

T4 (GENERAL NEIGHBORHOOD) ZONE



PURPOSE

T4 (General Neighborhood) Zone consists of a mix of uses but is primarily mixed density residential. It contains a wide range of building types: houses, compounds, townhouses, duplexes, small apartment buildings and live-work units. Setbacks and landscaping are variable. Thoroughfares with sidewalks define medium-sized blocks.

DEVELOPMENT REQUIREMENTS

Minimum lot size: 4,000 sq. ft. (min)

Minimum lot width: 20-100 feet

Minimum lot depth: 70 feet (min)

Setbacks Principal Building:

1. Primary Frontage: 15 feet (min)
2. Secondary Frontage: 5-12 feet (min)
3. Side Setback: 5 feet (min) or 0 feet
4. Rear Setback: 5 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 20 feet behind front facade (min)
2. Secondary Frontage: 5 feet (min)
3. Side Setback: 5 feet (min)
4. Rear Setback: 3 feet (min)

Building Height:

1. Principal Building Height: 2 stories (max)
2. Accessory Building Height: 2 stories (max)

T4 PERMITTED USES

The following uses are permitted by right in the T4 district. (C) Consult Table 5.2 for Conditions:

Civic Space

1. Park
2. Green
3. Square
4. Plaza
5. Neighborhood Multipurpose Field
6. Playground
7. Community Garden, Small
8. Community Garden, Medium

Residential

1. Apartment or Condominium Complex
2. Duplex
3. Accessory Dwelling
4. Fourplex

5. Home Occupation (see Section 5.10 Home Occupation Permits)

6. Live-Work Unit

7. Single Family Dwelling, Mobile Home

8. Single Family Dwelling, Site-built

9. Townhouse

10. Triplex

11. Community Types

Lodging

1. Bed and Breakfast

2. Hotel and Motel (C)

3. Inn (C)

4. Recreational Vehicle Park (C)

Office

1. Laboratory, Scientific, Ag Research, Office and Service (C)

2. Office, General (C)

3. Office, Small

Retail and Service

1. Commercial Laundry (C)

2. Commercial Use Not Elsewhere Classified (C)

3. Display Gallery (C)

4. Gas Station

5. Kiosk

6. Retail Facility, Small, under 10,000 sq. ft. (C)

7. Open Market Building

8. Personal Service (C)

9. Bar, Pub, Tavern (C)

10. Restaurant, Bakery, Catering Service (C)

11. Food Truck/Push Cart

Institutional

1. Community Building, Public and Private

2. Cultural Center (C)

3. Institutional Use such as Library, Educational or Cultural (C)

4. Museum (C)

5. Off-Site Parking Area for Commercial and Industrial Use (C)

6. Recreation and Sports Facility, Private

7. Recreation and Sports Facility, Public

8. Religious Institution

9. Theater and Like Place of Assembly (C)

Agriculture: (A) Permitted if assessed as Agriculture for On-Farm Operations only.

1. Farming and Ranching (A)
2. Greenhouse and Nursery, Commercial (C)
3. Stable, Private (C)
4. Wine Tasting Room or Winery (C)

Automotive

1. Auto Related Repair and Service, But not Auto Painting or Body Work (C)

Civil Support

1. Animal Hospital, Veterinary Clinic and Kennel, Ag Office and Medical Research (C)
2. Cemetery (C)
3. Health Service, Public or Private (C)

Education

1. Child and Adult Care, Commercially Operated (C)
2. Childcare, Home Occupation
3. Elementary School (C)

Industrial

1. Laboratory Facility (C)
2. Light Manufacturing (C)

T4 SPECIAL USE PERMITS

The following uses require a Special Use Permit:

Education

1. High School, Jr. High School, Middle School

Industrial

1. Wireless Communication Facility
2. Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public