

23-4D-2180 T5 Main Street (T5MS)



A. General Intent

To provide a regional or urban neighborhood focal point. This zone accommodates retail, service, and residential uses in compact, walkable urban form. Buildings shall have the following form characteristics:

Attached

Small to Large Lot Widths

Block to Large Block Form

Small to No Front Setbacks

Small to No Side Setbacks

Up to 6 Stories

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

B. Sub-Zone

T5MS-Open Sub-Zone (T5MS-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

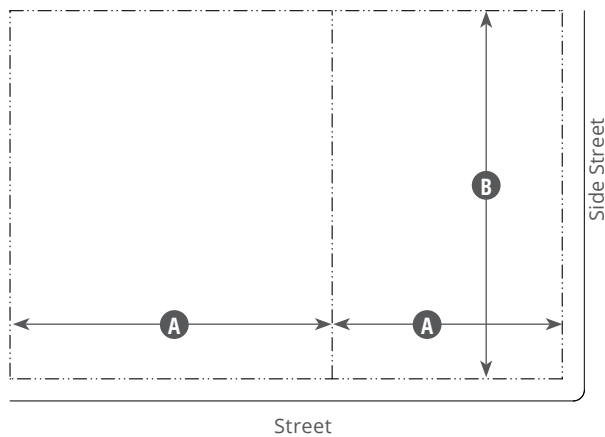
Width 40' min.

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

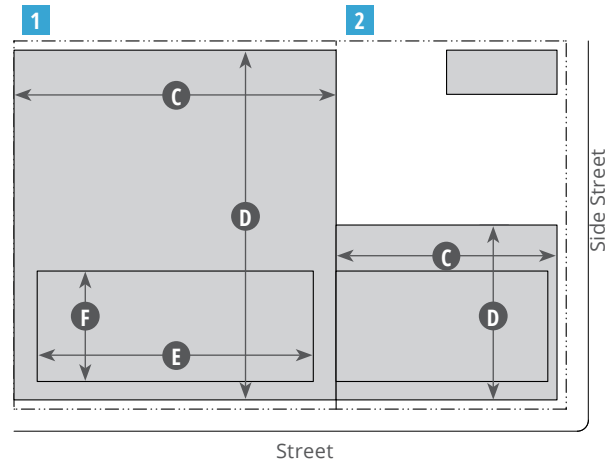
See Subsection D for additional standards.

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

D. Building Types

Building Type	Lot				Floorplate (max.)			
	Buildings per Lot (max.)	Units per Acre (max.)	Width	Depth	Floors 1-3		Floors 4-5	
			(min.)	(min.)	Width	Depth	Width	Depth
			A	B	C	D	E	F
Block Form 2								
Main Street	1	275 ³	40'	100' ¹	275' ²	100'	—	65'
Live/Work	—	220 ³	18'					
Large Block Form 1								
Mid-Rise	1	275 ³	75'	100'	275' ²	275'	150'	65'

Notes

The floorplate of any floor may not be larger than that of the floor below.

¹ 75' when adjacent to alley.

² Buildings wider than 150' shall be designed to read as a series of buildings no wider than 100' each.

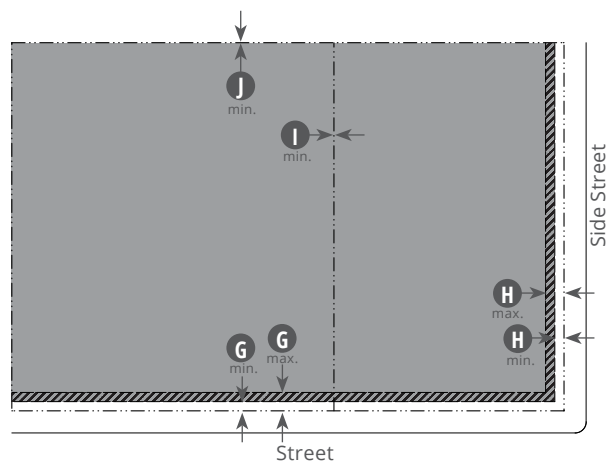
³ Maximum achievable when using the Affordable Housing Incentives Program.

Key for Subsection D

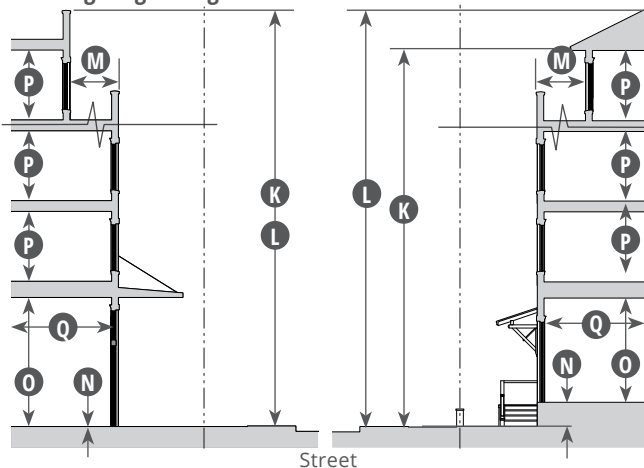
N/A = Not Allowed

— = No Requirement

Building Placement Diagram



Building Height Diagram



Key for Diagrams

--- ROW / Lot Line

--- Building Setback Line

■ Buildable Area

▨ Facade Zone

E. Building Placement

Setback (Distance from ROW / Lot Line)	Front ^{1,2} G	Side St. ^{1,2} H	Side I	Rear J
Primary Building				
Minimum	5'	5'	0'	0'
Maximum	10'	10'	—	—
Accessory Building or Structure				
Minimum	75'	0'	0'	0'
Maximum	—	—	—	—
Primary Building Facade Within Facade Zone				
Front	90% min.			
Side Street	75% 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 Sidewalk shall be extended into setback to meet building.

F. Height

Building Height	Stories (max.)	To Eave/Parapet Overall (max.)	
		K	L
Primary Building, except:	6 ³	75' ³	85' ³
Live/Work	4	50'	60'
Accessory Building Form	1	—	—

³ Maximum achievable when using the Affordable Housing Incentives Program.

F. Height (continued)

Stepback (Distance from ROW / Lot Line)	Front M	Side St. L	Side K	Rear J
All Buildings Abutting T3 or Low to Medium Intensity Residential Zones along Shared Parcel Line Only				
Floors 2-3 (min.)	—	—	25'	25'
Floor 4 (min.)	—	—	50'	50'
Floor 5-6 (min.)	20'	20'	50'	50'
Primary Building				
Ground Floor Finish Level^{4,5}				
Height above Curb				N
Residential Uses	18" min.			
Service or Retail Uses	6" max.			

Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.

Floor-to-Ceiling⁴

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

Depth

Ground Floor Space	30' min.	Q
--------------------	----------	----------

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

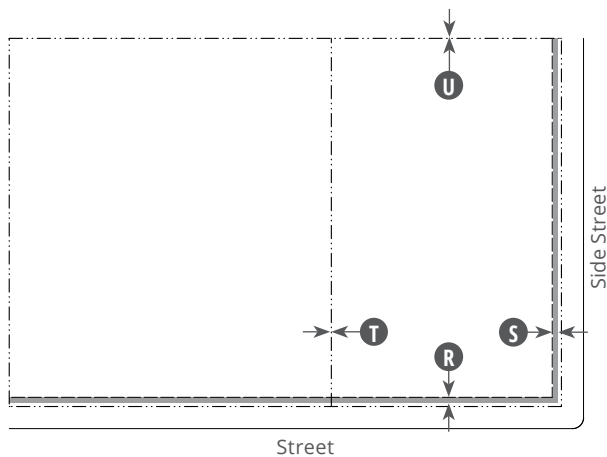
⁵ Primary buildings located on lots sloping down and away from the street are exempt.

Key for Subsections E-F

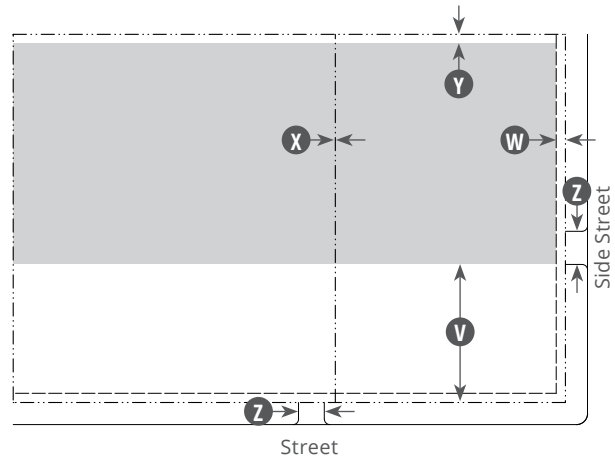
N/A = Not Allowed

— = No Requirement

Encroachments Diagram



Parking Diagram



Key for Diagrams

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

■ Encroachment

■ Parking Area

G. Encroachments

Encroachment Type	Front (max.) R	Side St. (max.) S	Side (max.) T	Rear (max.) U
-------------------	-------------------	----------------------	------------------	------------------

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 ²	A	A	23-2D-1100
Shopfront	A	A	23-2D-1120
Gallery	A	A	23-2D-1130

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

¹ Allowed only in T5MS-Open sub-zone.

² Allowed only when necessary to accommodate grade change.

Key for Subsections G-H

A = Allowed

N/A = Not Allowed

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 (min.)	Front V	Side St. W	Side X	Rear Y
Ground Floor	75'	5'	0'	5'
Upper Floor	40'	40'	10'	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.

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
Residential	
Residential, except:	1 per unit
Accessory Dwelling 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
Drive Through, Retail or Service Facility	4 tandem stacking spaces for each drive-up window or device
Hospital	1 per bed, plus 1 per 750 sf
Hotel/Motel	1 per 2 bedrooms, plus 1 per 500 sf meeting space
Office	
Office	1 per 500 sf after first 2,500 sf
Civic and Public Assembly	
Government/Civic	As determined by Planning Director ¹
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	—

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
Civic and Public Assembly (continued)	
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
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:	1 per 500 sf after first 2,500 sf
Park/Playground	As determined by Planning Director ¹
Recreation: Indoor, For Profit ≤1,000 sf	—
Agriculture	
Agriculture	≤ 5,750 sf, —; >5,750 sf determined by Planning Director ¹
Automobile Related	
Automobile Related	≤ 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	90%	23-3D-3
Building Cover	95%	

See Section 23-4E-4080 (Functional Green) for additional standards for projects with Impervious Cover exceeding 80%.

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	20'	20'	100 sf ¹

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).

¹ Or 5% of lot area, whichever is greater.

L. Signage

Total Signs	Number (max.)	Standards
Building Signs	2 per building	
Ground Signs	1 per building	

Sign Types	Number (max.)	Standards
Building Signs		

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

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	T5	
		MS	MS-O
Residential			
Residential Dwelling(s)		P ¹	P
Cooperative Housing		P ¹	P
Accessory Dwelling Unit	23-4E-6030	P	P
Bed and Breakfast	23-4E-6080	P	P
Senior/Retirement Housing:	23-4E-6300		
≤12 Residents		P ¹	P
>12 Residents		P ¹	P
Live/Work	23-4E-6190	P	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			
Alternative Financial Services	23-4E-6070	CUP	CUP
Animal Service/Boarding:			
Level 1		P	P
Business and Financial/ Professional Services		P	P
Commercial Services:			
No Outside Storage		P	P
With Incidental Outside Storage		P	N/A
Personal Services		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	T5	
		MS	MS-O
Services (continued)			
Drive Through, Retail or Service Facility	23-4E-6140	CUP	CUP
Hospital		N/A	CUP
Hotel/Motel		P	P
Medical Services:			
≤5,000 sf		P	P
>5,000 sf		N/A	CUP
Pawn Shop		N/A	N/A
Office			
Office, General (non-medical)		P	P
Civic and Public Assembly			
Government/Civic		MUP	MUP
Library, Museum, or Public Art Gallery		P	P
Meeting Facility (public or private)		P	P
Public Safety Facility		P	P
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

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	T5	
		MS	MS-O
Restaurants and Bars			
Bar/Nightclub:			
Level 1 – No Outside Seating, No Late Hours		P	P
Level 2 – Late Hours and/or Outdoor Seating		MUP	MUP
Micro-Brewery/Micro-Distillery/Winery	23-4E-6210	MUP	MUP
Restaurant, except:		P	P
> 2,500 sf		N/A	CUP
With Alcohol Sales		MUP	MUP
With Outside Seating		MUP	MUP
Late Night Operation	23-4E-6270	CUP	CUP
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

N. Use Types (continued)			
Use Type	Specific Use Standards	T5	
		MS	MS-O
Entertainment and Recreation			
Entertainment:			
Indoor		MUP	MUP
Outdoor, Limited		MUP	MUP
Park/Playground		P	P
Recreation:			
Indoor, For Profit ≤1,000 sf		P	P
Indoor, For Profit >1,000 sf		CUP	P
Community, Non-Profit		CUP	CUP
Studio: Art, Dance, Martial Arts, Music		P	P
Agriculture			
Community Agriculture	23-4E-6120	MUP	MUP
Automobile Related			
Parking Facility		CUP	CUP
Other			
Accessory Uses	23-4E-6040	P	P
Communications	23-4E-6110	P	P
Telecommunications	23-4E-6340	P	P
Utilities: Local		CUP	CUP
Transit Terminal		CUP	CUP
Temporary Uses		TUP	TUP

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		