	P	x.xx.xxx
Park and Outdoor Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	x.xx.xxx
School-Public and Private	X	P ¹	P ¹	P	P ¹	P	P	P	P	P	P ¹	P	P	P	x.xx.xxx
Studio: Art, Music, Dance	P ³	P ³	P ¹	P	P ¹	P	P	P	P	P	P ¹	P	P	P	x.xx.xxx

¹ Max. 1,500 sf per building

² Not allowed on the ground floor within 30' of the sidewalk

³ Only allowed in an accessory structure

⁴ See [Jurisdiction](#) standards for temporary uses ([Section x.xx.xxx](#)).

Key P = Allowed X = Not Allowed

NOTE to Jurisdiction:
 Specific Standards should refer to stealth design reqds.
 (ex- Wireless Telecommunication Facilities)

Table x.04.030.A: Uses (Continued)

	Zones														Specific Standards
	T3		T4								T5				
	EN	SN	SN.S	SN.S-O	CN.M	CN.M-O	SMS.S	SMS.S-O	CMSCMS-O	CN	CN-O	CMS	CMS-O		
Residential Uses															
Dwelling	P	P	P	P	P	P	P ²	P	P ²	P	P	P	P ²	P	x.xx.xxx
Group Living-Assisted	P ¹	P ¹	P ¹	P	P	P	P ²	P	P ²	P	P	P	P ²	P	x.xx.xxx
Group Living-General	P ¹	P ¹	P ¹	P	P	P	P ²	P	P ²	P	P	P	P ²	P	x.xx.xxx
Group Living-Independent	P ¹	P ¹	P ¹	P	P	P	P ²	P	P ²	P	P	P	P ²	P	x.xx.xxx
Live/Work	X	X	X	P	X	P	P	P	P	P	X	P	P	P	x.xx.xxx
Missing Middle Housing	P	P	P	P	P	P	P	P	P	P	X	X	X	X	x.xx.xxx
Single-Unit Housing	P	P	X	X	X	X	X	X	X	X	X	X	X	X	x.xx.xxx
Other Uses															
Temporary Uses ⁴	P	P	P	P	P	P	P	P	P	P	P	P	P	P	x.xx.xxx
Wireless Tele-communication Facilities	X	X	X	P	X	P	X	P	X	P	X	P	X	P	x.xx.xxx

¹ Max. 1,500 sf per building

² Not allowed on the ground floor within 30' of the sidewalk

³ Only allowed in an accessory structure

⁴ See [Jurisdiction](#) standards for temporary uses ([Section x.xx.xxx](#)).

Key P = Allowed X = Not Allowed