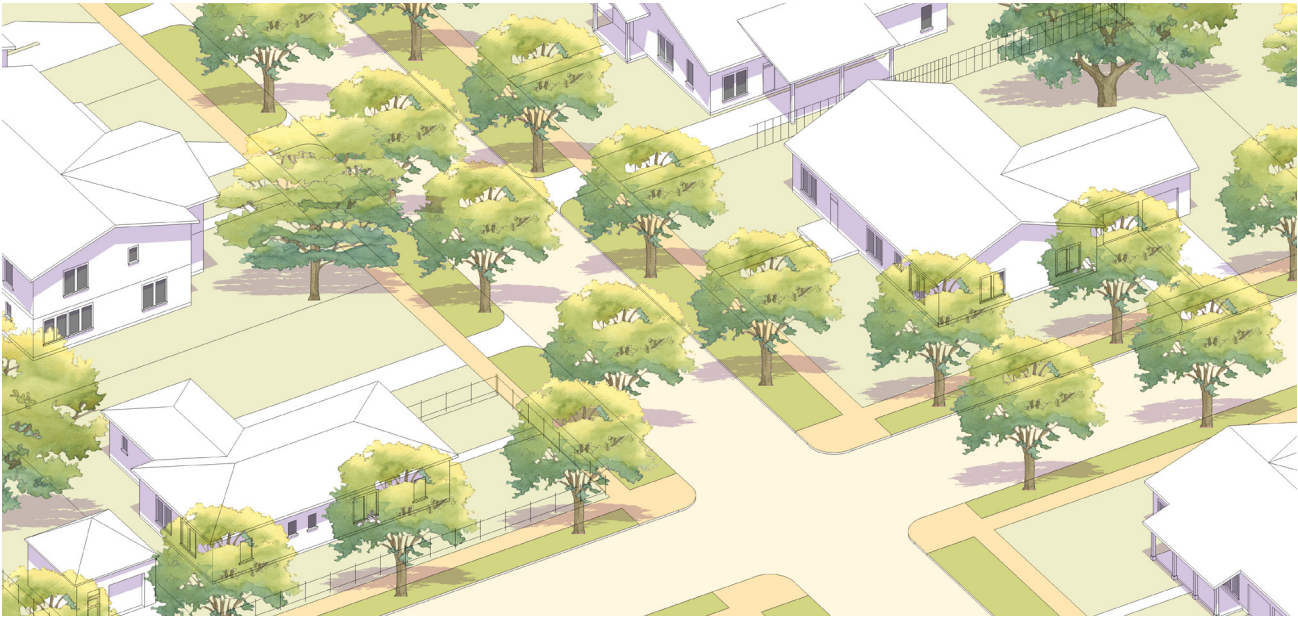


23-4D-2080 T3 Neighborhood Edge Wide Lot (T3NE.WL)



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

Large Lot Widths

Medium House Form

Large Front Setbacks

Medium to Large Side Setbacks

Up to 2 Stories

Common Yard and Porch Frontages

B. Sub-Zone

None

C. Lot Size

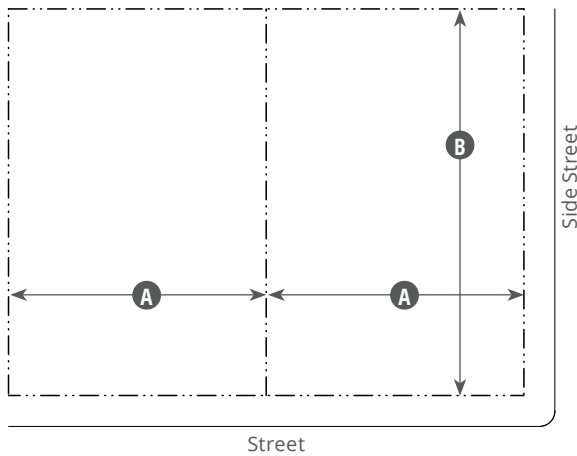
Width 70' min.

Depth 120' min.

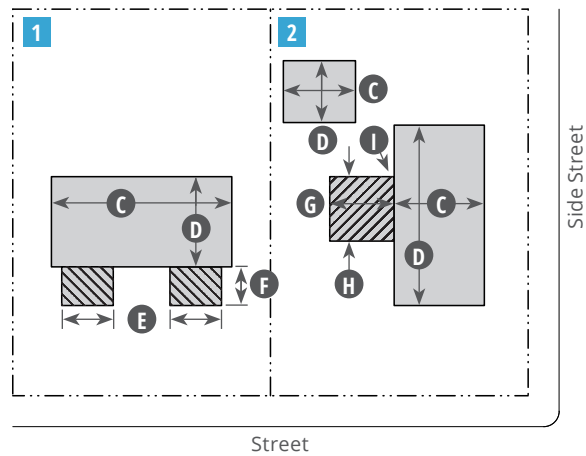
See Subsection D for additional standards.

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
- ▨ Side Building Envelope
- ▨ Front Building Envelope

D. Building Types

Building Type	Lot				Building Envelope (max.)					
	Buildings per Lot (max.)	Units per Building (max.)	Width (min.)	Depth (min.)	Main		Front		Side	
					Width	Depth	Width, combined	Depth	Width, combined	Depth
Medium House Form 1 2			A	B	C	D	E	F	G	H
Wide House	1	1	70'	120'	70'	35'	30'	15'	N/A	N/A
Duplex: Side-by-side	1	2								
Long House	1	1	70'	120'	35'	70'	N/A	N/A	25'	25'
Accessory Building Form 2										
Accessory Dwelling Unit	1	1	—	—	28'	24'	N/A	N/A	N/A	N/A

Notes

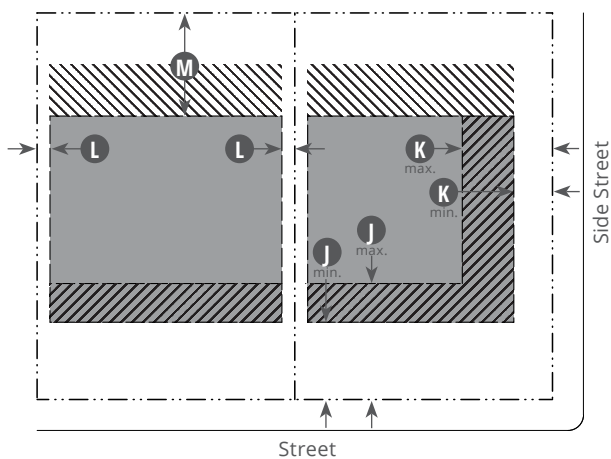
Side building envelopes shall be set back from the ROW/lot line farther than the main building envelope by 4' min. **I**

Key for Subsection D

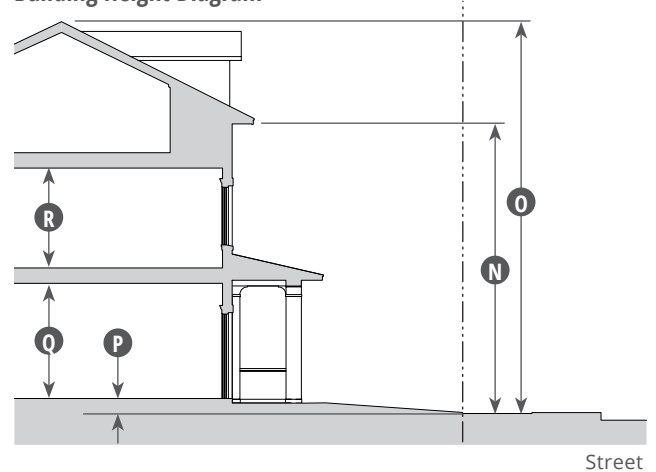
N/A = Not Allowed

— = 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	30'	15'	5'	20'
Maximum	45'	35'	—	—
Accessory Building or Structure				
Minimum	45'	15'	5'	20' ²

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.

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	2	22'	32'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	12'

Primary Building

Ground Floor Finish Level ^{3, 4}

Height above Curb	6" min.	P
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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.

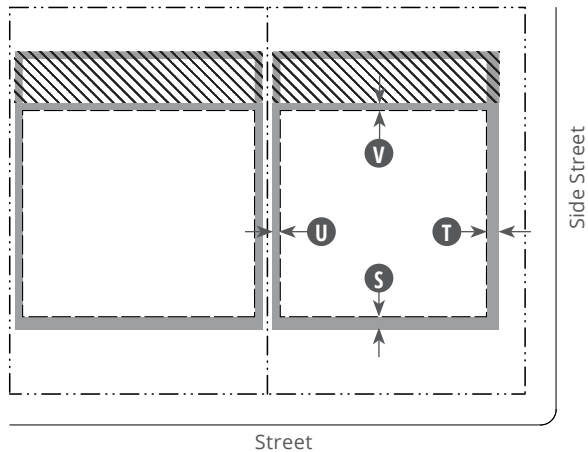
⁴ Primary buildings located on lots sloping down and away from the street are exempt.

Key for Subsections E-F

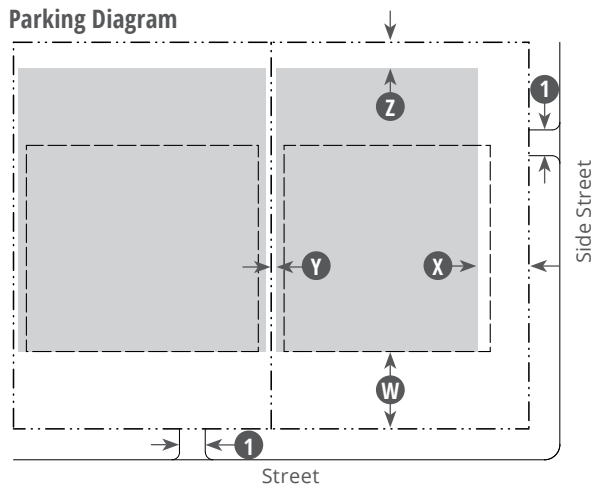
N/A = Not Allowed

— = 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	5'	5'	N/A	N/A
Steps and/or ramps to Building Entrance	5'	5'	N/A ¹	N/A
Architectural Features	3'	3'	3'	3'

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.

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	N/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.

Key for Subsections G-H

A = Allowed N/A = Not Allowed

I. Parking

Setback	Front W	Side St. X	Side Y	Rear Z
Minimum	Varies ¹	10'	2'	10'

Parking Driveway

Width	10' max.	1
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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

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.

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	1 per unit
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
Public Safety Facility	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
Entertainment and Recreation	
Entertainment and/or Recreation	As determined by Planning Director ¹
Agriculture	
Agriculture	≤ 5,750 sf, —; >5,750 sf determined by Planning Director
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		
No private open space is required for individual lots.		
L. Signage		
Total Signs	Number (max.)	
Building Signs	1 per building	
Ground Signs	1 per building	
Sign Types	Number (max.)	Standards
Building Signs		
Window ¹	1 per building	23-8B
Ground Signs		
Landscape Wall ¹	1 per building	23-8B
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).	

T3 Neighborhood Edge Wide Lot (T3NE.WL)

N. Use Types		
Use Type	Specific Use Standards	T3NE.WL
Residential		
Residential Dwelling(s)		P
Accessory Dwelling Unit	23-4E-6030	P
Bed and Breakfast	23-4E-6080	CUP
Senior/Retirement Housing: ≤12 Residents	23-4E-6300	MUP
Home Occupations	23-4E-6180	P
Short-term Rental	23-4E-6310	P
Residential Support Services		
Group Home:	23-4E-6170	
<7 Residents		P
7 to 15 Residents		CUP
Services		
Day Care:		
Small (≤7 Children)		P
Large (>7 and <20 Children)		CUP
Pawn Shop		N/A
Civic and Public Assembly		
Library, Museum, or Public Art Gallery		CUP
Meeting Facility (public or private)		CUP
Public Safety Facility		CUP
School:	23-4E-6290	
Business, or Trade		N/A
College or University		CUP
Private Primary		CUP
Private Secondary		CUP
Public Primary		P
Public Secondary		P

N. Use Types (continued)		
Use Type	Specific Use Standards	T3NE.WL
Entertainment and Recreation		
Park/Playground		P
Recreation: Community, Non-Profit		CUP
Agriculture		
Community Agriculture	23-4E-6120	P
Other		
Accessory Uses	23-4E-6110	P
Communications	23-4E-6040	P
Telecommunications	23-4E-6340	P
Utilities: Local		CUP
Temporary Uses		TUP
Special Uses	23-4E-6320	CUP

Notes

¹Allowed 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		