

23-4D-2110 T3 Neighborhood Intermediate Setback (T3N.IS)



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

Intermediate Front Setbacks

Medium Side Setbacks

Up to 2 Stories

Stoop, Common Yard, and Porch Frontages

B. Sub-Zone

T3N.IS-Open Sub-Zone (T3N.IS-O)

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

C. Lot Size

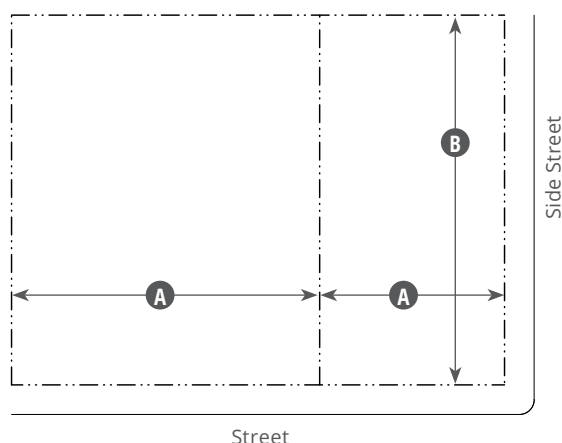
Width 40' min.

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

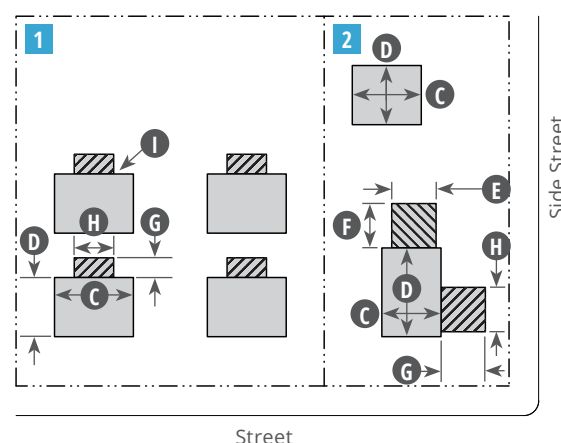
See Subsection D for additional standards.

*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.)	Depth (min.)	Main		Rear		Side	
					Width	Depth	Width	Depth	Width, combined	Depth
A	B	C	D	E	F	G	H			
Small House Form 2										
Cottage House	1	1	40' 1	100' 2	24'	36'	16'	18'	N/A	N/A
Small House	1	1	50' 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'	20'	22'	N/A	N/A
Duplex: Side-by-side	1	2								
Multiple House Form 1										
Cottage Corner 3	3	1	50'	125'	24'	32'	N/A	N/A	4'	16'
Cottage Court	6	1	100'							
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

<sup>1</sup> 25' for lots existing at time of adoption of this Land Development Code.

<sup>2</sup> 75' when adjacent to alley.

<sup>3</sup> Cottage Corner building types shall be located on a corner lot.

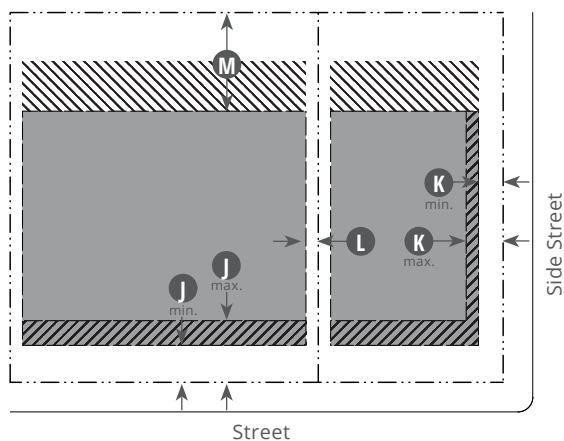
Key for Subsection D

N/A = Not Allowed

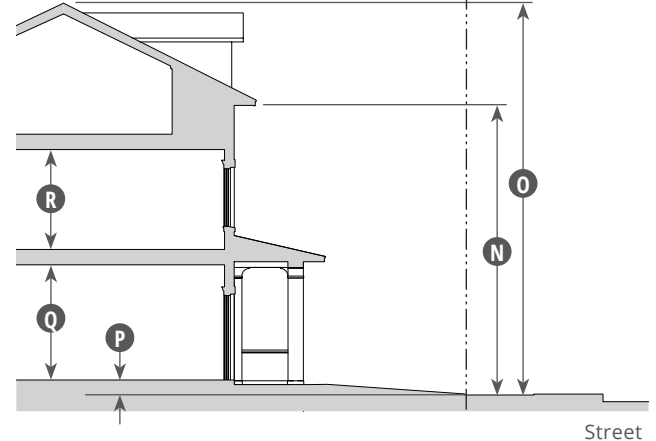
— = No Requirement



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 <sup>1</sup> J	Side St. <sup>1</sup> K	Side L	Rear M
<b>Primary Building</b>				
Minimum	15'	10'	5'	20'
Maximum	25'	15'	—	—
Combined min.	—	—	15'	—
<b>Accessory Building or Structure</b>				
Minimum	25'	10'	5'	20' <sup>2</sup>

## Notes

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.

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

<sup>2</sup> 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	—	12'

## Primary Building

Ground Floor Finish Level <sup>3, 4</sup>

Height above Curb	6" min.	P
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Floor-to-Ceiling <sup>3</sup>

Ground Floor	9' min.	Q
Upper Floor(s)	8' min.	R

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

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

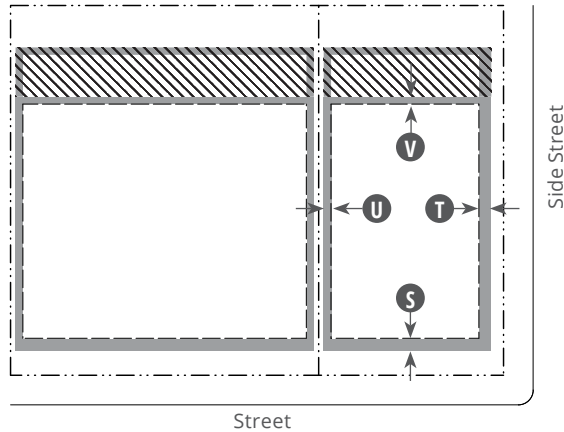
## Key for Subsections E-F

N/A = Not Allowed

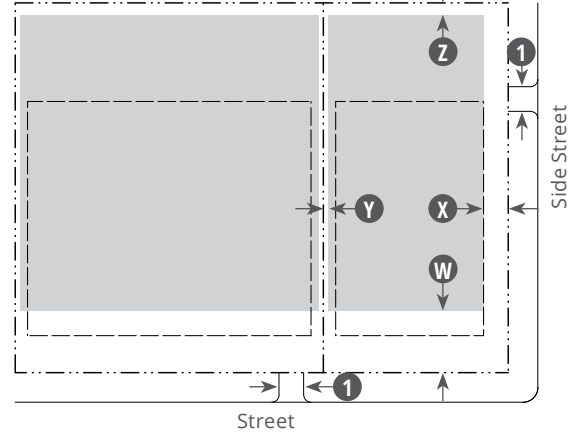
— = No Requirement

## T3 Neighborhood Intermediate Setback (T3N.IS)

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.) <b>S</b>	Side St. (max.) <b>T</b>	Side (max.) <b>U</b>	Rear (max.) <b>V</b>
Private Frontage	5'	5'	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 <b>W</b>	Side St. <b>X</b>	Side <b>Y</b>	Rear <b>Z</b>
Minimum	25' <sup>1</sup>	10'	2'	5'

## Parking Driveway

Width	10' max.	<b>1</b>
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Driveways may be shared between adjacent parcels.

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

## Notes

<sup>1</sup> 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.)
<b>Residential</b>	
Residential, except:	1 per unit
Home Occupations	—
Bed and Breakfast	1, plus 1 per 2 bedrooms
<b>Residential Support Services</b>	
Residential Support Services	1, plus 1 per every 2 residents
<b>Services</b>	
Services, except:	1 per 500 sf after first 2,500 sf
Day Care	1 per 500 sf
Medical Services: ≤2,500 sf	—
<b>Office</b>	
Office	1 per 500 sf after first 2,500 sf
<b>Civic and Public Assembly</b>	
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 <sup>1</sup>
School	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
<b>Restaurants and Bars</b>	
Restaurants and Bars	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf
<b>Retail</b>	
Retail	1 per 500 sf after first 2,500 sf
<b>Entertainment and Recreation</b>	
Park/Playground	As determined by Planning Director <sup>1</sup>
Recreation: Community, Non-Profit	As determined by Planning Director <sup>1</sup>
Studio: Art, Dance, Martial Arts, Music ≤500 sf	—
<b>Agriculture</b>	
Agriculture	≤ 5,750 sf, —; >5,750 sf determined by Planning Director <sup>1</sup>
<b>Other</b>	
Other	As determined by Planning Director <sup>1</sup>

### Notes

See Section 23-4E-3080 (Parking and Loading) for loading requirements, allowed parking reductions, and additional standards.

<sup>1</sup> 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

## T3 Neighborhood Intermediate Setback (T3N.IS)

**J. Impervious Cover**

Impervious Cover	% (max.)	Standards
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Impervious Cover	45%	23-3D-3
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Building Cover	40%	
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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.)
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Private <sup>1</sup>	8'	10'	100 sf
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**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.

<sup>1</sup> 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.)
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Building Signs	N/A
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Ground Signs	1 per building
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Sign Types	Number (max.)	Standards
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**Building Signs**

Hanging <sup>1</sup>	1 per building	23-8B
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Window <sup>1</sup>	1 per building	23-8B
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**Ground Signs**

Yard <sup>1</sup>	1 per building	23-8B
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**Notes**

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

<sup>1</sup> Not allowed for residential uses.

**M. Site Constraints**

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

N/A = Not Allowed



N. Use Types			
Use Type	Specific Use Standards	T3N	
		IS	IS-O
Residential			
Residential Dwelling(s)		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
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
Personal Services		N/A	P
Repair, Commercial (non-vehicular)		N/A	CUP

N. Use Types (continued)			
Use Type	Specific Use Standards	T3N	
		IS	IS-O
Office			
Office, General (non-medical)		N/A	P
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

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**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		

## T3 Neighborhood Intermediate Setback (T3N.IS)

N. Use Types (continued)			
Use Type	Specific Use Standards	T3N	
		IS	IS-O
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		