

23-4D-2170     T5 Urban (T5U)



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:

Attached or Semi-detached
Small to Large Lot Widths
Block to Large Block Form
Small to No Front Setbacks
Small to No Side Setbacks
Up to 6 Stories
Terrace, Stoop, Lightwell, and Dooryard Frontages, and Shopfront Frontages in Open Sub-Zone only

B. Sub-Zone

T5U-Open Sub-Zone (T5U-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.

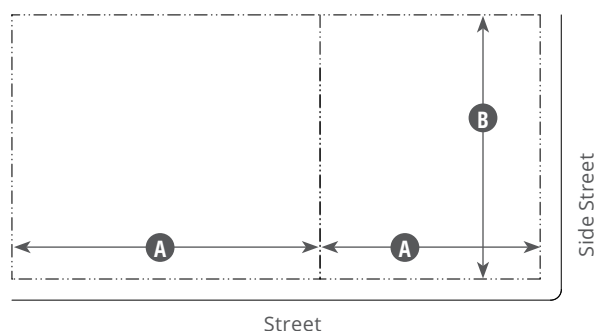
C. Lot Size

Width	18' min.
Depth	100' min. (75' min. when adjacent to alley)

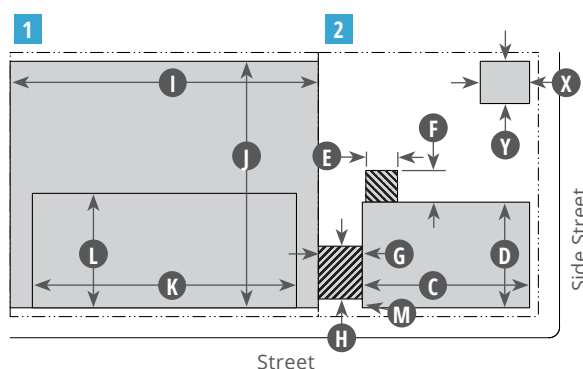
See Subsection D for additional standards.

*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

▨ Rear Building Envelope

■ Main Building Envelope

▨ Side Building Envelope

### D. Building Types

Building Type	Lot				Building Envelope (max.)					
	Buildings per Lot (max.)	Units per Building (max.)	Width (min.)	Depth (min.)	Main		Rear		Side	
					Width	Depth	Width	Depth	Width, combined	Depth
<b>Block Form 2</b>										
Rowhouse: Large <sup>1</sup>	1	3	18'	100' <sup>2</sup>	28'	45'	14'	14'	4'	18'
Courtyard Building <sup>3</sup>	1	175 <sup>4, 5</sup>	100'	100'	100'	40'	40'	100'	40'	32'
Low-Rise	1	125 <sup>4, 5</sup>	75'	100'	100'	60'	18'	18'	30'	30'

### Accessory Building Form 2

Accessory Dwelling Unit	1	1	—	—	28'	24'	N/A	N/A	N/A	N/A
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Building Types	Lot				Floorplate (max.)			
	Buildings per Lot (max.)	Units per Acre (max.)	Width (min.)	Depth (min.)	Floors 1-3		Floors 4-5	
					Width	Depth	Width	Depth
<b>Large Block Form 1</b>								
Mid-Rise	1	200 <sup>5</sup>	75'	150'	275' <sup>6</sup>	270'	150'	65'

### Notes

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

Rear and side building envelopes shall be set back from the ROW/lot line farther than the main building envelope by 4' min. (M)

<sup>1</sup> Shall be built in a run with a min. of 4 and a max. of 12 attached buildings. Entire run shall not exceed 250' in length.

<sup>2</sup> 75' when adjacent to alley.

<sup>3</sup> The Courtyard building type has additional open space standards. See Section 23-4D-2210.

<sup>4</sup> Number designates units per acre (max.) rather than units per building (max.).

<sup>5</sup> Maximum achievable when using the Affordable Housing Incentives Program.

<sup>6</sup> Buildings wider than 150' shall be designed to read as a series of buildings no wider than 100' each.

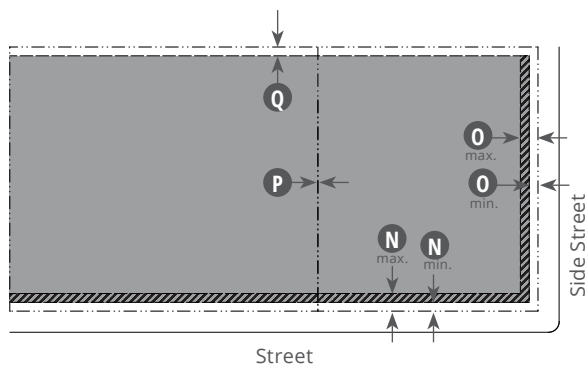
### Key for Subsection D

N/A = Not Allowed

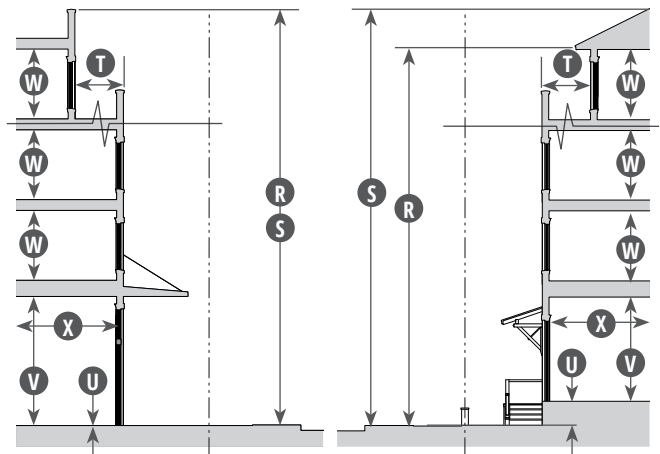
— = No Requirement



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 <sup>1,2</sup> N	Side St. <sup>1,2</sup> O	Side P	Rear Q
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## Primary Building

Minimum	5'	5'	0'	5'
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

<sup>1</sup> Additional setback and/or easement may be required where street ROW or utilities easement is required.

<sup>2</sup> Sidewalk shall be extended into setback to meet building.

## F. Height

Building Height	Stories (max.)	To Eave/Parapet (max.) R	Overall (max.) S
Primary Building, except:	6 <sup>3</sup>	75' <sup>3</sup>	85' <sup>3</sup>
Rowhouse & Low-Rise	4	50'	60'
Accessory Building Form	1	—	—

<sup>3</sup> Maximum achievable when using the Affordable Housing Incentives Program.

## F. Height (continued)

Stepback (Distance from ROW / Lot Line)	Front T	Side St.	Side	Rear
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## All Buildings Abutting T3, T4, 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<sup>4,5</sup>

Height above Curb	U
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-Ceiling<sup>4</sup>

Ground Floor	14' min.	V
Upper Floor(s)	9' min.	W

## Depth

Ground Floor Space	30' min.	X
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<sup>4</sup> Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

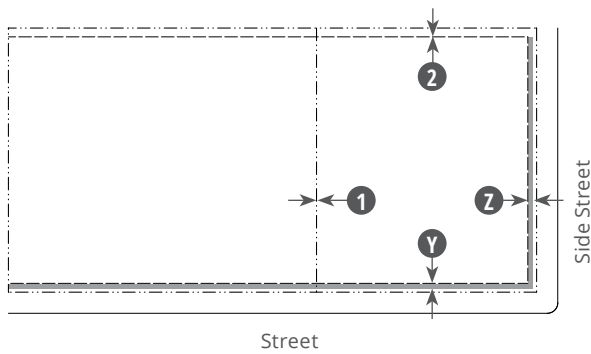
<sup>5</sup> Primary buildings located on lots sloping down and away from the street are exempt.

## Key for Subsections E-F

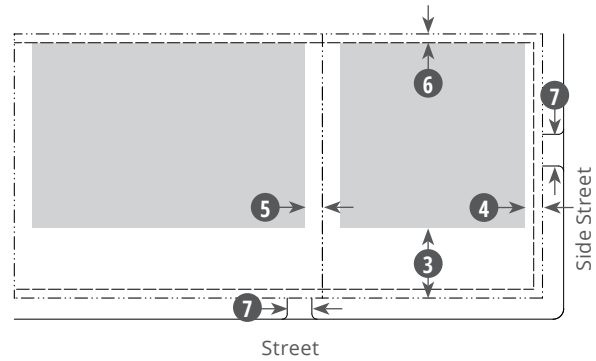
N/A = Not Allowed

— = 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.) Y	Side St. (max.) Z	Side (max.) 1	Rear (max.) 2
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
Stoop	A	A	23-2D-1070
Dooryard	A	A	23-2D-1080
Terrace <sup>1</sup>	A	A	23-2D-1100
Lightwell <sup>1</sup>	A	A	23-2D-1110
Shopfront <sup>2</sup>	A	A	23-2D-1120

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.

<sup>2</sup> Allowed only in T5U-Open sub-zone.

### 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 3	Side St. 4	Side 5	Rear 6
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
Hotel/Motel	<10 units, 0.5/room; ≥10 units, 1/room
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>Restaurants and Bars</b>	
Restaurants and Bars	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf
<b>Retail</b>	
Retail	1 per 500 sf after first 2,500 sf
<b>Entertainment and Recreation</b>	
Entertainment and Recreation, except:	As determined by Planning Director <sup>1</sup>
Studio: Art, Dance, Martial Arts, Music	—
<b>Agriculture</b>	
Agriculture	≤ 5,750 sf, —; >5,750 sf determined by Planning Director <sup>1</sup>
<b>Automobile Related</b>	
Automobile Related	As 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

## J. Impervious Cover

Impervious Cover	% (max.)	Standards
Impervious Cover	90%	23-3D-3
Building Cover	80%	

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 <sup>1</sup>	20'	20'	100 sf <sup>2</sup>

### 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).

<sup>1</sup> The Courtyard Building building type has additional open space standards. See Section 23-4D-2210 (Supplementary Courtyard Building Type Standards).

<sup>2</sup> Or 5% of lot area, whichever is greater.

## L. Signage

Total Signs	Number (max.)
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Building Signs 2 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

Marquee <sup>1</sup> 1 per building 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

### 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	T5	
		U	U-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:	23-4E-6300		
≤12 Residents		P	P
>12 Residents		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	P
Commercial Services: No Outside Storage		N/A	P
Personal Services		N/A	P
Day Care:			
Small (≤7 Children)		P	P
Large (>7 and <20 Children)		P	P
Hotel/Motel		N/A	P
Medical Services:			
≤5,000 sf		P	P
Pawn Shop		N/A	N/A

N. Use Types (continued)			
Use Type	Specific Use Standards	T5	
		U	U-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
Restaurants and Bars			
Bar/Nightclub:			
Level 1 – No Outside Seating, No Late Hours		MUP	MUP
Level 2 – Late Hours and/or Outdoor Seating		CUP	CUP
Micro-Brewery/Micro-Distillery/ Winery	23-4E-6210	MUP	MUP
Restaurant, except:		P	P
> 2,500 sf		?	?
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)		N/A	P
General Retail:			
<5,000 sf		N/A	P
With On-site Production		N/A	P

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**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	
		U	U-O
Entertainment and Recreation			
Park/Playground		P	P
Recreation: 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
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		