

**23-4D-2150     T5 Neighborhood Shallow Setback (T5N.SS)**



**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 Large Lot Widths

Medium to Large House Form

Shallow Front Setbacks

Small to Medium Side Setbacks

Up to 4 Stories

Stoop, Porch, Lightwell, and Dooryard Frontages

**B. Sub-Zone**

T5N.SS-Open Sub-Zone (T5N.SS-O)

The Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including service, commercial, and general retail uses.

**C. Lot Size**

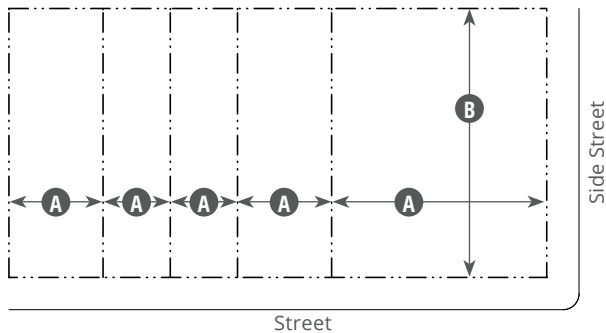
Width            18' min.

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

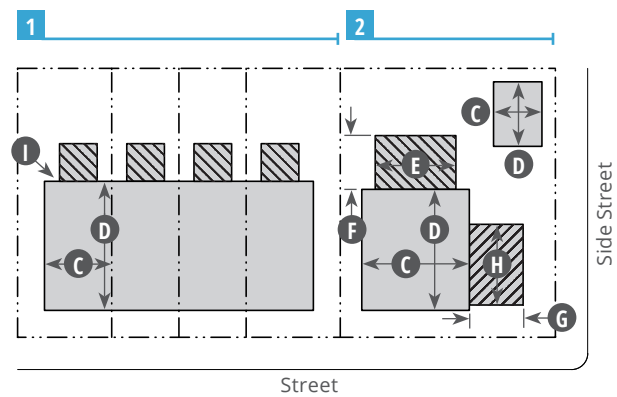
See Subsection D for additional standards.

*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 (min.–max.)	Width (min.)	Depth (min.)	Main		Rear		Side	
					Width	Depth	Width	Depth	Width, combined	Depth
					C	D	E	F	G	H
Medium House Form 2										
Multiplex: Medium	1	4-8	50'	100' 1	46'	46'	30'	20'	20'	30'
Large House Form 1										
Multiplex: Large	1	6-12	75'	100' 1	60'	60'	24'	24'	15'	30'
Rowhouse: Medium 2	1	1-3	18'	100' 1	28'	45'	14'	14'	4'	18'
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**

<sup>1</sup> 75' when adjacent to alley.

<sup>2</sup> Shall be built in a run with a minimum of 3 and maximum of 5 attached buildings. Entire run shall not exceed 100' in length.

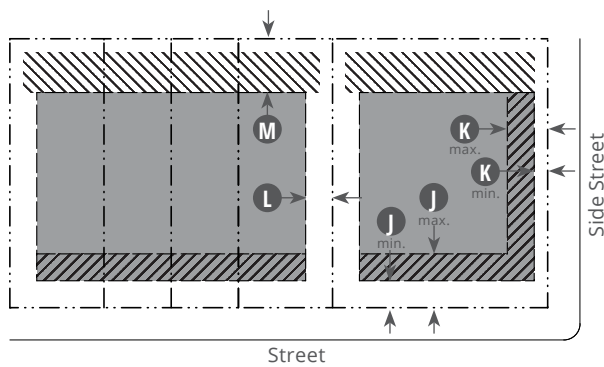
**Key for Subsection D**

N/A = Not Allowed

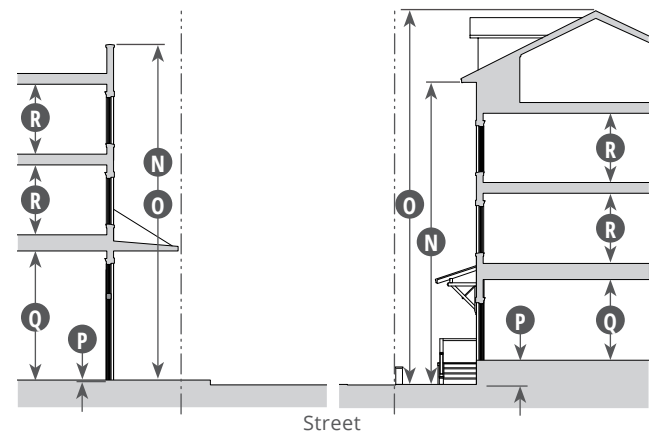
— = No Requirement



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> <b>J</b>	Side St. <sup>1</sup> <b>K</b>	Side <b>L</b>	Rear <b>M</b>
<b>Primary Building</b>				
Minimum	10'	5'	10' <sup>2</sup>	20' <sup>3</sup>
Maximum	20'	15'	—	—

## Accessory Building or Structure

Minimum	15'	5'	5' <sup>2</sup>	5'
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## Primary Building Facade Within Facade Zone

Front	75% min.
Side Street	50% min.

## Miscellaneous

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> Side setback not required between attached Rowhouse units.

<sup>3</sup> 5' when adjacent to alley.

## F. Height

Building Height	Stories (max.)	To Eave/ Parapet (max.) <b>N</b>	Overall (max.) <b>O</b>
Primary Building	4	55'	65'
Accessory Dwelling Unit	2	—	—
Accessory Structure	1	—	—

## Primary Building

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

Height above Curb	<b>P</b>
Residential Uses	18" min.
Service or Retail Uses	6" min.

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

Primary Building Floor-to-Ceiling <sup>3</sup>

Ground Floor	14' min.	<b>Q</b>
Upper Floor(s)	9' min.	<b>R</b>

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

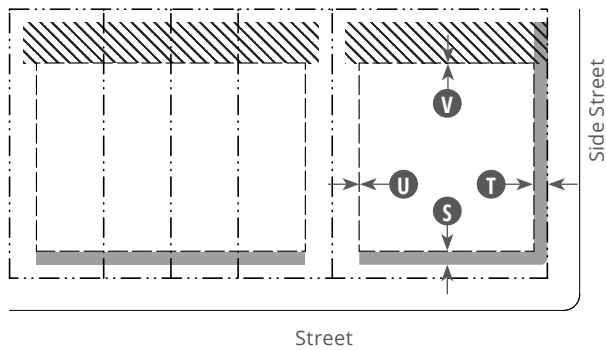
<sup>4</sup> Primary buildings located on lots sloping down and away from the street are exempt.

## Key for Subsections E-F

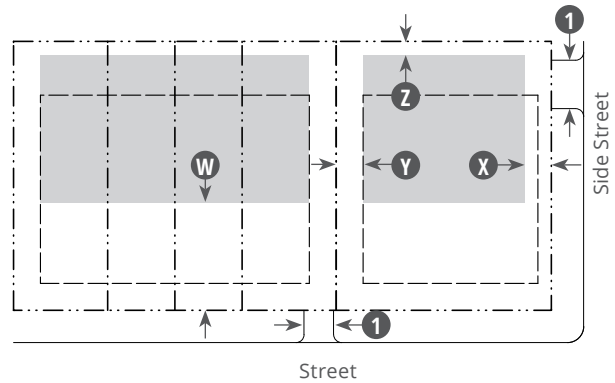
N/A = Not Allowed

— = 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.) S	Side St. (max.) T	Side (max.) U	Rear (max.) V
Private Frontage	5'	5'	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.

### H. Frontages

Private Frontage Type	Front	Side St.	Standards
Porch: Projecting	A	A	23-2D-1050
Porch: Engaged	A	A	23-2D-1060
Stoop	A	A	23-2D-1070
Dooryard	A	A	23-2D-1080
Lightwell <sup>1</sup>	A	A	23-2D-1110

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

<sup>1</sup> Allowed only when necessary to accommodate grade change.

### H. Frontages (continued)

#### 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 (min.)	Front W	Side St. X	Side Y	Rear Z
Ground Floor	40'	10'	10'	5'
Upper Floor	40'	40'	10'	5'
<b>Parking Driveway</b>	≤ 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.)
<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	—
<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, university, business school, or trade school

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
<b>Entertainment and Recreation</b>	
Entertainment and 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>

### 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

## T5 Neighborhood Shallow Setback (T5N.SS)

**J. Impervious Cover**

Impervious Cover	% (max.)	Standards
Impervious Cover	60%	23-3D-3
Building Cover	50%	

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	8'	10'	100 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 building

Sign Types	Number (max.)	Standards
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**Building Signs**

Awning/Canopy <sup>1</sup>	1 per awning	23-8B
Directory <sup>1</sup>	1 per building	23-8B
Hanging <sup>1</sup>	1 per establishment	23-8B
Projecting <sup>1</sup>	1 per establishment	23-8B
Wall <sup>1</sup>	1 per establishment	23-8B
Wall Mural <sup>1</sup>	2 per building	23-8B
Window <sup>1</sup>	1 per establishment	23-8B

**Ground Signs**

Landscape Wall <sup>1</sup>	1 per building	23-8B
Yard <sup>1</sup>	1 per building	23-8B

**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).
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	T5N	
		SS	SS-O
Residential			
Residential Dwelling(s)		P	P
Cooperative Housing		P	P
Accessory Dwelling Unit	23-4E-6030	P	P
Bed and Breakfast	23-4E-6080	CUP	CUP
Senior/Retirement Housing: ≤12 Residents	23-4E-6300	MUP	MUP
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	P
7 to 15 Residents		CUP	CUP
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:			
≤5,000 sf		P	P
Pawn Shop		N/A	N/A

N. Use Types (continued)			
Use Type	Specific Use Standards	T5N	
		SS	SS-O
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		P	P
College or University		P	P
Private Primary		P	P
Private Secondary		P	P
Public Primary		P	P
Public Secondary		P	P
Entertainment and Recreation			
Park/Playground		P	P
Recreation: Community, Non-Profit		CUP	CUP
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
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		