

23-4D-2140 T4 Main Street (T4MS)



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 3 Stories

Gallery, Shopfront, Terrace, Forecourt, and Lightwell Frontages, and Dooryard Frontage in Open Sub-Zone only

B. Sub-Zone

T4MS-Open Sub-Zone (T4MS-O)

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.

C. Lot Size

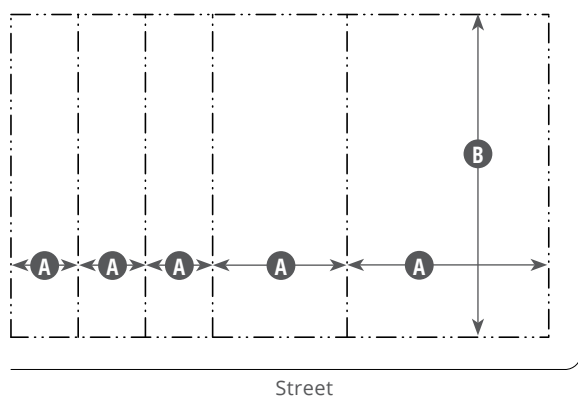
Width 18' min.

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

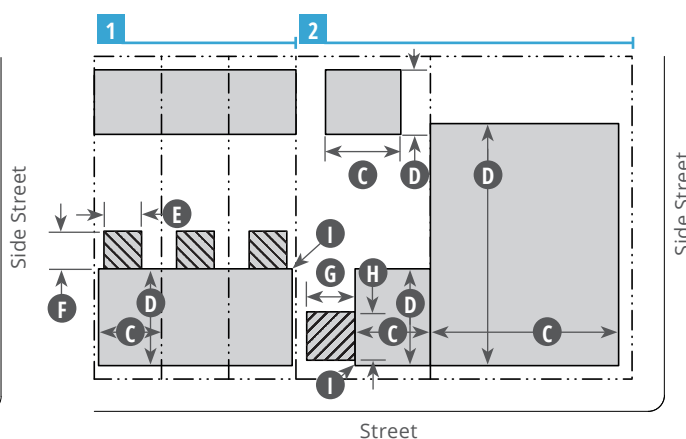
See Subsection D for additional standards.

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
Large House Form 1										
Rowhouse: Medium 1	1	3	18'	100' 2	28'	48'	14'	14'	4'	18'
Block Form 2										
Live/Work 1	1	1	18'	100' 2	28'	36'	14'	14'	4'	18'
Main Street	1	—	40'	100' 2	125'	100'	N/A	N/A	N/A	N/A
Accessory Building Form 1 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 Only allowed in the open sub-zone. Shall be built in a run with a minimum of 3 and a maximum of 4 attached buildings. Entire run shall not exceed 75' in length.

² 75' when adjacent to alley.

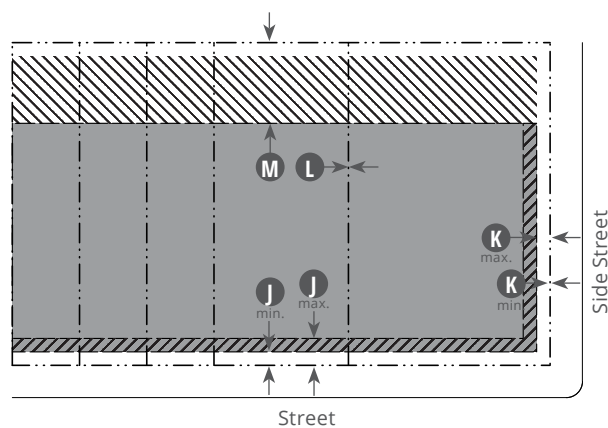
³ Buildings wider than 100' shall be designed to read as a series of buildings no more than 75' each.

Key for Subsection D

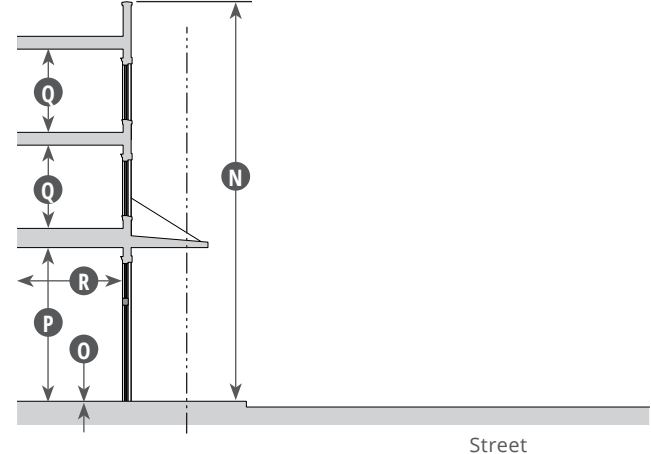
N/A = Not Allowed

— = 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
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Primary Building

Minimum	5'	5'	0'	30'
Maximum	10'	10'	—	—

Accessory Building or Structure

Minimum	75'	5'	0'	5'
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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.)
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Primary Building	3	45'	55'
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Accessory Dwelling Unit	2	22'	28'
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Accessory Structure	1	—	—
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Primary Building

Ground Floor Finish Level ^{3, 4}

Height above Curb	O
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Residential Uses	18" min.
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Service or Retail Uses	6" max.
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Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.

Floor-to-Ceiling ³

Ground Floor	14' min.	P
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Upper Floor(s)	9' min.	Q
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Depth

Ground Floor Space	30' min.	R
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³ Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

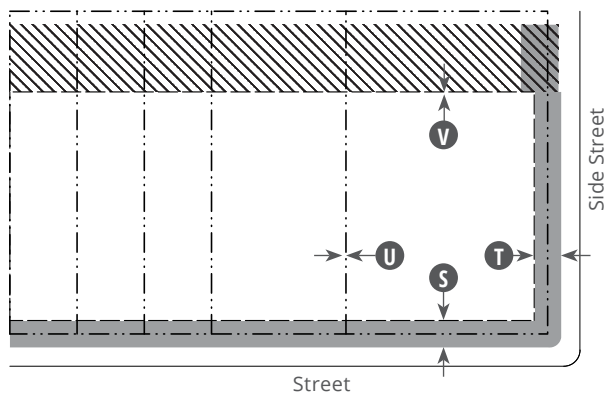
⁴ Primary buildings located on lots sloping down and away from the street are exempt.

Key for Subsections E-F

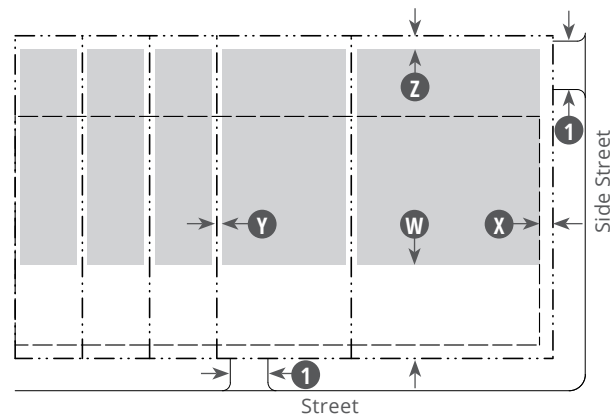
N/A = Not Allowed

— = 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
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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
Dooryard ¹	A	A	23-2D-1080
Terrace	A	A	23-2D-1100
Lightwell ²	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 in T4MS-Open sub-zone.

² 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	35'	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 (Rowhouse or 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	1 per awning	23-8B
Directory ¹	1 per building	23-8B
Hanging ¹	1 per establishment	23-8B
Projecting ¹	1 per establishment	23-8B
Wall ¹	1 per establishment	23-8B
Wall Mural ¹	2 per building	23-8B
Window ¹	1 per establishment	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).

N. Use Types			
Use Type	Specific Use Standards	T4	
		MS	MS-O
Residential			
Residential Dwelling(s)		N/A	P
Cooperative Housing		N/A	P
Accessory Dwelling Unit	23-4E-6030	P	P
Bed and Breakfast	23-4E-6080	P	P
Live/Work	23-4E-6190	P	P
Senior/Retirement Housing:	23-4E-6300		
≤12 Residents			
>12 Residents		P ¹	P
Home Occupations	23-4E-6180	P	P
Short-term Rental	23-4E-6310	P	P
Residential Support Services			
Group Home:	23-4E-6170		
<7 Residents		P ¹	P
7 to 15 Residents		CUP ¹	CUP
Services			
Animal Service/Boarding: Level 1		P	P
Business and Financial/ Professional Services		P	P
Pawn Shop		N/A	N/A
Personal Services		P	P
Commercial Services:			
No Outside Storage		P	P
With Incidental Outside Storage		P	P
Day Care:			
Small (≤7 Children)		P	P
Large (>7 and <20 Children)		P	P
Commercial		P	P

N. Use Types (continued)			
Use Type	Specific Use Standards	T4	
		MS	MS-O
Services (continued)			
Hotel/Motel		P	P
Medical Services:			
≤5,000 sf		P ¹	P
Office			
Office, General (non-medical)		P	P
Civic and Public Assembly			
Government/Civic		MUP	MUP
School:	23-4E-6290		
Business, or Trade		P	P
College or University		P	P
Private Primary		P	P
Private Secondary		P	P
Public Primary		P	P
Public Secondary		P	P
Library, Museum, or Public Art			
Gallery		P	P
Meeting Facility (public or private)		P	P
Public Safety Facility		P	P
Restaurants and Bars			
Bar/Nightclub: Level 1 – No Outside			
Seating, No Late Hours		MUP	MUP
Micro-Brewery/Micro-	23-4E-6210		
Distillery/Winery		MUP	MUP
Restaurant, except:		P	P
> 2,500 sf		N/A	CUP
With Alcohol Sales		CUP	CUP
With Outside Seating		MUP	MUP
Late Night Operation	23-4E-6270	CUP	CUP

Table Continues on Next Page - - - - ➔

Notes¹ 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	T4	
		MS	MS-O
Retail			
Food Sales (on or off site)		P	P
General Retail:			
<5,000 sf		P	P
>5,000 sf and ≤10,000 sf		P	P
With On-site Production		P	P
With Outside Storage, ≤2,000 sf	23-4E-6160	CUP	CUP
With Outside Storage, >2,000 sf	23-4E-6160	N/A	N/A
Entertainment and Recreation			
Entertainment:			
Indoor		CUP	CUP
Outdoor, Limited		MUP	MUP
Park/Playground		P	P
Recreation:			
Community, Non-Profit		CUP	CUP
Indoor, For Profit ≤1,000 sf		P	P
Indoor, For Profit >1,000 sf		CUP	P
Outdoor, For Profit		MUP	MUP
Studio: Art, Dance, Martial Arts, Music			
		P	P

N. Use Types (continued)			
Use Type	Specific Use Standards	T4	
		MS	MS-O
Agriculture			
Community Agriculture	23-4E-6120	MUP	MUP
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		