

CODENEXT SHAPING THE AUSTIN WE IMAGINE	T3 Neighborhood Edge-Wide Lot (T3NE.WL)	T3 Neighborhood Edge (T3NE)	T3 Neighborhood-Deep Setback (T3N_DS)	T3 Neighborhood-Intermediate Setback (T3N_IS)	T4 Neighborhood-Intermediate Setback (T4N_IS)	T4 Neighborhood-Shallow Setback (T4N_SS)	T4 Main Street (T4MS)	T5 Neighborhood-Shallow Setback (T5N_SS)	T5 Urban-Shallow Setback (T5U_SS)	T5 Urban (T5U)	T5 Main Street (T5MS)	T6 Urban (T6U)	T6 Urban Core (T6UC)	
A. General Intent														
Description of Intent														
Graphic Depiction of Zone Intent														
Narrative Description of Zone Intent	To provide housing choices which reinforce the walkable nature of the neighborhood and, in combination with higher-intensity transect zones, support neighborhood-serving retail and service uses near this zone.	To provide housing choices which reinforce the walkable nature of the neighborhood and, in combination with higher-intensity transect zones, support neighborhood-serving retail and service uses near this zone.	To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood-serving retail and service uses near this zone.	To provide housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses near this zone, and support public transportation options.	To provide housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses near this zone, and support public transportation options.	To provide housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses near this zone, and support public transportation options.	To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a regional or urban neighborhood focal point. This zone accommodates retail, service, and residential uses in compact, walkable urban form.	To provide a vibrant, compact, high-intensity urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it supports public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time.	To provide the most vibrant, compact, high-intensity walkable urban environment that provides urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it supports public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time.
General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

Description of Desired Form													
Building Characteristics:	Detached	Detached	Detached	Detached or Semi-detached	Detached or Semi-detached	Detached or Semi-detached	Attached or Semi-detached	Detached or Semi-detached	Attached or Semi-detached	Attached or Semi-detached	Attached	Attached	Attached
Lot Width Characteristics:	Large Lot Widths	Medium to Large Lot Widths	Medium Lot Widths	Small to Medium Lot Widths	Small to Medium Lot Widths	Small to Medium Lot Widths	Small to Medium Lot Widths	Small to Large Lot Widths	Small to Large Lot Widths	Small to Large Lot Widths	Small to Large Lot Widths	Small to Block Lot Widths	Medium to Block Lot Widths
Building Form Characteristics:	Medium House Form	Medium House Form	Small to Medium or Multiple House Form	Small to Medium or Multiple House Form	Small to Medium or Multiple House Form	Small to Medium or Multiple House Form	Block Form	Medium to Large House Form	Block to Large Block Form	Block to Large Block Form	Block to Large Block Form	Block to Large Block Form	Large Block Form
Front Setback Characteristics:	Large Front Setbacks	Large Front Setbacks	Deep Front Setbacks	Intermediate Front Setbacks	Intermediate Front Setbacks	Shallow Front Setbacks	Small to No Front Setbacks	Shallow Front Setbacks	Shallow Front Setbacks	Shallow Front Setbacks	Small to No Front Setbacks	Small to No Front Setbacks	Small to No Front Setbacks
Side Setback Characteristics:	Medium to Large Side Setbacks	Medium to Large Side Setbacks	Medium Side Setbacks	Medium Side Setbacks	Medium Side Setbacks	Small to Medium Side Setbacks	Small to No Side Setbacks	Small to Medium Side Setbacks	Small to No Side Setbacks	Small to No Side Setbacks	Small to No Side Setbacks	Small to No Side Setbacks	Small to No Side Setbacks
Height Characteristics:	Up to 2 Stories	Up to 2 Stories	Up to 2 Stories	Up to 2 Stories	Up to 2 Stories	Up to 3 Stories	Up to 3 Stories	Up to 4 Stories	Up to 6 Stories	Up to 6 Stories	Up to 6 Stories	Up to 6 Stories	Unlimited Stories
Primary Frontage Characteristics:	Common Yard and Porch Frontages	Common Yard and Porch Frontages	Stoop, Common Yard, and Porch Frontages	Stoop, Common Yard, and Porch Frontages	Stoop, Common Yard, and Porch Frontages	Stoop, Common Yard, Porch, and Dooryard Frontages	Gallery, Shopfront, Terrace, Forecourt, and Lightwell Frontages, and Dooryard Frontage in Open sub-zone only	Stoop, Porch, Lightwell, and Dooryard Frontages	Terrace, Stoop, Lightwell, and Dooryard Frontages, and Shopfront Frontages in Open sub-zone only	Terrace, Stoop, Lightwell, and Dooryard Frontages, and Shopfront Frontages in Open sub-zone only	Gallery, Terrace, and Shopfront Frontages, and Dooryard Frontage in Open sub-zone only	Gallery, Terrace, and Shopfront Frontages	Gallery, Terrace, and Shopfront Frontages

B. Sub-Zone													
Open Sub-Zone													
Restricted Sub-Zone													
The Open sub-zone provides the same building form but allows for a more diverse mix of uses.					✓	✓							
The Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including service, commercial, and general retail uses.								✓	✓	✓			
The Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.							✓					✓	
The Restricted sub-zone provides the same building form but requires retail and service uses at sidewalk level.													✓

C. Lot Size														
Width	70' min.	60' min.	50' min.	40' min.	35' min.	35' min.	18' min.	18' min.	18' min.	18' min.	18' min.	40' min.	40' min.	75' min.
Depth	120' min.	120' min.	100' min.	100' min. (75' min. when adjacent to alley)	100' min. (75' min. when adjacent to alley)	100' min. (75' min. when adjacent to alley)	100' min. (75' min. when adjacent to alley)	100' min. (75' min. when adjacent to alley)	100' min. (75' min. when adjacent to alley)	100' min. (75' min. when adjacent to alley)	100' min. (75' min. when adjacent to alley)	100' min. (75' min. when adjacent to alley)	100' min. (75' min. when adjacent to alley)	100' min.
See Subsection D for additional standards.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

D. Building Types													
Building Type													
Small House Form													
1 Cottage House						Cottage House	Cottage House	Cottage House					
2 Small House			Small House	Small House	Small House	Small House	Small House						
3 Duplex: Front-and-back							Duplex: Front-and-back						
4 Duplex: Stacked						Duplex: Stacked	Duplex: Stacked	Duplex: Stacked					
Medium House Form													
5 Wide House	Wide House	Wide House	Wide House	Wide House	Wide House	Wide House	Wide House						
6 Long House	Long House												
7 Duplex: Side-by-side	Duplex: Side-by-side	Duplex: Side-by-side	Duplex: Side-by-side	Duplex: Side-by-side	Duplex: Side-by-side	Duplex: Side-by-side	Duplex: Side-by-side						
8 Multiplex: Medium						Multiplex: Medium	Multiplex: Medium		Multiplex: Medium				
Large House Form													
9 Rowhouse: Medium								Rowhouse: Medium	Rowhouse: Medium				
10 Multiplex: Large									Multiplex: Large				
Multiple House Form													
11 Cottage Court			Cottage Court	Cottage Court	Cottage Court	Cottage Court	Cottage Court						
12 Cottage Corner			Cottage Corner	Cottage Corner	Cottage Corner	Cottage Corner							
Block Form													
13 Live/Work								Live/Work			Live/Work		
14 Main Street							Main Street				Main Street	Main Street	
15 Courtyard Building										Courtyard Building	Courtyard Building		
16 Rowhouse: Large										Rowhouse: Large	Rowhouse: Large		
17 Low-Rise										Low-Rise	Low-Rise		
Large Block Form													
18 Mid-Rise										Mid-Rise	Mid-Rise	Mid-Rise	Mid-Rise
19 High-Rise/Tower												High-Rise/Tower	High-Rise/Tower
Accessory Building Form													
20 Accessory Dwelling Unit	Accessory Dwelling Unit	Accessory Dwelling Unit	Accessory Dwelling Unit	Accessory Dwelling Unit	Accessory Dwelling Unit	Accessory Dwelling Unit	Accessory Dwelling Unit	Accessory Dwelling Unit	Accessory Dwelling Unit	Accessory Dwelling Unit	Accessory Dwelling Unit		



1 Cottage House 2 Small House 3 Duplex: Front-and-back 4 Duplex: Stacked 5 Wide House 6 Long House 7 Duplex: Side-by-side 8 Multiplex: Medium 9 Rowhouse: Medium 10 Multiplex: Large 11 Cottage Court 12 Cottage Corner 13 Live/Work 14 Main Street 15 Courtyard Building 16 Rowhouse: Large 17 Low-Rise 18 Mid-Rise 19 High-Rise/Tower 20 Accessory Dwelling Unit

E. Building Placement

	T3				T4				T5				T6																																																																																																																																														
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Setbacks (Distance from ROW/Lot Line)	Front ¹	Side St ¹	Side	Rear	Front ¹	Side St ¹	Side	Rear	Front ¹	Side St ¹	Side	Rear	Front ¹	Side St ¹	Side	Rear	Front ¹	Side St ¹	Side	Rear	Front ¹	Side St ¹	Side	Rear	Front ^{1,4}	Side St ^{1,4}	Side	Rear	Front ^{1,4}	Side St ^{1,4}	Side	Rear	Front ^{1,4}	Side St ^{1,4}	Side	Rear	Front ^{1,4}	Side St ^{1,4}	Side	Rear																																																																																																																			
Primary Building	<table border="1"> <tr> <td>Minimum</td> <td>30'</td><td>15'</td><td>5'</td><td>20'</td> <td>30'</td><td>20'</td><td>5'</td><td>20'</td> <td>20'</td><td>10'</td><td>5'</td><td>20'</td> <td>15'</td><td>10'</td><td>5'</td><td>20'</td> <td>10'</td><td>10'</td><td>8'</td><td>20'</td> <td>5'</td><td>5'</td><td>0'</td><td>30'²</td> <td>10'</td><td>5'</td><td>10'³</td><td>20'²</td> <td>10'</td><td>5'</td><td>0'</td><td>5'</td> <td>5'</td><td>5'</td><td>0'</td><td>5'</td> <td>5'</td><td>5'</td><td>0'</td><td>5'</td> <td>5'</td><td>5'</td><td>0'</td><td>5'</td> <td>5'</td><td>5'</td><td>0'</td><td>5'</td> <td>5'</td><td>5'</td><td>0'</td><td>5'</td> </tr> <tr> <td>Maximum</td> <td>45'</td><td>35'</td><td>—</td><td>—</td> <td>45'</td><td>35'</td><td>—</td><td>—</td> <td>30'</td><td>15'</td><td>—</td><td>—</td> <td>25'</td><td>15'</td><td>—</td><td>—</td> <td>20'</td><td>20'</td><td>—</td><td>—</td> <td>10'</td><td>10'</td><td>—</td><td>—</td> <td>20'</td><td>15'</td><td>—</td><td>—</td> <td>20'</td><td>10'</td><td>—</td><td>—</td> <td>10'</td><td>10'</td><td>—</td><td>—</td> <td>10'</td><td>10'</td><td>—</td><td>—</td> <td>10'</td><td>10'</td><td>—</td><td>—</td> <td>10'⁵</td><td>10'⁵</td><td>—⁵</td><td>—⁵</td> <td>10'⁵</td><td>10'⁵</td><td>—⁵</td><td>—⁵</td> </tr> <tr> <td>Combined Minimum</td> <td colspan="24">15'</td> </tr> </table>																								Minimum	30'	15'	5'	20'	30'	20'	5'	20'	20'	10'	5'	20'	15'	10'	5'	20'	10'	10'	8'	20'	5'	5'	0'	30' ²	10'	5'	10' ³	20' ²	10'	5'	0'	5'	5'	5'	0'	5'	5'	5'	0'	5'	5'	5'	0'	5'	5'	5'	0'	5'	5'	5'	0'	5'	Maximum	45'	35'	—	—	45'	35'	—	—	30'	15'	—	—	25'	15'	—	—	20'	20'	—	—	10'	10'	—	—	20'	15'	—	—	20'	10'	—	—	10'	10'	—	—	10'	10'	—	—	10'	10'	—	—	10' ⁵	10' ⁵	— ⁵	— ⁵	10' ⁵	10' ⁵	— ⁵	— ⁵	Combined Minimum	15'																							
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Primary Building Facade Within Facade Zone	<table border="1"> <tr> <td>Front (min.)</td> <td colspan="24">65%</td> </tr> <tr> <td>Side Street (min.)</td> <td colspan="24">50%</td> </tr> </table>																								Front (min.)	65%																								Side Street (min.)	50%																																																																																																								
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Miscellaneous	<p>Where existing adjacent buildings are in front of the minimum front setback or side street setback, the building may be set to align with the facade of the front-most immediately adjacent building.</p> <p>Multiple House Form buildings must be detached and shall have a minimum 10' separation between buildings on the lot.</p> <p>Setback shall be defined by a building within 30' of corner along the front and along the side street.</p> <p>A building form with a chamfered corner is allowed only on corner lots and if a corner entry is provided.</p> <p>¹ Additional setback and/or easement may be required where street ROW or utilities easement is required.</p> <p>² 5' when adjacent to alley.</p> <p>³ Side setback not required between attached Rowhouse units.</p> <p>⁴ Sidewalk shall be extended into setback to meet building.</p> <p>⁵ No maximum setback requirement for floors above the 5th floor.</p>																																																																																																																																																										

F. Height

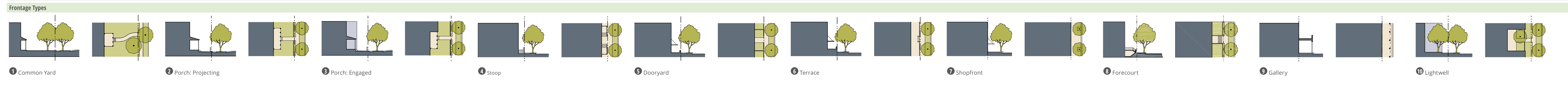
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Building Height	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)																																																																																																																																																																																																																					
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Miscellaneous	<p>¹ Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.</p> <p>² Primary buildings located on lots sloping down and away from the street are exempt.</p> <p>³ Maximum achievable when using the Affordable Housing Incentives Program.</p>																																																																																																																																																																																																																																																								

G. Encroachments

Encroachment Type	T3 Neighborhood Edge-Wide Lot (T3NE.WL)				T3 Neighborhood Edge (T3NE)				T3 Neighborhood-Deep Setback (T3N.DS)				T3 Neighborhood-Intermediate Setback (T3N.IS)				T4 Neighborhood-Intermediate Setback (T4N.IS)				T4 Neighborhood-Shallow Setback (T4N.SS)				T4 Main Street (T4MS)				T5 Neighborhood-Shallow Setback (T5N.SS)				T5 Urban-Shallow Setback (T5U.SS)				T5 Urban (T5U)				T5 Main Street (T5MS)				T6 Urban (T6U)				T6 Urban Core (T6UC)			
	Front (max.)	Side St (max.)	Side (max.)	Rear (max.)	Front (max.)	Side St (max.)	Side (max.)	Rear (max.)	Front (max.)	Side St (max.)	Side (max.)	Rear (max.)	Front (max.)	Side St (max.)	Side (max.)	Rear (max.)	Front (max.)	Side St (max.)	Side (max.)	Rear (max.)	Front (max.)	Side St (max.)	Side (max.)	Rear (max.)	Front (max.)	Side St (max.)	Side (max.)	Rear (max.)	Front (max.)	Side St (max.)	Side (max.)	Rear (max.)	Front (max.)	Side St (max.)	Side (max.)	Rear (max.)	Front (max.)	Side St (max.)	Side (max.)	Rear (max.)	Front (max.)	Side St (max.)	Side (max.)	Rear (max.)								
Private Frontage	5'	5'	N/A	N/A	5'	5'	N/A	N/A	5'	5'	N/A	N/A	5'	5'	N/A	N/A	10'	10'	N/A	N/A	5'	5'	N/A	N/A	5'	5'	N/A	N/A	14'	14'	N/A	N/A	5'	5'	N/A	N/A	14'	14'	N/A	N/A	14'	14'	N/A	N/A	14'	14'	N/A	N/A				
Gallery ²																																																				
Steps and/or ramps to Building Entrance	5'	5'	N/A ¹	N/A	5'	5'	N/A	N/A	5'	5'	N/A	N/A	5'	5'	N/A	N/A	5'	5'	N/A	N/A	5'	5'	N/A	N/A																												
Architectural Features	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	N/A	N/A	3'	3'	N/A	N/A	3'	3'	N/A	N/A	3'	3'	N/A	N/A	3'	3'	N/A	N/A	3'	3'	N/A	N/A	3'	3'	N/A	N/A	3'	3'	N/A	N/A				
Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.		✓				✓				✓				✓				✓				✓				✓				✓					✓					✓				✓								
¹ Where side setback is 10' or more, a 5' max. encroachment is allowed.		✓				✓				✓				✓				✓				✓				✓				✓																						
² Galleries may encroach into the street ROW to within 2' of the face of the curb, subject to approval by the Public Works Director in compliance with Chapter 14-11 (Use of Right-of-Way).																																																				

H. Frontages

Private Frontage Type	T3 Neighborhood Edge-Wide Lot (T3NE.WL)			T3 Neighborhood Edge (T3NE)			T3 Neighborhood-Deep Setback (T3N.DS)			T3 Neighborhood-Intermediate Setback (T3N.IS)			T4 Neighborhood-Intermediate Setback (T4N.IS)			T4 Neighborhood-Shallow Setback (T4N.SS)			T4 Main Street (T4MS)			T5 Neighborhood-Shallow Setback (T5N.SS)			T5 Urban-Shallow Setback (T5U.SS)			T5 Urban (T5U)			T5 Main Street (T5MS)			T6 Urban (T6U)			T6 Urban Core (T6UC)										
	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards											
1 Common Yard	A	A	23-2D-1040	A	A	23-2D-1040	A	A	23-2D-1040	A	A	23-2D-1040	A	A	23-2D-1040	A	A	23-2D-1040	A	A	23-2D-1040	A	A	23-2D-1040																							
2 Porch: Projecting	A	A	23-2D-1050	A	A	23-2D-1050	A	A	23-2D-1050	A	A	23-2D-1050	A	A	23-2D-1050	A	A	23-2D-1050				A	A	23-2D-1050																							
3 Porch: Engaged	A	A	23-2D-1060	A	A	23-2D-1060	A	A	23-2D-1060	A	A	23-2D-1060	A	A	23-2D-1060	A	A	23-2D-1060				A	A	23-2D-1060																							
4 Stoop	N/A	A	23-2D-1070	N/A	A	23-2D-1070	N/A	A	23-2D-1070	A	A	23-2D-1070	A	A	23-2D-1070	A	A	23-2D-1070				A	A	23-2D-1070	A	A	23-2D-1070	A	A	23-2D-1070	A	A	23-2D-1070	A	A	23-2D-1070	A	A	23-2D-1070	A	A	23-2D-1070	A	A	23-2D-1070	A	A
5 Dooryard																A	A	23-2D-1080				A	A	23-2D-1080	A	A	23-2D-1080	A	A	23-2D-1080	A	A	23-2D-1080	A	A	23-2D-1080	A	A	23-2D-1080	A	A	23-2D-1080	A	A	23-2D-1080	A	A
6 Terrace																			A	A	23-2D-1100				A ²	A ²	23-2D-1100	A ²	A ²	23-2D-1100	A ²	A ²	23-2D-1100	A ²	A ²	23-2D-1100	A ²	A ²	23-2D-1100	A ²	A ²	23-2D-1100	A ²	A ²	23-2D-1100	A ²	A ²
7 Lightwell																			A ²	A ²	23-2D-1110				A ²	A ²	23-2D-1110	A ²	A ²	23-2D-1110	A ²	A ²	23-2D-1110	A ²	A ²	23-2D-1110	A ²	A ²	23-2D-1110	A ²	A ²	23-2D-1110	A ²	A ²			
8 Shopfront																			A	A	23-2D-1120				A	A	23-2D-1120	A	A	23-2D-1120	A	A	23-2D-1120	A	A	23-2D-1120	A	A	23-2D-1120	A	A	23-2D-1120	A	A			
9 Forecourt																			A	A	23-2D-1120				A	A	23-2D-1120	A	A	23-2D-1120	A	A	23-2D-1120	A	A	23-2D-1120	A	A	23-2D-1120	A	A	23-2D-1120	A	A			
10 Gallery																			A	A	23-2D-1130				A	A	23-2D-1130	A	A	23-2D-1130	A	A	23-2D-1130	A	A	23-2D-1130	A	A	23-2D-1130	A	A	23-2D-1130	A	A			
For non-residential uses, loading docks, overhead doors, and other service entries shall be screened and not be located on front street facades.		✓			✓			✓			✓			✓					✓			✓			✓			✓																			
Loading docks, overhead doors, and other service entries shall be screened and not be located on front street facades.																																															
¹ Allowed only in Open sub-zone.																																															
² Allowed only when necessary to accommodate grade change.																																															
Pedestrian Access																																															
All units shall have pedestrian access from the front street, or for corner lots, from the front street or side street.		✓			✓			✓			✓			✓																																	
Pedestrian entrances must be provided at least every 50' along ground floor street facade and side street facade.																																															
Frontage Types																																															



I. Parking

Setback	T3 Neighborhood Edge-Wide Lot (T3NE.WL)				T3 Neighborhood Edge (T3NE)				T3 Neighborhood-Deep Setback (T3N.DS)				T3 Neighborhood-Intermediate Setback (T3N.IS)				T4 Neighborhood-Intermediate Setback (T4N.IS)				T4 Neighborhood-Shallow Setback (T4N.SS)				T4 Main Street (T4MS)				T5 Neighborhood-Shallow Setback (T5N.SS)				T5 Urban-Shallow Setback (T5U.SS)				T5 Urban (T5U)				T5 Main Street (T5MS)				T6 Urban (T6U)				T6 Urban Core (T6UC)			
	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear								
Minimum	Varies ¹	10'	2'	10'	45' ¹	20'	2'	10'	30' ¹	20'	2'	5'	25' ¹	10'	2'	5'	20' ¹	15'	2'	5'	20' ¹	15'	2'	5'	35'	5'	2'	5'																								
Ground Floor																																																				
Upper Floor																																																				
¹ Parking shall not be located in front of the front facade of the building, and shall occupy no more than one-third the width of the front facade.		✓				✓				✓				✓				✓				✓				✓																										
Parking Driveway																																																				
Width	10' max.				10' max.				10' max.				10' max.				10' max.				10' max.				10' max.																											
Driveways may be shared between adjacent parcels.		✓				✓				✓				✓				✓				✓				✓																										
When lot has adjacent alley, parking shall be accessed only from the alley.		✓				✓				✓				✓				✓				✓				✓																										

	T3				T4				T5				T6			
I. Parking (continued)																
Key — No Requirement	T3 Neighborhood Edge-Wide Lot (T3NE.WL)	T3 Neighborhood Edge (T3NE)	T3 Neighborhood-Deep Setback (T3N.DS)	T3 Neighborhood-Intermediate Setback (T3N.IS)	T4 Neighborhood-Intermediate Setback (T4N.IS)	T4 Neighborhood-Shallow Setback (T4N.SS)	T4 Main Street (T4MS)	T5 Neighborhood-Shallow Setback (T5N.SS)	T5 Urban-Shallow Setback (T5U.SS)	T5 Urban (T5U)	T5 Main Street (T5MS)	T6 Urban (T6U)	T6 Urban Core (T6UC)			
Use Type	Required Parking Spaces (min.)	Required Parking Spaces (min.)	Required Parking Spaces (min.)	Required Parking Spaces (min.)	Required Parking Spaces (min.)	Required Parking Spaces (min.)	Required Parking Spaces (min.)	Required Parking Spaces (min.)	Required Parking Spaces (min.)	Required Parking Spaces (min.)	Required Parking Spaces (min.)	Required Parking Spaces (min.)	Required Parking Spaces (min.)			
Residential																
Residential, except:	1 per unit	1 per unit	1 per unit	1 per unit	1 per unit	1 per unit	1 per unit	1 per unit	1 per unit	1 per unit	1 per unit	—	—			
Home Occupations	—	—	—	—	—	—	—	—	—	—	—	—	—			
Bed and Breakfast	1, plus 1 per 2 bedrooms	1, plus 1 per 2 bedrooms	1, plus 1 per 2 bedrooms	1, plus 1 per 2 bedrooms	1, plus 1 per 2 bedrooms	1, plus 1 per 2 bedrooms	1, plus 1 per 2 bedrooms	1, plus 1 per 2 bedrooms	1, plus 1 per 2 bedrooms	1, plus 1 per 2 bedrooms	1, plus 1 per 2 bedrooms	—	—			
Accessory Dwelling Unit	—	—	—	—	—	—	—	—	—	—	—	—	—			
Residential Support Services																
Residential Support Services	1, plus 1 per every 2 residents	1, plus 1 per every 2 residents	1, plus 1 per every 2 residents	1, plus 1 per every 2 residents	1, plus 1 per every 2 residents	1, plus 1 per every 2 residents	1, plus 1 per every 2 residents	1, plus 1 per every 2 residents	1, plus 1 per every 2 residents	1, plus 1 per every 2 residents	1, plus 1 per every 2 residents	—	—			
Services																
Services, except:	1 per unit	1 per 500 sf	1 per 500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	—			
Day Care:				1 per 500 sf	1 per 500 sf	1 per 500 sf	1 per 500 sf	1 per 500 sf	1 per 500 sf	1 per 500 sf	1 per 500 sf	1 per 500 sf	—			
Commercial							1 per 500 sf									
Medical Services: ≤ 2,500 sf				—	—	—	—	—	—	—	—	—	—			
Drive Through, Retail or Service Facility												4 tandem stacking spaces for each drive-up window or device	—			
Hospital												1 per bed, plus 1 per 750 sf	—			
Hotel/Motel												1 per 2 bedrooms, plus 1 per 500 sf meeting space	—			
Office																
Office				1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	—	—			
Civic and Public Assembly																
Civic and Public Assembly												—	—			
Government/Civic												As determined by Planning Director ¹	—			
Library, Museum, or Public Art Gallery	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	—			
Meeting Facility (public or private)	1 per 100 sf assembly area after first 1,200 sf	1 per 100 sf assembly area after first 1,200 sf	1 per 100 sf assembly area after first 1,200 sf	1 per 100 sf assembly area after first 1,200 sf	1 per 100 sf assembly area after first 1,200 sf	1 per 100 sf assembly area after first 1,200 sf	1 per 100 sf assembly area after first 1,200 sf	1 per 100 sf assembly area after first 1,200 sf	1 per 100 sf assembly area after first 1,200 sf	1 per 100 sf assembly area after first 1,200 sf	1 per 100 sf assembly area after first 1,200 sf	1 per 100 sf assembly area after first 1,200 sf	—			
Public Safety Facility	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	—	—			
School	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university			
Restaurants and Bars																
Restaurants and Bars				1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf	—			
Retail																
Retail				1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	1 per 500 sf after first 2,500 sf	—			
Entertainment and Recreation																
Entertainment and Recreation, except:	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹		As determined by Planning Director ¹	As determined by Planning Director ¹		As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	1 per 500 sf after first 2,500 sf	—			
Entertainment:																
Indoor																
Outdoor, Limited																
Park/Playground				As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	—			
Recreation:																
Indoor, For Profit ≤1,000 sf																
Indoor, For Profit >1,000 sf																
Community, Non-Profit				As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	—			
Outdoor, For Profit																
Studio: Art, Dance, Martial Arts, Music																
≤500 sf				—	—	—	—	—	—	—	—	—	—			
Agriculture																
Agriculture	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹	—			
Automobile Related																
Automobile Related												As determined by Planning Director ¹	—			
Other																
Other	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	As determined by Planning Director ¹	—			
See Section 23-4E-3080 (Parking and Loading) for loading requirements, allowed parking reductions, and additional standards.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
¹ In making a determination, the Planning Director shall consider the requirements applicable to similar uses, and the location and characteristics of the use.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			

J. Impervious Cover

	T3 Neighborhood Edge-Wide Lot (T3NE.WL)		T3 Neighborhood Edge (T3NE)		T3 Neighborhood-Deep Setback (T3N.DS)		T3 Neighborhood-Intermediate Setback (T3N.IS)		T4 Neighborhood-Intermediate Setback (T4N.IS)		T4 Neighborhood-Shallow Setback (T4N.SS)		T4 Main Street (T4MS)		T5 Neighborhood-Shallow Setback (T5N.SS)		T5 Urban-Shallow Setback (T5U.SS)		T5 Urban (T5U)		T5 Main Street (T5MS)		T6 Urban (T6U)		T6 Urban Core (T6UC)	
Impervious Cover	% (max.)	Standards	% (max.)	Standards	% (max.)	Standards	% (max.)	Standards	% (max.)	Standards	% (max.)	Standards	% (max.)	Standards	% (max.)	Standards	% (max.)	Standards	% (max.)	Standards	% (max.)	Standards	% (max.)	Standards	% (max.)	Standards
Impervious Cover	45%	23-3D-3	45%	23-3D-3	45%	23-3D-3	45%	23-3D-3	45%	23-3D-3	55%	23-3D-3	80%	23-3D-3	60%	23-3D-3	90%	23-3D-3	90%	23-3D-3	90%	23-3D-3	100%	23-3D-3	100%	23-3D-3
Building Cover	40%		40%		40%		40%		40%		50%		70%		50%		80%		80%		95%		95%		95%	
See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
See Section 23-4E-4080 (Functional Green) for additional standards for projects with Impervious Cover exceeding 80%.																										
The maximum percentage of impervious cover allowed by this Section may not be attainable by a project due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the amount of proposed impervious cover to comply with other requirements of this Title.	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	



Open Space Type	T3									T4						T5						T6																	
	T3 Neighborhood Edge-Wide Lot (T3NE.WL)			T3 Neighborhood Edge (T3NE)			T3 Neighborhood-Deep Setback (T3N.DS)			T3 Neighborhood-Intermediate Setback (T3N.IS)			T4 Neighborhood-Intermediate Setback (T4N.IS)			T4 Neighborhood-Shallow Setback (T4N.SS)			T4 Main Street (T4MS)			T5 Neighborhood-Shallow Setback (T5N.SS)			T5 Urban-Shallow Setback (T5U.SS)			T5 Urban (T5U)			T5 Main Street (T5MS)			T6 Urban (T6U)			T6 Urban Core (T6UC)		
	Width (min.)	Depth (min.)	Area per Unit (min.)	Width (min.)	Depth (min.)	Area per Unit (min.)	Width (min.)	Depth (min.)	Area per Unit (min.)	Width (min.)	Depth (min.)	Area per Unit (min.)	Width (min.)	Depth (min.)	Area per Unit (min.)	Width (min.)	Depth (min.)	Area per Unit (min.)	Width (min.)	Depth (min.)	Area per Unit (min.)	Width (min.)	Depth (min.)	Area per Unit (min.)	Width (min.)	Depth (min.)	Area per Unit (min.)	Width (min.)	Depth (min.)	Area per Unit (min.)	Width (min.)	Depth (min.)	Area per Unit (min.)						
Private ¹			8' 10' 100sf			8' 10' 100sf			8' 10' 100sf			8' 10' 100sf			15' 15' 100sf			8' 10' 100sf			20' 20' 100sf ³			20' 20' 100sf ³			20' 20' 100sf ³			20' 20' 100sf ³			20' 20' 100sf ³						
Common ²															8' 8' 80sf																								
Common (Rowhouse or Live/Work only)	No private open space is required for individual lots.			No private open space is required for individual lots.																																			
Private open space requirement may be met by ground floor private open space, upper story balcony, or roof deck.			✓			✓			✓			✓																											
Common open space requirement may be met by ground floor, upper floor, and/or roof common open space.															✓			✓			✓			✓			✓			✓			✓						
Private open space requirements shall not be met by open space provided in required front or side street setbacks.			✓			✓			✓			✓																											
Common open space requirements shall not be met by open space provided in required front or side-street setbacks, except when provided as an open space as set forth in Division 23-4C-2 (Civic and Open Spaces).															✓			✓			✓			✓			✓			✓			✓						
¹ The Cottage Court building type has additional open space standards. See Section 23-4D-2220 (Supplementary Cottage Court Building Type Standards).			✓			✓			✓			✓																											
² The Courtyard building type has additional open space standards. See Section 23-4D-2210 (Supplementary Courtyard Building Type Standards).																																							
³ Or 5% of lot area, whichever is greater.																																							

Signage	T3									T4						T5						T6																	
	T3 Neighborhood Edge-Wide Lot (T3NE.WL)			T3 Neighborhood Edge (T3NE)			T3 Neighborhood-Deep Setback (T3N.DS)			T3 Neighborhood-Intermediate Setback (T3N.IS)			T4 Neighborhood-Intermediate Setback (T4N.IS)			T4 Neighborhood-Shallow Setback (T4N.SS)			T4 Main Street (T4MS)			T5 Neighborhood-Shallow Setback (T5N.SS)			T5 Urban-Shallow Setback (T5U.SS)			T5 Urban (T5U)			T5 Main Street (T5MS)			T6 Urban (T6U)			T6 Urban Core (T6UC)		
	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards	Number (max.)	Standards							
Total Signs	1 per building			1 per building			1 per building			N/A			1 per building			1 per building			1 per building			2 per building			2 per building			2 per building			2 per building			2 per building					
Building Signs	1 per building			1 per building			1 per building			1 per building			1 per building			1 per building			1 per building			2 per building			2 per building			2 per building			2 per building			2 per building					
Ground Signs	1 per building			1 per building			1 per building			1 per building			1 per building			1 per building			1 per building			1 per building			1 per building			1 per building			1 per building			1 per building					
Sign Types	Number (max.)			Standards			Number (max.)			Standards			Number (max.)			Standards			Number (max.)			Standards			Number (max.)			Standards			Number (max.)			Standards					
Building Signs																																							
1 Awning/Canopy ¹												1 per awning	23-8B	1 per awning	23-8B	1 per awning	23-8B	1 per awning	23-8B	1 per awning	23-8B	1 per awning	23-8B	1 per awning	23-8B	1 per awning	23-8B	1 per awning	23-8B	1 per awning	23-8B	1 per awning	23-8B						
2 Directory ¹																																							
3 Hanging ¹									1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B							
4 Marquee ¹																																							
5 Projecting ¹																																							
6 Roof ¹																																							
7 Wall ¹																																							
8 Wall mural ¹																																							
9 Window ¹	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B							
Ground Signs																																							
10 Landscape wall ¹	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B							
11 Yard ¹	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B	1 per building	23-8B							
See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓							
¹ Not allowed for residential uses.		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓							

M. Site Constraints

Signage Types	T3											T4						T5						T6														
	T3 Neighborhood Edge-Wide Lot (T3NE.WL)			T3 Neighborhood Edge (T3NE)			T3 Neighborhood-Deep Setback (T3N.DS)			T3 Neighborhood-Intermediate Setback (T3N.IS)			T4 Neighborhood-Intermediate Setback (T4N.IS)			T4 Neighborhood-Shallow Setback (T4N.SS)			T4 Main Street (T4MS)			T5 Neighborhood-Shallow Setback (T5N.SS)			T5 Urban-Shallow Setback (T5U.SS)			T5 Urban (T5U)			T5 Main Street (T5MS)			T6 Urban (T6U)			T6 Urban Core (T6UC)	
1 Awning/Canopy	✓			✓			✓			✓			✓			✓			✓			✓			✓			✓			✓							
2 Directory	✓			✓			✓			✓			✓			✓			✓			✓			✓			✓			✓							
3 Hanging	✓			✓			✓			✓			✓			✓			✓			✓			✓			✓			✓							
4 Marquee	✓			✓			✓			✓			✓			✓			✓			✓			✓			✓			✓							
5 Projecting	✓			✓			✓			✓			✓			✓			✓			✓			✓			✓			✓							
6 Roof	✓			✓			✓			✓			✓			✓			✓			✓			✓			✓			✓							
7 Wall	✓			✓			✓			✓			✓			✓			✓			✓			✓			✓			✓							
8 Wall Mural	✓			✓			✓			✓			✓			✓			✓			✓			✓			✓			✓							
9 Window	✓			✓			✓			✓			✓			✓			✓			✓			✓			✓			✓							
10 Landscape Wall	✓			✓			✓			✓			✓			✓			✓			✓			✓			✓			✓							
11 Yard	✓			✓			✓			✓			✓			✓			✓			✓			✓			✓			✓							



