

**23-4D-2090 T3 Neighborhood Edge (T3NE)**



**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

Medium to 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**

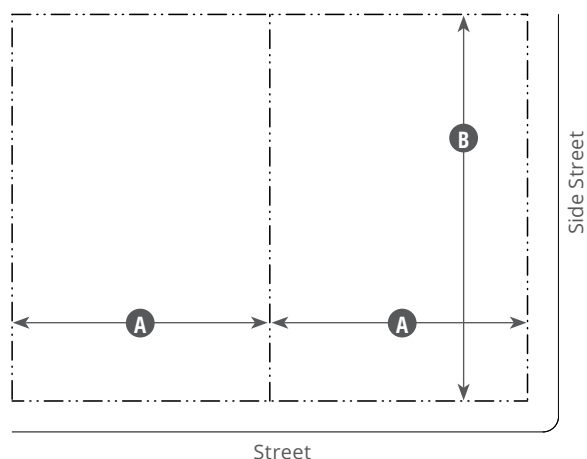
Width 60' min.

Depth 120' min.

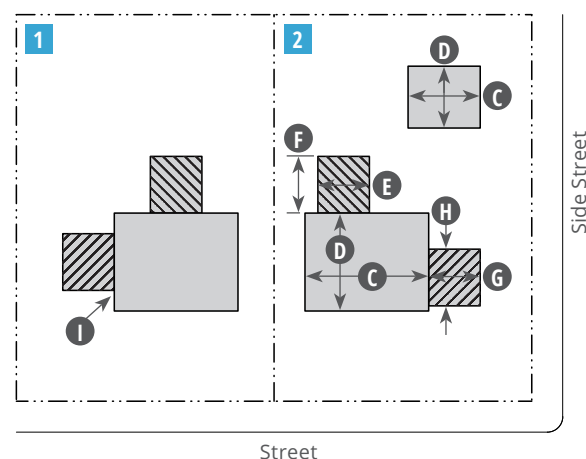
See Subsection D for additional standards.

*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

▨ 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
Medium House Form 1 2										
Wide House	1	1	60'	120'	48'	32'	20'	22'	N/A	N/A
Duplex: Side-by-side	1	2								
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**

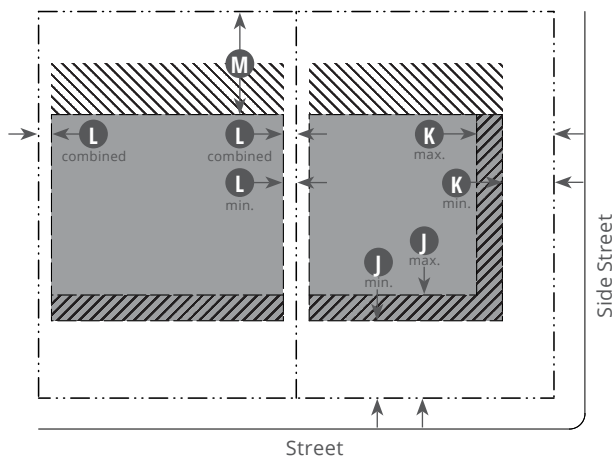
**Key for Subsection D**

N/A = Not Allowed

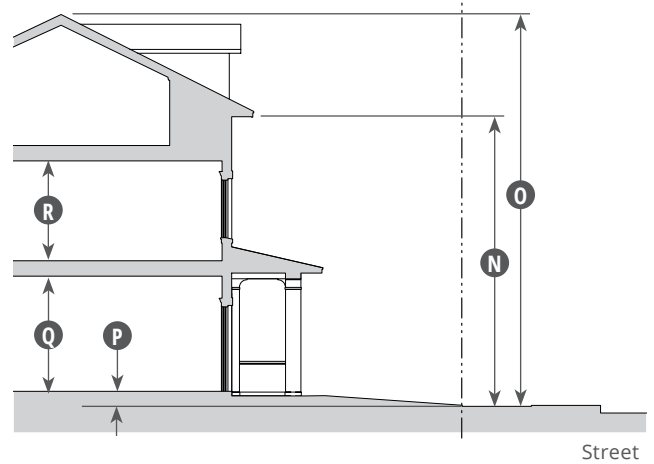
— = No Requirement



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	30'	20'	5'	20'
Maximum	45'	35'	—	—
Combined min.	—	—	15'	—
<b>Accessory Building or Structure</b>				
Minimum	45'	20'	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.

<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	2	22'	32'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	12'
<b>Primary Building</b>			
<b>Ground Floor Finish Level <sup>3, 4</sup></b>			
Height above Curb	6" min.		P
<b>Floor-to-Ceiling <sup>3</sup></b>			
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.

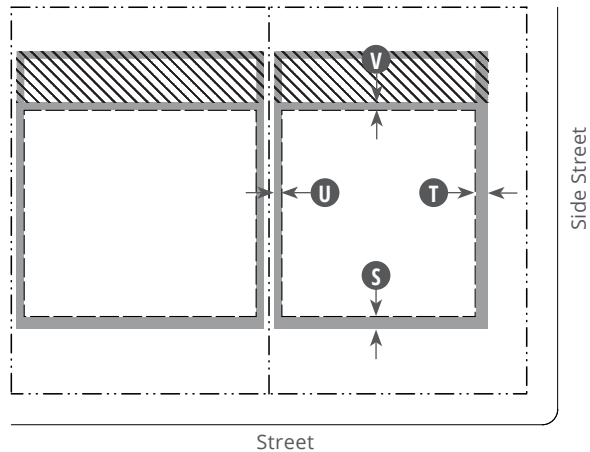
<sup>4</sup> Primary buildings located on lots sloping down and away from the street are exempt.

## Key for Subsections E-F

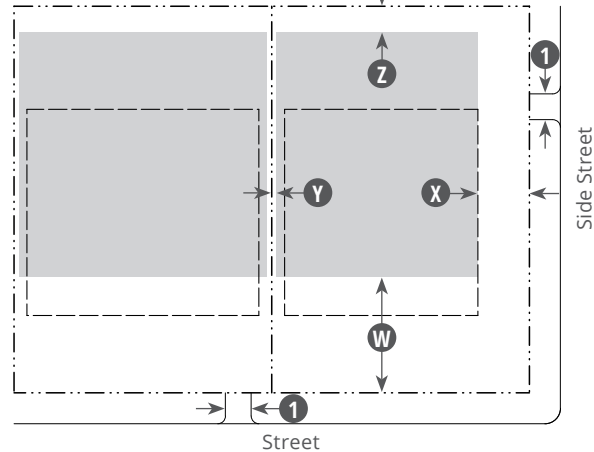
N/A = Not Allowed

— = No Requirement

### 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	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.

### I. Parking

Setback	Front <b>W</b>	Side St. <b>X</b>	Side <b>Y</b>	Rear <b>Z</b>
Minimum	45' <sup>1</sup>	20'	2'	10'

### 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	1 per 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
<b>Entertainment and Recreation</b>	
Entertainment and/or Recreation	As determined by Planning Director <sup>1</sup>
<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>
<b>Notes</b>	
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.	
<b>Key for Subsection I</b>	
— = 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.		
<b>K. Required Open Space</b>		
No private open space is required for individual lots.		
<b>L. Signage</b>		
Total Signs	Number (max.)	
Building Signs	1 per building	
Ground Signs	1 per building	
Sign Types <sup>1</sup>	Number (max.)	Standards
<b>Building Signs</b>		
Window <sup>1</sup>	1 per building	23-8B
<b>Ground Signs</b>		
Landscape Wall <sup>1</sup>	1 per building	23-8B
Yard <sup>1</sup>	1 per building	23-8B
<b>Notes</b>		
See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.		
<sup>1</sup> Not allowed for residential uses.		
<b>M. Site Constraints</b>		
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	T3NE
<b>Residential</b>		
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
<b>Residential Support Services</b>		
Group Home:	23-4E-6170	
<7 Residents		P
7 to 15 Residents		CUP
<b>Services</b>		
Day Care:		
Small (≤7 Children)		P
Large (>7 and <20 Children)		CUP
Pawn Shop		N/A

N. Use Types (continued)		
Use Type	Specific Use Standards	T3NE
<b>Civic and Public Assembly</b>		
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
<b>Entertainment and Recreation</b>		
Park/Playground		P
Recreation: Community, Non-Profit		CUP
<b>Agriculture</b>		
Community Agriculture	23-4E-6120	P
<b>Other</b>		
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		