



City of Austin

Land Development Code



New Zone Appendix

In response to feedback from the public, new zones have been created since the release of the Draft Land Development Code in January 2017. These zones will be incorporated into the next draft of the Land Development Code.



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DRAFT



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23-4D-21## T3 Main Street (T3MS) [New Zone]



A. General Intent

To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form. Buildings shall have the following form characteristics:

Attached or Semi-detached

Small to Medium Lot Widths

Block Form

Small to No Front Setbacks

Small to No Side Setbacks

Up to 2 Stories

Gallery, Shopfront, Terrace, Forecourt, and Lightwell Frontages

B. Sub-Zone

None

C. Lot Size

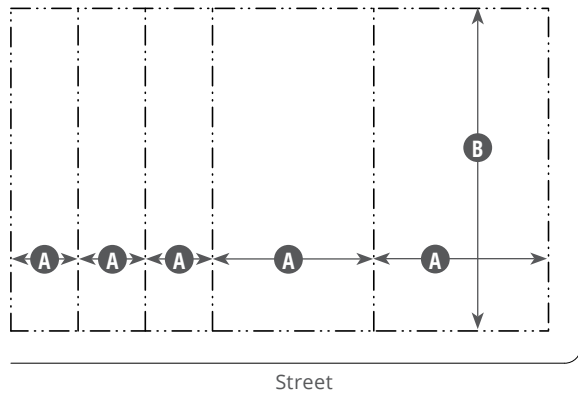
Width 18' min.

Depth 100' min. (75' min. when adjacent to alley)

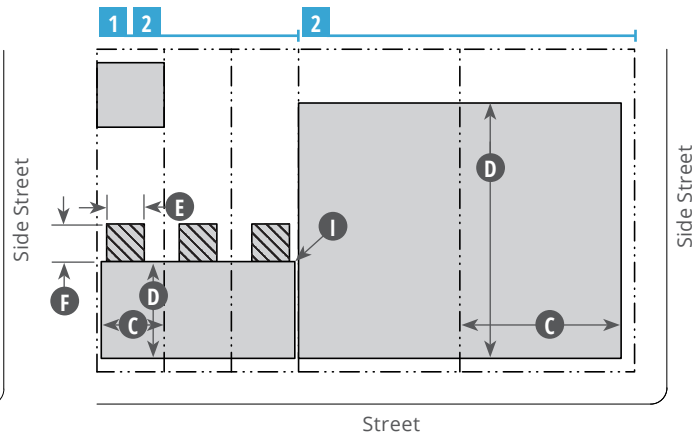
See Subsection D for additional standards.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

Lot Diagram



Building Envelope Diagram



Key for Diagrams

- ROW / Lot Line
- Main Building Envelope
- ▨ Rear Building Envelope
- ▨ Side Building Envelope

D. Building Types

Building Type	Lot				Building Envelope (max.)					
	Buildings per Lot (max.)	Units per Building (max.)	Width (min.) A	Depth (min.) B	Main		Rear		Side	
					Width C	Depth D	Width E	Depth F	Width, combined G	Depth H
Block Form 2										
Live/Work	1	1	18'	100' ¹	28'	36'	14'	14'	4'	18'
Main Street	1	—	35'	100' ¹	125' ²	100'	N/A	N/A	N/A	N/A
Accessory Building Form 1										
Accessory Dwelling Unit	1	1	—	—	28'	24'	N/A	N/A	N/A	N/A

Notes

Rear and side building envelopes shall be set back from the ROW/lot line farther than the main building envelope by 4' min. I

¹ 75' when adjacent to alley.

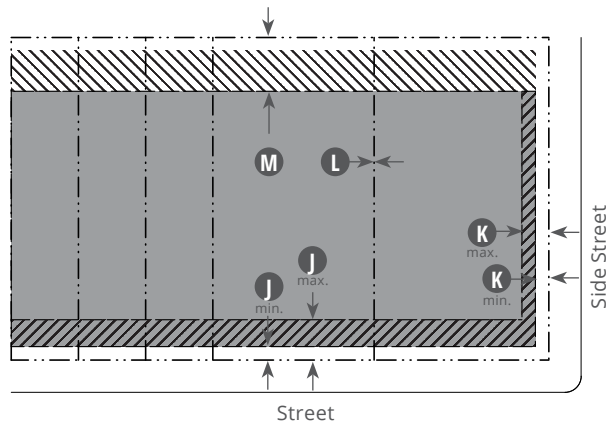
² Buildings wider than 100' shall be designed to read as a series of buildings no more than 75' each.

Key for Subsection D

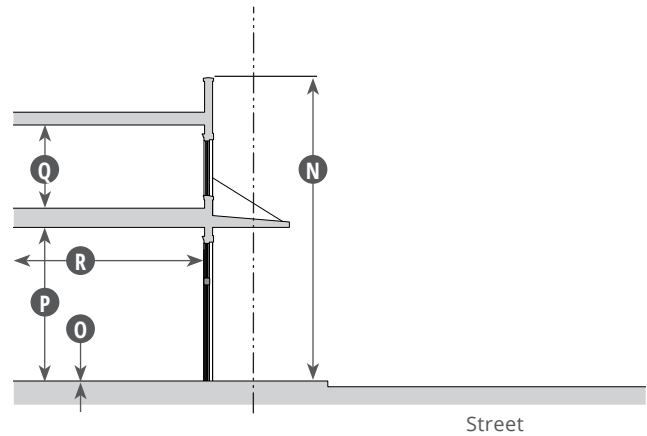
N/A = Not Allowed

— = No Requirement

Building Placement Diagram



Building Height Diagram



Key for Diagrams

--- ROW / Lot Line
--- Building Setback Line

■ Buildable Area
▨ Facade Zone
▩ Accessory Building or Structure Only

E. Building Placement

Setback (Distance from ROW / Lot Line)	Front ¹ J	Side St. ¹ K	Side L	Rear ² M
Primary Building				
Minimum	5'	5'	0'	20'
Maximum	15'	10'	—	—
Accessory Building or Structure				
Minimum	75'	5'	0'	5'
Primary Building Facade within Facade Zone				
Front	75% min.			
Side Street	65% min.			
Miscellaneous				

Setback shall be defined by a building within 30' of corner along the front and along the side street.

A building form with a chamfered corner is allowed only on corner lots and if a corner entry is provided.

¹ Additional setback and/or easement may be required where street ROW or utilities easement is required.

² 5' when adjacent to alley.

F. Height

Building Height	Stories (max.)	To Eave/ Parapet (max.) N	Overall (max.)
Primary Building	2	28'	38'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	—
Primary Building			
Ground Floor Finish Level ^{3, 4}			
Height above Curb	6" max.		O
Floor-to-Ceiling ³			
Ground Floor	14' min.		P
Upper Floor(s)	8' min.		Q
Depth			
Ground Floor Space	30' min.		R

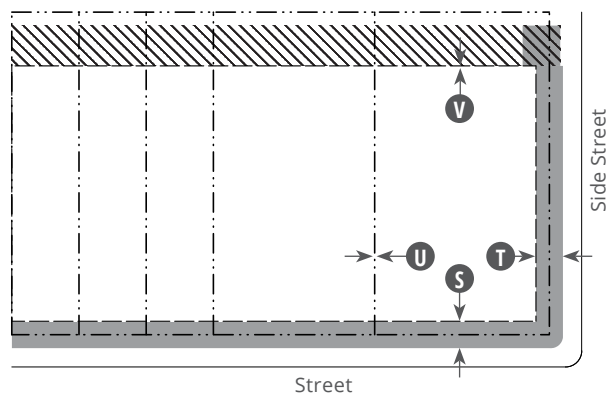
³ Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

⁴ Primary buildings located on lots sloping down and away from the street are exempt.

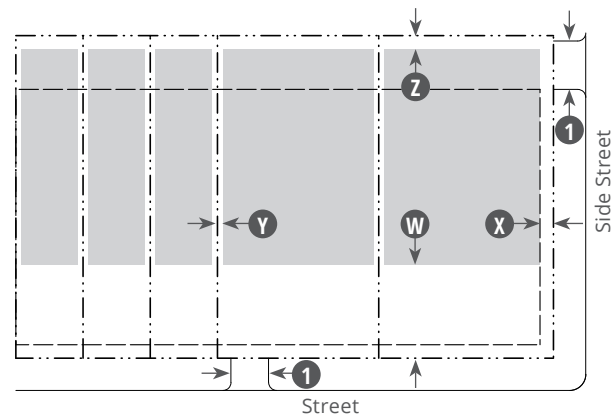
Key for Subsections E-F

N/A = Not Allowed — = No Requirement

Encroachments Diagram



Parking Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

- Encroachment
- Parking Area
- ▨ Accessory Building or Structure Only

G. Encroachments

Encroachment Type	Front (max.) S	Side St. (max.) T	Side (max.) U	Rear (max.) V
Private Frontage				
Gallery ¹	14'	14'	N/A	N/A
Architectural Features	3'	3'	N/A	N/A

Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.

¹ 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	Front	Side St.	Standards
Terrace	A	A	23-2D-1100
Lightwell ¹	A	A	23-2D-1110
Shopfront	A	A	23-2D-1120
Forecourt	A	A	23-2D-1120
Gallery	A	A	23-2D-1130

¹ Allowed only when necessary to accommodate grade change.

For non-residential uses, loading docks, overhead doors, and other service entries shall be screened and not be located on front street facades.

H. Frontages (continued)

Pedestrian Access

Pedestrian entrances must be provided at least every 50' along ground floor street facade and side street facade.

I. Parking

Setback	Front W	Side St. X	Side Y	Rear Z
Minimum	20'	5'	2'	5'
Parking Driveway	≤ 40 spaces		> 40 spaces	
Width	14' max.		18' max.	

Driveways may be shared between adjacent parcels.

When lot has adjacent alley, parking shall be accessed only from the alley.

Key for Subsections G-H

A = Allowed

N/A = Not Allowed

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
Residential	
Residential, except:	1 per unit
Home Occupations	—
Bed and Breakfast	1, plus 1 per 2 bedrooms
Residential Support Services	
Residential Support Services	1, plus 1 per every 2 residents
Services	
Services, except:	1 per 500 sf after first 2,500 sf
Day Care: Commercial	1 per 500 sf
Hotel/Motel	<10 units, 0.5/room; ≥10 units, 1/room
Medical Services	—
Office	
Office	1 per 500 sf after first 2,500 sf
Civic and Public Assembly	
Government/Civic	≤2,500 sf, none; >2,500, 1/500 sf after first 2,500 sf; max. 1/250 sf
School	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, university, business school, or trade school
Library, Museum, or Public Art Gallery	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
Public Safety Facility	As determined by Planning Director ¹

Notes

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.

Key for Subsection I

— = No Requirement

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
Restaurants and Bars	
Restaurants and Bars	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
Entertainment and Recreation	
Entertainment:	
Indoor	—
Outdoor, Limited	As determined by Planning Director ¹
Park/Playground	As determined by Planning Director ¹
Recreation:	
Indoor, For Profit ≤1,000 sf	—
Indoor, For Profit >1,000 sf; Community, Non-Profit; Outdoor, For Profit	1 per 500 sf after first 2,500 sf
Studio: Art, Dance, Martial Arts, Music	1 per 500 sf after first 2,500 sf
Agriculture	
Agriculture	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹
Other	
Other	As determined by Planning Director ¹

J. Impervious Cover

Impervious Cover	% (max.)	Standards
Impervious Cover	80%	23-3D-3
Building Cover	70%	

See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.

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.

K. Required Open Space

Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Common	15'	15'	100 sf
Common (Live/Work only)	8'	8'	80 sf

Notes

Common open space requirement may be met by ground floor, upper floor, and/or roof common open space.

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).

L. Signage

Total Signs	Number (max.)
Building Signs	1 per building
Ground Signs	1 per primary building

Sign Types	Number (max.)	Standards
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Building Signs

Awning/Canopy	1 per awning	23-8B
Directory	1 per building	23-8B
Hanging	1 per establishment	23-8B
Projecting	1 per establishment	23-8B
Wall	1 per establishment	23-8B
Wall Mural	2 per building	23-8B
Window	1 per establishment	23-8B

Ground Signs

Landscape Wall	1 per building	23-8B
Yard	1 per building	23-8B

Notes

See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.

M. Site Constraints

Drainage	See Article 23-10E (Drainage).
Water Quality	See Article 23-3D (Water Quality).
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
Landscape	See Division 23-4E-4 (Landscape).

N. Use Types		
Use Type	Specific Use Standards	T3MS
Residential		
Residential Dwelling(s)		P ¹
Cooperative Housing		P ¹
Accessory Dwelling Unit	23-4E-6030	P
Bed and Breakfast	23-4E-6080	P
Live/Work	23-4E-6190	P
Senior/Retirement Housing	23-4E-6300	P ¹
Home Occupations	23-4E-6180	P
Short-term Rental	23-4E-6310	P
Residential Support Services		
Group Home:	23-4E-6170	
<7 Residents		P ¹
7 to 15 Residents		CUP ¹
Services		
Animal Service/Boarding: Level 1		P
Business and Financial/ Professional Services		P
Pawn Shop		N/A
Personal Services		P
Commercial Services:		
No Outside Storage		P
With Incidental Outside Storage		P
Day Care:		
Small (≤7 Children)		P
Large (>7 and <20 Children)		P
Commercial		P
Hotel/Motel		P
Medical Services:		
≤5,000 sf		P ¹

N. Use Types (continued)		
Use Type	Specific Use Standards	T3MS
Office		
Office, General (non-medical)		P
Civic and Public Assembly		
Government/Civic		MUP
School:	23-4E-6290	
Business, or Trade		P
College or University		P
Private Primary		P
Private Secondary		P
Public Primary		P
Public Secondary		P
Library, Museum, or Public Art Gallery		P
Meeting Facility (public or private)		P
Public Safety Facility		P
Restaurants and Bars		
Bar/Nightclub: Level 1 – No Outside Seating, No Late Hours		MUP
Micro-Brewery/Micro- Distillery/Winery	23-4E-6210	MUP
Restaurant, except:		P
> 2,500 sf		N/A
With Alcohol Sales		CUP
With Outside Seating		MUP
Late Night Operation	23-4E-6270	CUP

Table Continues on Next Page ———→

Notes

¹ Allowed on ground floor only behind other allowed street-facing ground floor use.

Key for Subsection N

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

N. Use Types (continued)		
Use Type	Specific Use Standards	T3MS
Retail		
Food Sales (on or off site)		P
General Retail:		
<5,000 sf		P
>5,000 sf and ≤10,000 sf		P
With On-site Production		P
With Outside Storage, ≤2,000 sf	23-4E-6160	CUP
With Outside Storage, >2,000 sf	23-4E-6160	N/A
Entertainment and Recreation		
Entertainment:		
Indoor		CUP
Outdoor, Limited		MUP
Park/Playground		P
Recreation:		
Community, Non-Profit		CUP
Indoor, For Profit ≤1,000 sf		P
Indoor, For Profit >1,000 sf		CUP
Outdoor, For Profit		MUP
Studio: Art, Dance, Martial Arts, Music		P

N. Use Types (continued)		
Use Type	Specific Use Standards	T3MS
Agriculture		
Community Agriculture	23-4E-6120	MUP
Other		
Accessory Uses	23-4E-6040	P
Communications	23-4E-6110	P
Telecommunications	23-4E-6340	P
Utilities: Local		CUP
Temporary Uses		TUP
Special Uses	23-4E-6320	CUP

Key for Subsection N

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

23-4D-21## T4 Neighborhood Deep Setback (T4N.DS) [New Zone]



A. General Intent

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. Buildings shall have the following form characteristics:

Detached or Semi-detached

Small to Medium Lot Widths

Small to Medium or Multiple House Form

Deep Front Setbacks

Medium Side Setbacks

Up to 2 Stories

Stoop, Common Yard, and Porch Frontages

B. Sub-Zone

T4N.DS-Open Sub-Zone (T4N.DS-O)

The Open sub-zone provides the same building form but allows for a more diverse mix of uses.

C. Lot Size

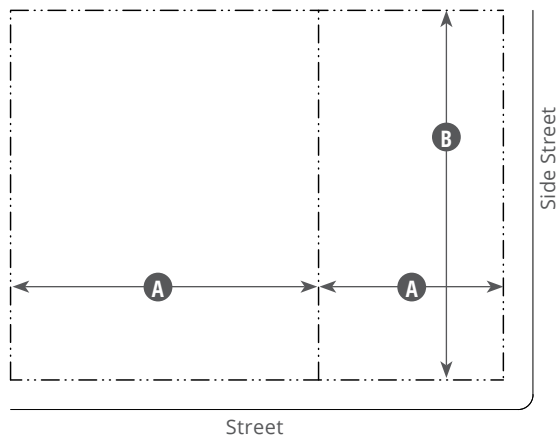
Width 35' min.

Depth 100' min. (75' min. when adjacent to alley)

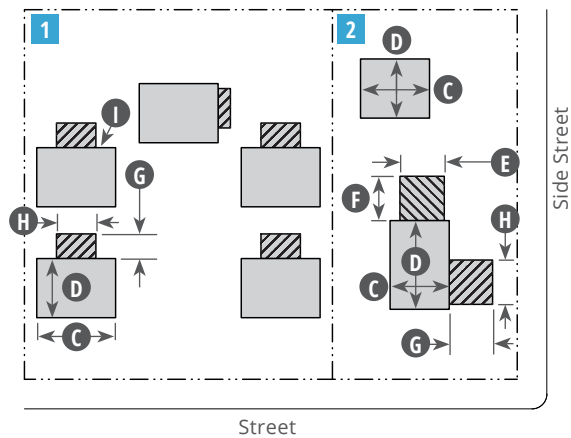
See Subsection D for additional standards.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

Lot Diagram



Building Envelope Diagram



Key for Diagrams

--- ROW / Lot Line

▨ Rear Building Envelope

■ Main Building Envelope

▨ Side Building Envelope

D. Building Types

Building Type	Lot				Building Envelope (max.)					
	Buildings per Lot (max.)	Units per Building (max.)	Width (min.) A	Depth (min.) B	Main		Rear		Side	
					Width C	Depth D	Width E	Depth F	Width, combined G	Depth H
Small House Form 2										
Cottage House	1	1	35' 1	100' 2	24'	36'	16'	18'	N/A	N/A
Small House	1	1	40' 1	100' 2	28'	42'	20'	16'	8'	24'
Duplex: Stacked	1	2								
Medium House Form										
Wide House	1	1	60'	100' 2	48'	32'	8'	24'	N/A	N/A
Duplex: Side-by-side	1	2								
Multiplex: Medium	1	4	60'	100' 2	46'	46'	32'	12'		
Multiple House Form 1										
Cottage Court	6	1	100'	125'	24'	32'	N/A	N/A	4'	16'
Accessory Building Form 2										
Accessory Dwelling Unit	1	1	—	—	28'	24'	N/A	N/A	N/A	N/A

Notes

Rear and side building envelopes shall be set back from the ROW/lot line farther than the main building envelope by 4' min. 1

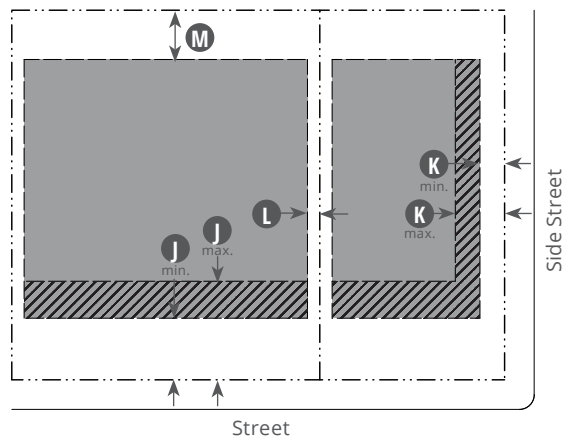
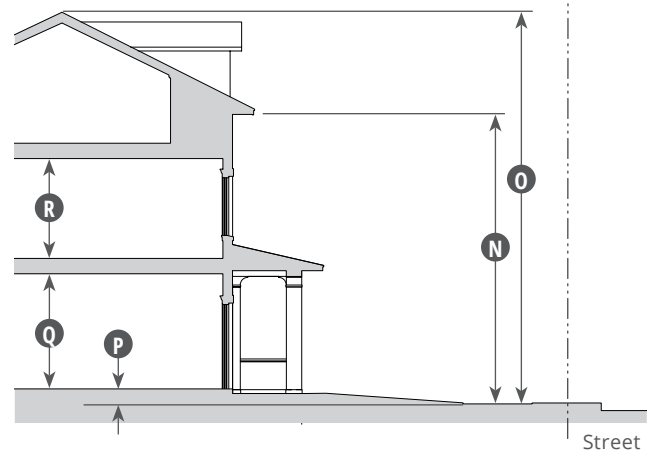
¹ 25' for lots existing at time of adoption of this Land Development Code.

² 75' when adjacent to alley.

Key for Subsection D

N/A = Not Allowed

— = No Requirement

Building Placement Diagram**Building Height Diagram****Key for Diagrams**

--- ROW / Lot Line

--- Building Setback Line

■ Buildable Area

▨ Facade Zone

▨ Accessory Building or Structure Only

E. Building Placement

Setback (Distance from ROW / Lot Line)	Front ¹ J	Side St. ¹ K	Side L	Rear M
Primary Building				
Minimum	25'	10'	5'	20'
Maximum	40'	20'	—	—
Combined min.	—	—	15'	—
Accessory Building or Structure				
Minimum	25'	10'	5'	20' ²
Primary Building Facade within Facade Zone				
Front	65% min.			
Side Street	50% min.			
Miscellaneous				

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.

Multiple House Form buildings must be detached and shall have a minimum 10' separation between buildings on the lot.

¹ Additional setback and/or easement may be required where street ROW or utilities easement is required.

² 5' when adjacent to alley.

F. Height

Building Height	Stories (max.)	To Eave/ Parapet (max.) N	Overall (max.) O
Primary Building, except:	2	22'	32'
Cottage Types	1½	14'	22'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	—
Primary Building			
Ground Floor Finish Level ^{3, 4}			
Height above Curb	6" min.		P
Floor-to-Ceiling ³			
Ground Floor	9' min.		Q
Upper Floor(s)	8' min.		R

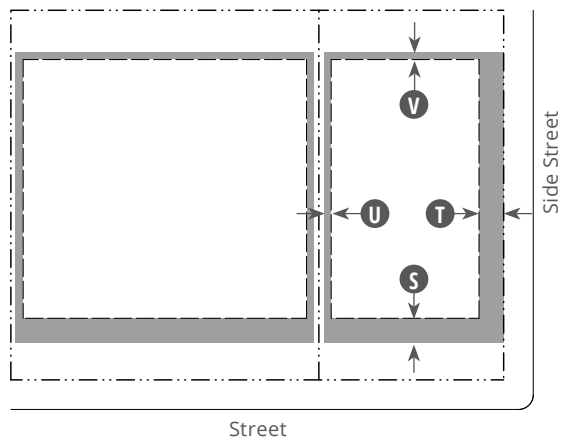
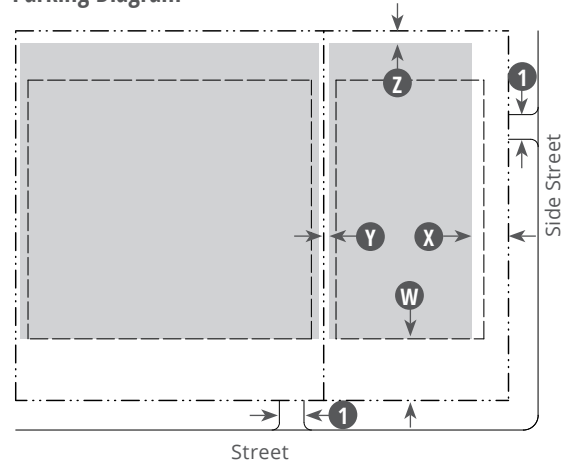
³ Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

⁴ Primary buildings located on lots sloping down and away from the street are exempt.

Key for Subsections E-F

N/A = Not Allowed

— = No Requirement

Encroachments Diagram**Parking Diagram****Key for Diagrams**

--- ROW / Lot Line
 --- Building Setback Line

■ Encroachment
 ■ Parking Area
 ▨ Accessory Building or Structure Only

G. Encroachments

Encroachment Type	Front (max.) S	Side St. (max.) T	Side (max.) U	Rear (max.) V
Private Frontage	10'	10'	N/A	N/A
Steps and/or ramps to Building Entrance	5'	5'	N/A	N/A
Architectural Features	3'	3'	3'	3'

Encroachments are not allowed within a street ROW, alley ROW, or across a Lot Line.

H. Frontages

Private Frontage Type	Front	Side St.	Standards
Common Yard	A	A	23-2D-1040
Porch: Projecting	A	A	23-2D-1050
Porch: Engaged	A	A	23-2D-1060
Stoop	A	A	23-2D-1070

For non-residential uses, loading docks, overhead doors, and other service entries shall be screened and not be located on front street facades.

Pedestrian Access

All units shall have pedestrian access from the front street, or for corner lots, from the front street or side street.

I. Parking

Setback	Front W	Side St. X	Side Y	Rear Z
Minimum	25' ¹	15'	2'	5'
Parking Driveway				
Width	10' max.			1

Driveways may be shared between adjacent parcels.

When lot has adjacent alley, parking shall be accessed only from the alley.

Notes

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.

Key for Subsections G-H

A = Allowed

N/A = Not Allowed

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
Residential	
Residential, except:	1 per unit
Home Occupations	—
Bed and Breakfast	1, plus 1 per 2 bedrooms
Residential Support Services	
Residential Support Services	1, plus 1 per every 2 residents
Services	
Services, except:	1 per 500 sf after first 2,500 sf
Day Care	1 per 500 sf
Medical Services	—
Office	
Office	1 per 500 sf after first 2,500 sf
Civic and Public Assembly	
Library, Museum, or Public Art Gallery	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
School	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university
Public Safety Facility	As determined by Planning Director ¹

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
Restaurants and Bars	
Restaurants and Bars	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
Entertainment and Recreation	
Entertainment and Recreation, except:	As determined by Planning Director ¹
Studio: Art, Dance, Martial Arts, Music	—
≤500 sf	—
Agriculture	
Agriculture	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹
Other	
Other	As determined by Planning Director ¹

Notes

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.

Key for Subsection I

— = No Requirement

J. Impervious Cover		
Impervious Cover	% (max.)	Standards
Impervious Cover	45%	23-3D-3
Building Cover	40%	
See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.		
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.		

K. Required Open Space			
Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Private ¹	8'	10'	100 sf

Notes

Private open space requirement may be met by ground floor private open space, upper story balcony, or roof deck.

Private open space requirements shall not be met by open space provided in required front or side street setbacks.

¹ The Cottage Court building type has additional open space standards. See Section 23-4D-2220 (Supplementary Cottage Court Building Type Standards).

L. Signage		
Total Signs	Number (max.)	
Building Signs	1 per building	
Ground Signs	1 per building	
Sign Types	Number (max.)	Standards
Building Signs		
Awning/Canopy ¹	1 per awning	23-8B
Hanging ¹	1 per building	23-8B
Ground Signs		
Yard ¹	1 per building	23-8B

Notes

See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.

¹ Not allowed for residential uses.

M. Site Constraints	
Drainage	See Article 23-10E (Drainage).
Water Quality	See Article 23-3D (Water Quality).
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
Landscape	See Division 23-4E-4 (Landscape).

N. Use Types			
Use Type	Specific Use Standards	T4N	
		DS	DS-O
Residential			
Residential Dwelling(s)		P	P
Cooperative Housing		P	P
Accessory Dwelling Unit	23-4E-6030	P	P
Bed and Breakfast	23-4E-6080	CUP	P
Senior/Retirement Housing: ≤12 Residents	23-4E-6300	MUP	MUP
Home Occupations	23-4E-6180	P	P
Short-term Rental	23-4E-6310	P	P
Residential Support Services			
Group Home: <7 Residents	23-4E-6170	P	P
7 to 15 Residents		CUP	P
Services			
Business and Financial/ Professional Services		N/A	CUP
Personal Services		N/A	P
Repair, Commercial (non-vehicular)		N/A	CUP
Day Care: Small (≤7 Children)		P	P
Large (>7 and <20 Children)		CUP	CUP
Commercial		N/A	CUP
Medical Services: ≤2,500 sf		N/A	P
Pawn Shop		N/A	N/A
Office			
Office, General (non-medical)		N/A	P

N. Use Types (continued)			
Use Type	Specific Use Standards	T4N	
		DS	DS-O
Civic and Public Assembly			
Library, Museum, or Public Art Gallery		CUP	CUP
Meeting Facility (public or private)		CUP	CUP
Public Safety Facility		CUP	CUP
School:	23-4E-6290		
Business, or Trade		N/A	N/A
College or University		CUP	CUP
Private Primary		CUP	CUP
Private Secondary		CUP	CUP
Public Primary		P	P
Public Secondary		P	P
Restaurants and Bars			
Bar, Level 1		N/A	CUP
Restaurant, except:		N/A	P
> 2,500 sf		N/A	CUP
With Alcohol Sales		N/A	CUP
With Outside Seating		N/A	CUP
Late Night Operation	23-4E-6270	N/A	CUP
Retail			
Food Sales (on or off site)		N/A	P
General Retail:			
<5,000 sf		N/A	P
With On-site Production		N/A	P
Entertainment and Recreation			
Park/Playground		P	P
Recreation: Community, Non-Profit		CUP	CUP
Studio: Art, Dance, Martial Arts, Music ≤500 sf		P	P

Table Continues on Next Page ———→

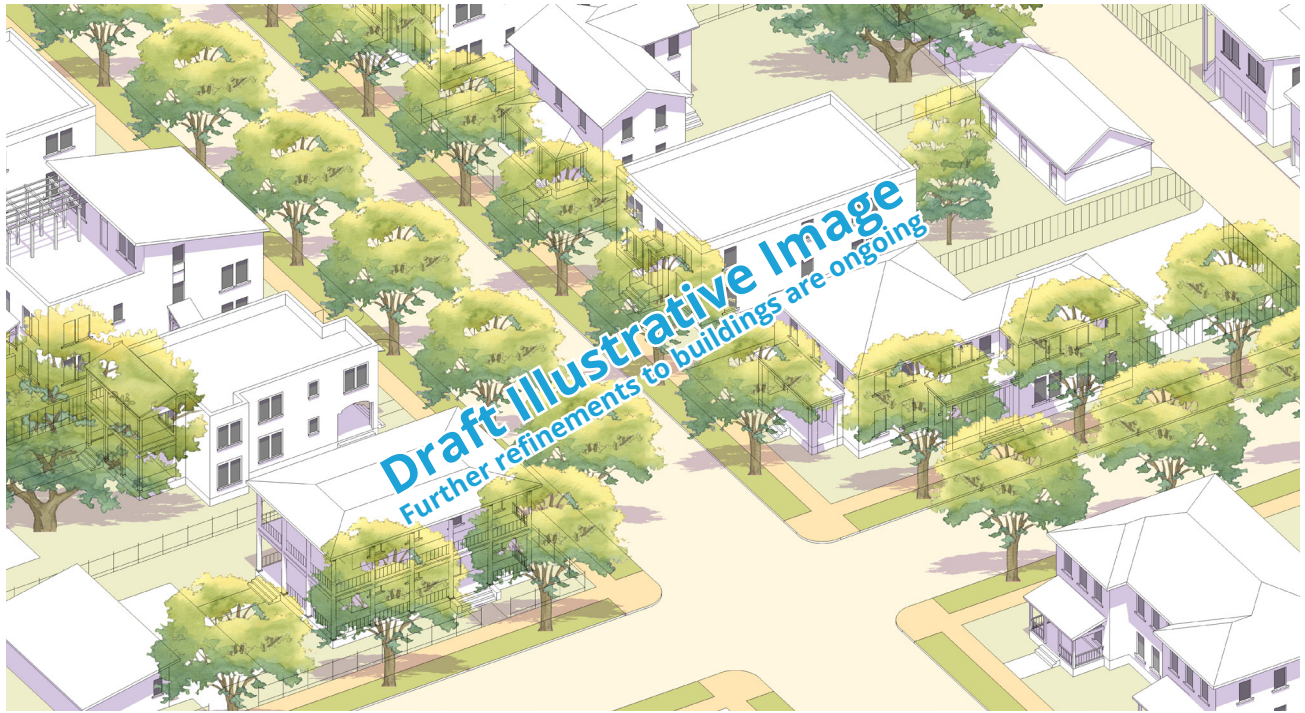
Key for Subsection N

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

N. Use Types (continued)			
Use Type	Specific Use Standards	T4N	
		DS	DS-O
Agriculture			
Community Agriculture	23-4E-6120	P	P
Other			
Accessory Uses	23-4E-6040	P	P
Communications	23-4E-6110	P	P
Telecommunications	23-4E-6340	P	P
Utilities: Local		CUP	CUP
Temporary Uses		TUP	TUP
Special Uses	23-4E-6320	CUP	CUP

Key for Subsection N			
P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

23-4D-21## T4 Neighborhood Core (T4NC) [New Zone]



A. General Intent

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. Buildings shall have the following form characteristics:

Detached or Semi-detached

Small to Large Lot Widths

Medium to Large House Form or Block Form

Shallow Front Setbacks

Small to Medium Side Setbacks

Up to 3 Stories

Stoop, Porch, and Dooryard Frontages

B. Sub-Zone

T4NC-Open Sub-Zone (T4NC-O)

The Open sub-zone has the same building form regulations but allows for a more diverse mix of uses.

C. Lot Size

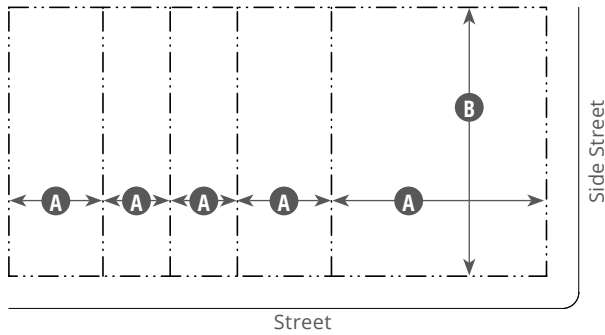
Width 18' min.

Depth 100' min. (75' min. when adjacent to alley)

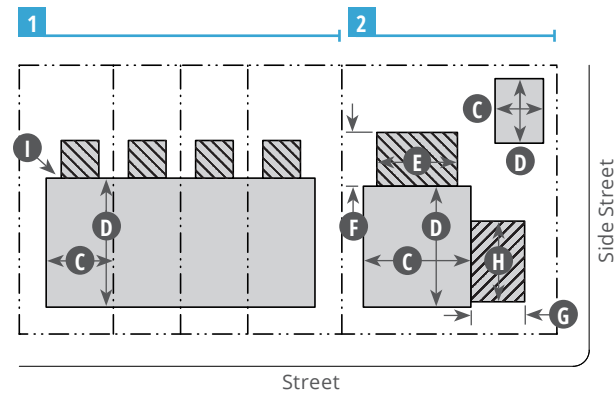
See Subsection D for additional standards.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

Lot Diagram



Building Envelope Diagram



Key for Diagrams

- ROW / Lot Line
- Main Building Envelope
- Rear Building Envelope
- Side Building Envelope

D. Building Types

Building Type	Lot				Building Envelope (max.)					
	Buildings per Lot (max.)	Units per Building (min.-max.)	Width (min.) A	Depth (min.) B	Main		Rear		Side	
					Width C	Depth D	Width E	Depth F	Width, combined G	Depth H
Medium House Form 2										
Multiplex: Medium	1	6-12	50'	100' 2	40'	50'	30'	20'	20'	30'
Large House Form 1										
Multiplex: Large	1	9-15	75'	100' 2	60'	60'	24'	24'	15'	30'
Rowhouse: Medium 3	1	1-3	18'	100' 2	28'	40'	14'	14'	4'	18'
Block Form 1										
Live/Work	1	1	18'	100' 2	28'	36'	14'	14'	4'	18'
Courtyard Building	1	175 4	100'	100' 2	100'	40'	40'	100'	40'	32'
Accessory Building Form 2										
Accessory Dwelling Unit	1	1	—	—	28'	24'	N/A	N/A	N/A	N/A

Notes

Rear and side building envelopes shall be set back from the ROW/lot line farther than the main building envelope by 4' min. I

¹ 25' for lots existing at time of adoption of this Land Development Code.

² 75' when adjacent to alley.

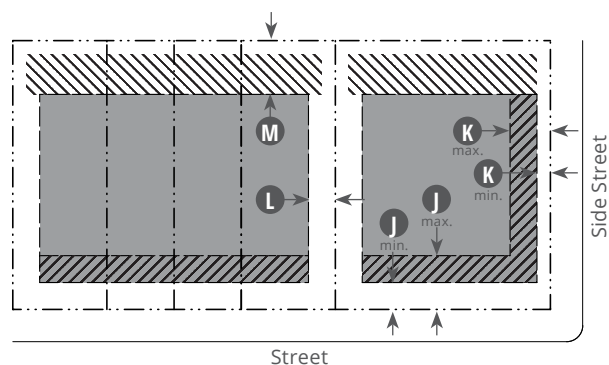
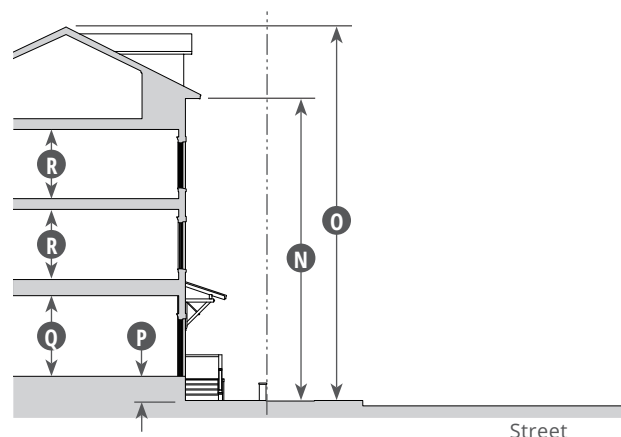
³ Shall be built in a run with a minimum of 3 and maximum of 5 attached buildings. Entire run shall not exceed 100' in length.

⁴ Number designates units per acre (max.) rather than units per building (max.).

Key for Subsection D

N/A = Not Allowed

— = No Requirement

Building Placement Diagram**Building Height Diagram****Key for Diagrams**

--- ROW / Lot Line

--- Building Setback Line

■ Buildable Area

▨ Facade Zone

▨ Accessory Building or Structure Only

E. Building Placement

Setback (Distance from ROW / Lot Line)	Front ¹ J	Side St. ¹ K	Side ² L	Rear ³ M
Primary Building				
Minimum	10'	5'	5'	20'
Maximum	20'	15'	—	—
Accessory Building or Structure				
Minimum	20'	5'	5'	5'
Primary Building Facade within Facade Zone				
Front	75% min.			
Side Street	50% min.			
Miscellaneous				

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.

¹ Additional setback and/or easement may be required where street ROW or utilities easement is required.

² Side setback not required between attached Rowhouse units.

³ 5' when adjacent to alley.

F. Height

Building Height	Stories (max.)	To Eave/Parapet (max.) N	Overall (max.) O
Primary Building	3	35'	45'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	12'
Primary Building			
Ground Floor Finish Level 4, 5			
Height above Curb		18" min.	P
Floor-to-Ceiling 4			
Ground Floor		9' min.	Q
Upper Floor(s)		8' min.	R

⁴ Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

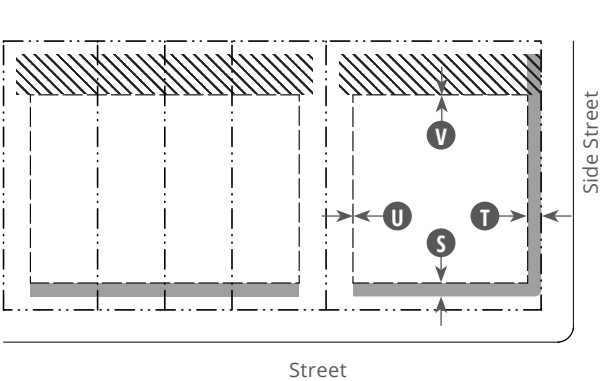
⁵ Primary buildings located on lots sloping down and away from the street are exempt.

Key for Subsections E-F

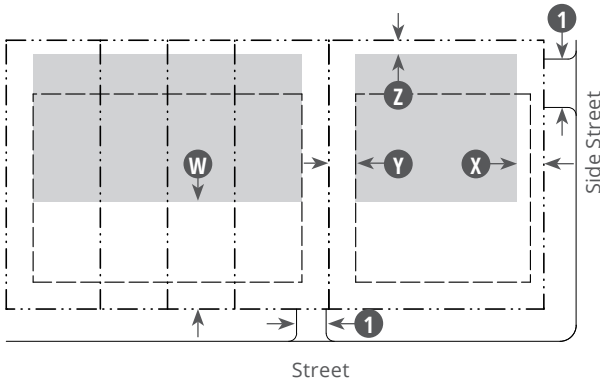
N/A = Not Allowed

— = No Requirement

Encroachments Diagram



Parking Diagram



Key for Diagrams	--- ROW / Lot Line	■ Encroachment	■ Parking Area
	--- Building Setback Line	▨ Accessory Building or Structure Only	

G. Encroachments				
Encroachment Type	Front (max.) S	Side St. (max.) T	Side (max.) U	Rear (max.) V
Private Frontage	5'	5'	N/A	N/A
Architectural Features	3'	3'	N/A	N/A

Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.

H. Frontages			
Private Frontage Type	Front	Side St.	Standards
Porch: Projecting	A	A	23-2D-1050
Porch: Engaged	A	A	23-2D-1060
Stoop	A	A	23-2D-1070
Dooryard	A	A	23-2D-1080

For non-residential uses, loading docks, overhead doors, and other service entries shall be screened and not be located on front street facades.

Pedestrian Access

All units shall have pedestrian access from the front street, or for corner lots, from the front street or side street.

I. Parking				
Setback	Front W	Side St. X	Side Y	Rear Z
Minimum	20' ¹	15'	2'	5'
Parking Driveway				
Width	10' max.			1

Driveways may be shared between adjacent parcels.

When lot has adjacent alley, parking shall be accessed only from the alley.

Notes

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.

Key for Subsections G-H

A = Allowed N/A = Not Allowed

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
Residential	
Residential, except:	1 per unit
Home Occupations	—
Bed and Breakfast	1, plus 1 per 2 bedrooms
Residential Support Services	
Residential Support Services	1, plus 1 per every 2 residents
Services	
Services, except:	1 per 500 sf after first 2,500 sf
Day Care	1 per 500 sf
Civic and Public Assembly	
Library, Museum, or Public Art Gallery	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
School	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university
Public Safety Facility	As determined by Planning Director ¹

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
Restaurants and Bars	
Restaurants and Bars	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
Entertainment and Recreation	
Entertainment and Recreation, except:	As determined by Planning Director ¹
Studio: Art, Dance, Martial Arts, Music ≤500 sf	—
Agriculture	
Agriculture	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹
Other	
Other	As determined by Planning Director ¹

Notes

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.

Key for Subsection I

— = No Requirement

J. Impervious Cover

Impervious Cover	% (max.)	Standards
Impervious Cover	60%	23-3D-3
Building Cover	50%	

See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.

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.

K. Required Open Space

Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Common	8'	10'	100 sf

Notes

Common open space requirement may be met by ground floor, upper floor, and/or roof common open space.

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).

L. Signage

Total Signs	Number (max.)
Building Signs	1 per building
Ground Signs	1 per building

Sign Types	Number (max.)	Standards
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Building Signs

Awning/Canopy ¹	1 per awning	23-8B
Hanging ¹	1 per building	23-8B

Ground Signs

Yard ¹	1 per building	23-8B
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Notes

See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.

¹ Not allowed for residential uses.

M. Site Constraints

Drainage	See Article 23-10E (Drainage).
Water Quality	See Article 23-3D (Water Quality).
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
Landscape	See Division 23-4E-4 (Landscape).

N. Use Types			
Use Type	Specific Use Standards	T4	
		NC	NC-O
Residential			
Residential Dwelling(s)		P	P
Cooperative Housing		P	P
Accessory Dwelling Unit	23-4E-6030	P	P
Bed and Breakfast	23-4E-6080	CUP	P
Senior/Retirement Housing: ≤12 Residents	23-4E-6300	MUP	MUP
Home Occupations	23-4E-6180	P	P
Short-term Rental	23-4E-6310	P	P
Residential Support Services			
Group Home: <7 Residents 7 to 15 Residents	23-4E-6170	P CUP	P P
Services			
Day Care: Small (≤7 Children) Large (>7 and <20 Children) Commercial		P CUP N/A	P CUP CUP
Business and Financial/ Professional Services		N/A	CUP
Medical Services: ≤2,500 sf		N/A	P
Pawn Shop		N/A	N/A
Personal Services		N/A	P

N. Use Types (continued)			
Use Type	Specific Use Standards	T4	
		NC	NC-O
Civic and Public Assembly			
Library, Museum, or Public Art Gallery		CUP	CUP
Meeting Facility (public or private)		CUP	CUP
Public Safety Facility		CUP	CUP
School:	23-4E-6290		
Business, or Trade		N/A	N/A
College or University		CUP	CUP
Private Primary		CUP	CUP
Private Secondary		CUP	CUP
Public Primary		P	P
Public Secondary		P	P
Restaurants and Bars			
Bar/Nightclub: Level 1 – No Outside Seating, No Late Hours		N/A	CUP
Restaurant, except:		N/A	P
> 2,500 sf		N/A	CUP
With Alcohol Sales		N/A	CUP
With Outside Seating		N/A	CUP
Late Night Operation	23-4E-6270	N/A	CUP
Retail			
Food Sales (on or off site)		N/A	P
General Retail:			
<5,000 sf		N/A	P
With On-site Production		N/A	P

Table Continues on Next Page ———→

Key for Subsection N

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

N. Use Types (continued)			
Use Type	Specific Use Standards	T4	
		NC	NC-0
Entertainment and Recreation			
Park/Playground		P	P
Recreation: Community, Non-Profit		CUP	CUP
Studio: Art, Dance, Martial Arts, Music ≤500 sf		P	P
Agriculture			
Community Agriculture	23-4E-6120	P	P
Other			
Accessory Uses	23-4E-6040	P	P
Communications	23-4E-6110	P	P
Telecommunications	23-4E-6340	P	P
Utilities: Local		CUP	CUP
Temporary Uses		TUP	TUP
Special Uses	23-4E-6320	CUP	CUP

Key for Subsection N

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		