

23-4D-21## T4 Neighborhood Core (T4NC) [New Zone]



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 or Block Form

Shallow Front Setbacks

Small to Medium Side Setbacks

Up to 3 Stories

Stoop, Porch, and Dooryard Frontages

B. Sub-Zone

T4NC-Open Sub-Zone (T4NC-O)

The Open sub-zone has the same building form regulations but allows for a more diverse mix of uses.

C. Lot Size

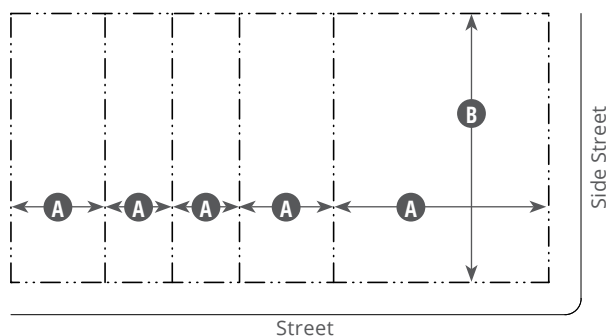
Width 18' min.

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

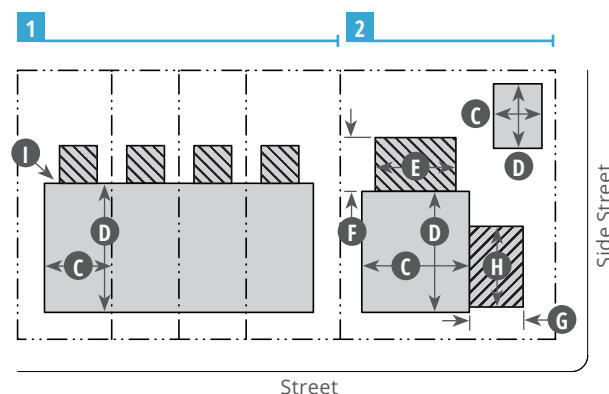
See Subsection D for additional standards.

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.) A	Depth (min.) B	Main		Rear		Side	
					Width C	Depth D	Width E	Depth F	Width, combined G	Depth H
Medium House Form 2										
Multiplex: Medium	1	6-12	50'	100' 2	40'	50'	30'	20'	20'	30'
Large House Form 1										
Multiplex: Large	1	9-15	75'	100' 2	60'	60'	24'	24'	15'	30'
Rowhouse: Medium 3	1	1-3	18'	100' 2	28'	40'	14'	14'	4'	18'
Block Form 1										
Live/Work	1	1	18'	100' 2	28'	36'	14'	14'	4'	18'
Courtyard Building	1	175 4	100'	100' 2	100'	40'	40'	100'	40'	32'
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. 1

¹ 25' for lots existing at time of adoption of this Land Development Code.

² 75' when adjacent to alley.

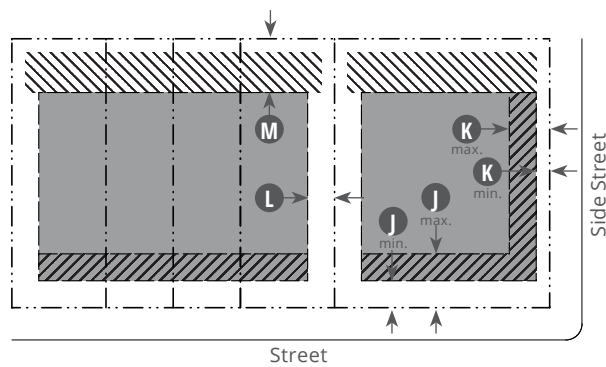
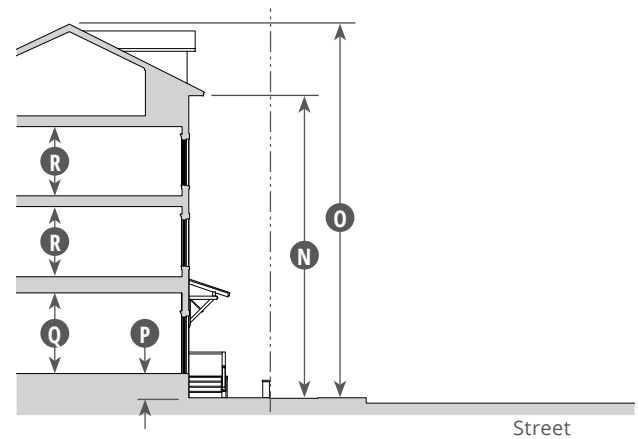
³ Shall be built in a run with a minimum of 3 and maximum of 5 attached buildings. Entire run shall not exceed 100' in length.

⁴ Number designates units per acre (max.) rather than units per building (max.).

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 ² L	Rear ³ M
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Primary Building

Minimum	10'	5'	5'	20'
Maximum	20'	15'	—	—

Accessory Building or Structure

Minimum	20'	5'	5'	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.

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

² Side setback not required between attached Rowhouse units.

³ 5' when adjacent to alley.

F. Height

Building Height	Stories (max.)	To Eave/Parapet (max.) N	Overall (max.) O
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Primary Building	3	35'	45'
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Accessory			
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Dwelling Unit	2	22'	28'
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Accessory Structure	1	—	12'
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Primary Building**Ground Floor Finish Level ^{4, 5}**

Height above Curb	18" min.	P
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Floor-to-Ceiling ⁴

Ground Floor	9' min.	Q
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Upper Floor(s)	8' min.	R
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⁴ Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

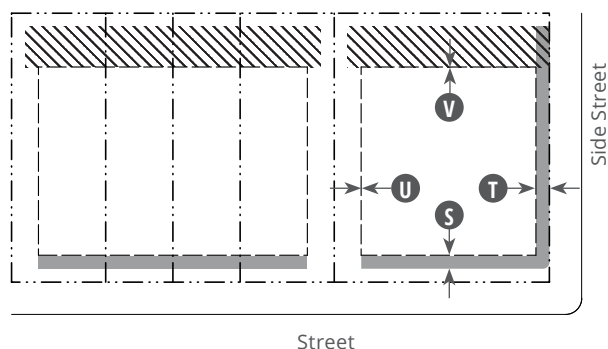
⁵ Primary buildings located on lots sloping down and away from the street are exempt.

Key for Subsections E-F

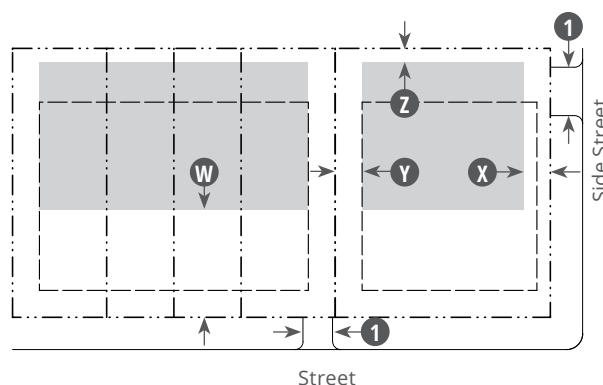
N/A = Not Allowed

— = No Requirement

Encroachments Diagram



Parking Diagram



Key for Diagrams

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

■ Encroachment
■ Parking Area
▨ 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

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 W	Side St. X	Side Y	Rear Z
Minimum	20' ¹	15'	2'	5'

Parking Driveway

Width	10' max.	1
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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

¹ 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.)
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	1 per 500 sf
Civic and Public Assembly	
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
School	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university
Public Safety Facility	As determined by Planning Director ¹

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 and Recreation, except:	As determined by Planning Director ¹
Studio: Art, Dance, Martial Arts, Music ≤500 sf	—
Agriculture	
Agriculture	≤ 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	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 ¹	1 per awning	23-8B
Hanging ¹	1 per building	23-8B

Ground Signs

Yard ¹	1 per building	23-8B
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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	
		NC	NC-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	P
Senior/Retirement Housing:			
≤12 Residents	23-4E-6300	MUP	MUP
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	P
Services			
Day Care:			
Small (≤7 Children)		P	P
Large (>7 and <20 Children)		CUP	CUP
Commercial		N/A	CUP
Business and Financial/			
Professional Services		N/A	CUP
Medical Services:			
≤2,500 sf		N/A	P
Pawn Shop		N/A	N/A
Personal Services		N/A	P

N. Use Types (continued)			
Use Type	Specific Use Standards	T4	
		NC	NC-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		N/A	N/A
College or University		CUP	CUP
Private Primary		CUP	CUP
Private Secondary		CUP	CUP
Public Primary		P	P
Public Secondary		P	P
Restaurants and Bars			
Bar/Nightclub: Level 1 – No Outside Seating, No Late Hours		N/A	CUP
Restaurant, except:		N/A	P
> 2,500 sf		N/A	CUP
With Alcohol Sales		N/A	CUP
With Outside Seating		N/A	CUP
Late Night Operation	23-4E-6270	N/A	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

Table Continues on Next Page — — — — ➔

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	
		NC	NC-O
Entertainment and Recreation			
Park/Playground		P	P
Recreation: Community, Non-Profit		CUP	CUP
Studio: Art, Dance, Martial Arts, Music ≤500 sf		P	P
Agriculture			
Community Agriculture	23-4E-6120	P	P
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		