64 ZONE STANDARDS

**ZONES** 

(e) Transect Zones may include "-M" on the official Zoning Map (such as T2.2-M and T3.1-M) which indicates that mobile homes are permitted, in accordance with ARTICLE IV—USES and reflected on the official Zoning Map. These zones are subject to the standards of the Transect Zone indicated, the "-M" only affects ability to have a mobile home on the property.

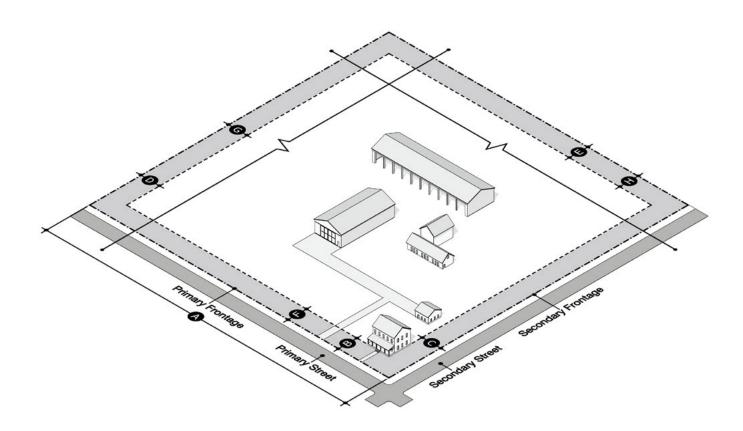
- (f) Stormwater Management
  - (1) The design and construction of stormwater management systems is subject to Chapter 19, Article X (Floodplains), Chapter 30, Article VIII (Site Development) of County Code, and Chapter 34, Article VII (Stormwater Management), Article IV (Specifications for Plans and Plats).
  - (2) Stormwater management areas may be integrated into civic spaces, in accordance with Article 5, Division 4: Civic and Open Space.

#### SEC. 40-52 BUILDING FORM STANDARDS.

- (a) This section references a series of graphics and tables, providing the following numeric Transect Zone standards:
  - (1) Lot size;
  - (2) Lot coverage;
  - (3) Impervious surface;
  - (4) Frontage occupation;
  - (5) Principal building setbacks;
  - (6) Accessory structure setbacks;
  - (7) Parking setbacks; and
  - (8) Structure heights.
- (b) The graphics and tables referenced in this section are supplemental to the full regulations specified in Division 3: Sites and Buildings. Where conflicts exist, the full regulations specified in Division 3: Sites and Buildings apply.
- (c) For a summary of Transect Zone numeric standards, see the following graphics and tables:
  - (1) T2.1, see Table 5: T2.1 Low Density Ag, Large Lot;
  - (2) T2.2, see Table 6: T2.2 Low Density Ag, Medium Lot;
  - (3) T2.3, see Table 7: T2.3 Low Density Ag, Small Lot;
  - (4) T3.1, see Table 8: T3.1 Low Density Neighborhood, Large Lot;
  - (5) T3.2, see Table 9: T3.2 Low Density Neighborhood, Medium Lot;
  - (6) T3.3, see Table 10: T3.3 Low Density Neighborhood, Small Lot;
  - (7) T4.1, see Table 11: T4.1 Mixed Intensity Neighborhood;
  - (8) T4.2, see Table 12: T4.2 Medium Density Neighborhood;
  - (9) T4.3, see Table 13: T4.3 High Density Neighborhood;
  - (10) T5.1, see Table 14: T5.1 Low Intensity Mixed-use;
  - (11) T5.2, see Table 15: T5.2 Medium Intensity Mixed-use;
  - (12) T5.3, see Table 16: T5.3 High Intensity Mixed-use;
  - (13) T6.1, see Table 17: T6.1 Low Intensity High-rise;
  - (14) T6.2, see Table 18: T6.2 Medium Intensity High-rise; and
  - (15) T6.3, see Table 19: T6.3 High Intensity High-rise.
- SEC. 40-53 RESERVED.
- SEC. 40-54 RESERVED.
- SEC. 40-55 RESERVED

Table 5: T2.1 Low Density Ag, Large Lot

## Illustrated: Setback and Frontages Applied to a Common T2.1 Lot



L	Lot Size and Occupation (See Sec. 40-66)					
Α	Lot Width and Area		200 ft. min. and 5 acres min.*			
	Lot coverage		109	% max.		
	Impervious surfac	е	20% max.			
	Frontage Occupation		No	minimum required		
Setbacks - Structures (See Sec. 40-67)						
	Principal Buildings		Accessory Structures			
В	Primary Frontage	35 ft. min.	В	Primary Frontage	35 ft. min.	
С	Secondary Frontage	35 ft. min.	С	Secondary Frontage	35 ft. min.	
D	Side	20 ft. min.	G	Side	20 ft. min.	
Е	Rear	50 ft. min.	Е	Rear	25 ft. min.	
Н	Rear (alley)	N/A	Н	Rear (alley)	N/A	

Setbacks - Garages & Parking Lots (See Sec. 40-67)			
F	Primary Frontage	Principal building setback + 10 ft. min.	
С	Secondary Frontage	35 ft. min.	
G	Side (interior)	20 ft. min.	
Н	Rear (alley)	N/A	
Е	Rear	25 ft. min.	
Structure Height (See Sec. 40-69)			

3 stories max.

J Accessory Structures 2 stories and 40 ft. max.

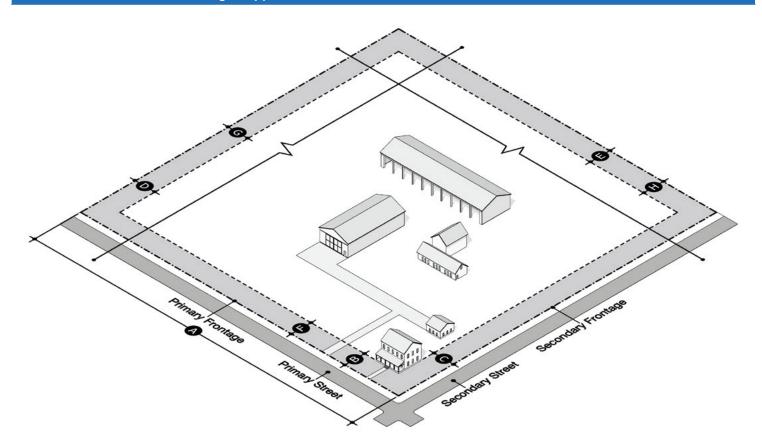
See detailed requirements in Division 3: Sites and Buildings.

I Principal Building

<sup>\*</sup> Minimum lot size is reduced to 4.5 acres for properties within the Lake Avalon Rural Settlement.

Table 6: T2.2 Low Density Ag, Medium Lot

## Illustrated: Setback and Frontages Applied to a Common T2.2 Lot



Lot Size and Occupation (See Sec. 40-66)					
Α	Lot Width and Are	а	150	) ft. min. and 2 acre	e min.
	Lot coverage		209	% max.	
	Impervious surface		30% max.		
	Frontage Occupation		No	minimum required	
S	Setbacks - Structures (See			. 40-67)	
Principal Buildings		Accessory Structures			
В	Primary Frontage	35 ft. min.	В	Primary Frontage	35 ft. min.
С	Secondary Frontage	25 ft. min.	С	Secondary Frontage	35 ft. min.
D	Side	20 ft. min.	G	Side	20 ft. min.
Е	Rear	50 ft. min.	Е	Rear	25 ft. min.
Н	Rear (alley)	N/A	н	Rear (alley)	N/A

S	Setbacks - Garages & Parking Lots (See Sec. 40-67)			
F	Primary Frontage	Principal building setback + 10 ft. min.		
С	Secondary Frontage	35 ft. min.		
G	Side (interior)	20 ft. min.		
Н	Rear (alley)	N/A		
Е	Rear	25 ft. min.		
Structure Height (See Sec. 40-69)				
ı	Principal Building	3 stories max.		

2 stories and 40 ft. max.

See detailed requirements in Division 3: Sites and Buildings.

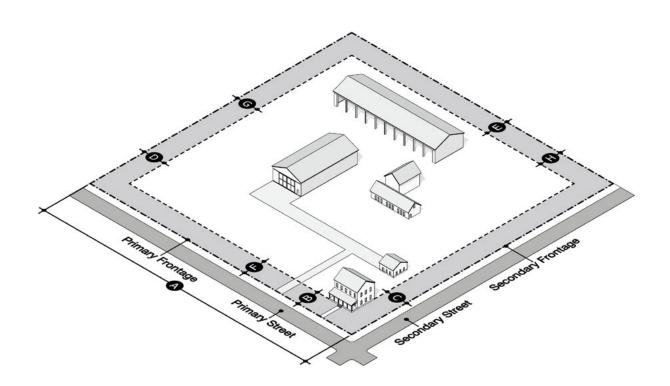
J Accessory Structures

ZONE STANDARDS 67

**ZONES** 

Table 7: T2.3 Low Density Ag, Small Lot

## Illustrated: Setback and Frontages Applied to a Common T2.3 Lot



Lot Size and Occupation (See Sec. 40-66)						
Α	A Lot Width and Area		12	120 ft. min. and 1 acre min.		
	Lot coverage		30	% max.		
	Impervious surface		40	40% max.		
	Frontage Occupation		No	minimum required		
S	Setbacks - Structures (See S			Sec. 40-67)		
	Principal Buildings		Accessory Structures			
В	Primary Frontage	35 ft. min.	В	Primary Frontage	35 ft. min.	
С	Secondary Frontage	35 ft. min.	С	Secondary Frontage	25 ft. min.	
D	Side	10 ft. min.	G	Side	10 ft. min.	
Е	Rear	50 ft. min.	Е	Rear	25 ft. min.	
Н	Rear (alley)	N/A	Н	Rear (alley)	N/A	

S	Setbacks - Garages & Parking Lots (See Sec. 40-67)			
F	Primary Frontage	Principal building setback + 10 ft. min.		
С	Secondary Frontage	25 ft. min.		
G	Side (interior)	20 ft. min.		
Н	Rear (alley)	N/A		
Е	Rear	25 ft. min.		
Structure Height (See Sec. 40-69)				
I	Principal Building	2.5 stories max.		

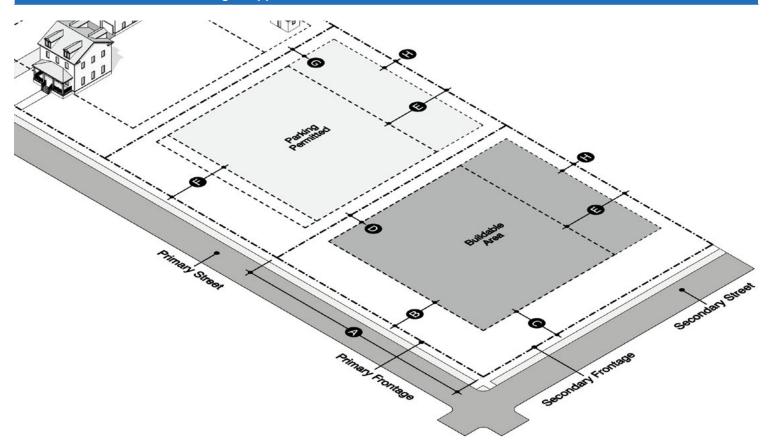
2 stories and 40 ft. max.

See detailed requirements in Division 3: Sites and Buildings.

J Accessory Structures

Table 8: T3.1 Low Density Neighborhood, Large Lot

## Illustrated: Setback and Frontages Applied to a Common T3.1 Lot



L	Lot Size and Occupation (See Sec. 40-66)			
Α	Lot Width	100 ft. min.		
	Lot coverage	30% max.		
	Impervious surface	50% max.		
	Frontage Occupation	No minimum required		
S	Setbacks - Structures (See Sec. 40-67)			

o tago o o o apation		TTO THIRTIANT TO QUIL OU				
Setbacks - Structures (See				Sec. 40-67)		
Principal Buildings				Accessory Str	uctures	
В	Primary Frontage	35 ft. min.	В	Primary Frontage	35 ft. min.	
С	Secondary Frontage	25 ft. min.	С	Secondary Frontage	25 ft. min.	
D	Side	10 ft. min.	G	Side	10 ft. min.	
Е	Rear	50 ft. min.	Е	Rear	15 ft. min.	
Н	Rear (alley)	50 ft. min.	Н	Rear (alley) 1	1 ft. min.	

ンへい、	1.0		.7 ./	70	, ·
	<	,./.	1/1/	(6)	`a
6	0 7/6		<		
	0 0	2.4			S-
Primary Street		dary Street	Saconday S		mary Street
20	8	Ser.	182		mary

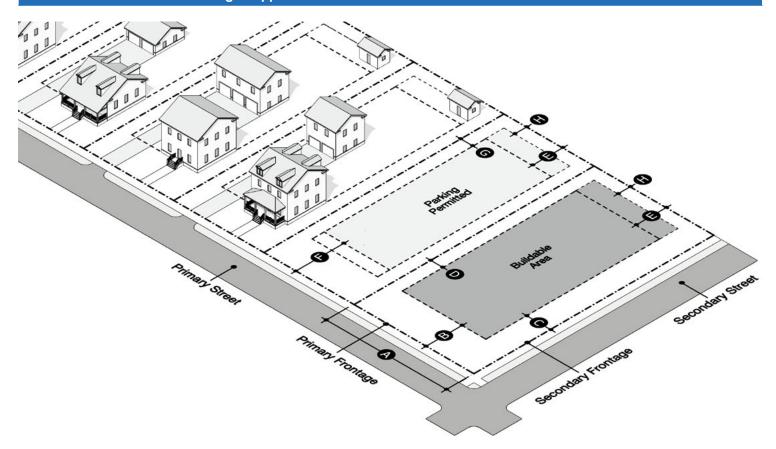
S	Setbacks - Garages & Parking Lots (See Sec. 40-67)				
F	Primary Frontage	Principal building setback + 10 ft. min.			
С	Secondary Frontage	35 ft. min.			
G	Side (interior)	10 ft. min.			
Н	Rear (alley) 1	5 ft. max. or 20 ft. min			
Е	Rear	15 ft. min.			

S	Structure Height (See Sec. 40-69)			
I	Principal Building	2.5 stories max.		
J	Accessory Structures	2 stories max.		

See detailed requirements in Division 3: Sites and Buildings.

Table 9: T3.2 Low Density Neighborhood, Medium Lot

## Illustrated: Setback and Frontages Applied to a Common T3.2 Lot



L	Lot Size and Occupation (See Sec. 40-66)			
Α	Lot Width	75 ft. min.		
	Lot coverage	40% max.		
	Impervious surface	60% max.		
	Frontage Occupation	No minimum required		

S	Setbacks - Structures (See Sec. 40-67)					
Principal Buildings			Accessory Structures			
В	Primary Frontage	30 ft. min.	В	Primary Frontage	30 ft. min.	
С	Secondary Frontage	20 ft. min.	С	Secondary Frontage	20 ft. min.	
D	Side	10 ft. min.	G	Side	10 ft. min.	
Е	Rear	25 ft. min.	Е	Rear	10 ft. min.	
Н	Rear (alley) 1	25 ft. min.	Н	Rear (alley) 1	1 ft. min.	

1.7	, , , /	4.	
		0	
	( ) ( )	Xe /	1
- Heet	S. T.	AL STATE OF	
Sndary St	CONDENT S	S AMBY ST	
	Sandary Street	Secondary street	Second alles Second Services and Services an

Setbacks - Garages & Parking Lots (See Sec. 40-67)
--

F Primary Frontage		Principal building setback + 10 ft. min.	
С	Secondary Frontage	30 ft. min.	
G	Side (interior)	10 ft. min.	
H Rear (alley) 1		5 ft. max. or 20 ft. min.	
Е	Rear	10 ft. min.	

Structure Height (See Sec. 40-69)				
I	Principal Building	2.5 stories max.		
J	Accessory Structures	2 stories max.		

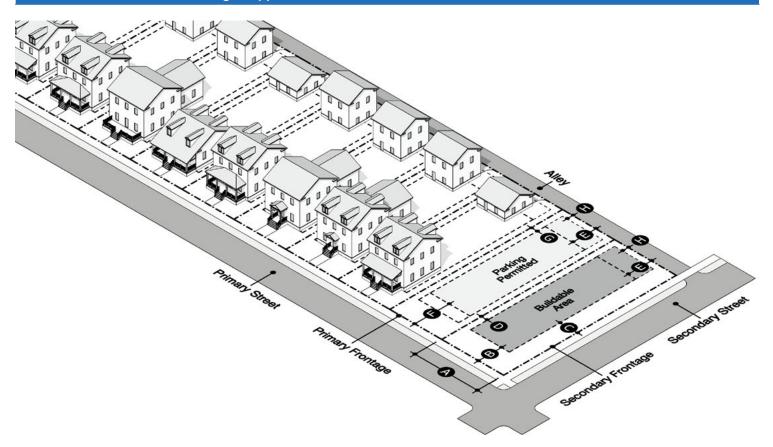
See detailed requirements in Division 3: Sites and Buildings.

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in Sec. 40-67(a) Structure Setbacks.

<sup>1</sup>Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.

Table 10: T3.3 Low Density Neighborhood, Small Lot

#### Illustrated: Setback and Frontages Applied to a Common T3.3 Lot



L	Lot Size and Occupation (See Sec. 40-66)				
A Lot Width		45 ft. min.			
	Lot coverage	50% max.			
		65% max.			
		No minimum required			
_					

	Setbacks - Structures (See Sec. 40-67)					
Principal Buildings			Accessory Structures <sup>2</sup>			
	В	Primary Frontage	20 ft. min.	В	Primary Frontage	20 ft. min.
	С	Secondary Frontage	15 ft. min.	С	Secondary Frontage	15 ft. min.
	D	Side	5 ft. min.1	G	Side	5 ft. min. <sup>1</sup>
	Е	Rear	20 ft. min.	Е	Rear	10 ft. min.
	Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.

II Itcai (alloy)	1 10. 111111.	II Itcai (alicy)	1 10. 111111.
Setbacks For Si	tes With and	d Without an Al	ley
	Secondary Street	Searnary Street	S Pitted Street
		>.	5

Setbacks - Garages & Parki	ng Lots (See Sec. 40-67)
----------------------------	--------------------------

F	Primary Frontage	Principal building setback + 10 ft. min.		
С	Secondary Frontage	12 ft. min.		
G	Side (interior)	5 ft. min. <sup>1,3</sup>		
Н	Rear (alley) 4	5 ft. max. or 20 ft. min.		
Е	Rear	10 ft. min.		

## Structure Height (See Sec. 40-69)

ı	Principal Building	2.5 stories max.	
J	Accessory Structures	2 stories max.	

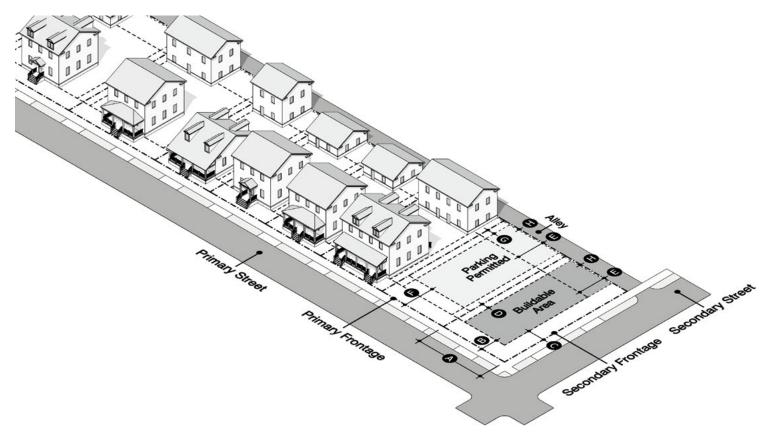
See detailed requirements in Division 3: Sites and Buildings.

- <sup>1</sup> Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.

  <sup>2</sup> Accessory structures must not be located between the primary structure façade
- <sup>3</sup> Surface parking lots require an 8ft. min. setback to accommodate landscape.
  <sup>4</sup>Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.

Table 11: T4.1 Mixed Intensity Neighborhood

#### Illustrated: Setback and Frontages Applied to a Common T4.1 Lot



Lot Size and Occupation (See Sec. 40-66)						
Α	A Lot Width			ft. min. or 18 ft. for to	ownhouses	
	Lot coverage		609	% max.		
	Impervious surface		709	% max.		
	Frontage Occupation			minimum required		
Setbacks - Structures (See Sec. 40-67)						
	Principal Buildings			Accessory Structures 5		
В	Primary Frontage	12 ft. min.	В	Primary Frontage	12 ft. min.	
С	Secondary Frontage	12 ft. min. <sup>2</sup>	С	Secondary Frontage	12 ft. min.	
D	Side	0 or 5 ft. min. <sup>1,2</sup>	G	Side	0 or 5 ft. min. 1,2	
Е	Rear	20 ft. min.	Е	Rear	10 ft. min.	
Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.	

Setbacks For Sites With and Without an Alley			
	5,7/2		
Thund Street Street Street	Castring Office 1 & Street Block		
) }	)		

F	Primary Frontage	Principal building setback + 10 ft. min. <sup>6</sup>
С	Secondary Frontage	12 ft. min.
G	Side (interior)	0 or 5 ft. min. <sup>1,2,3</sup>
Н	Rear (alley) <sup>4</sup>	5 ft. max. or 20 ft. min.
Ε	Rear	8 ft. min.

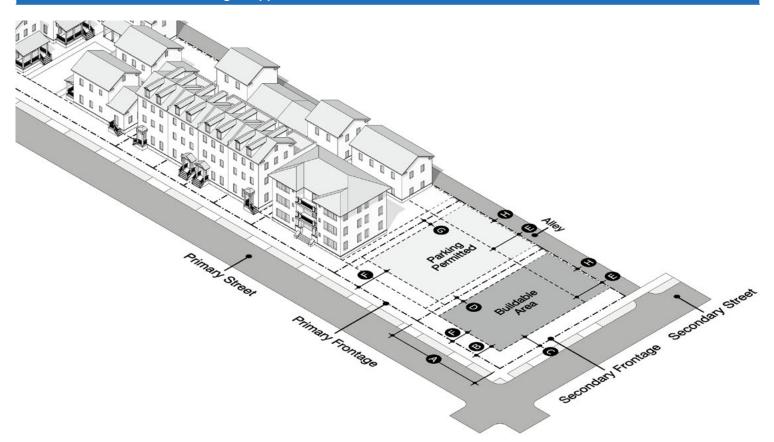
Structure Height (See Sec. 40-69)			
I	Principal Building	2.5 stories max.	
J	Accessory Structures	2 stories max.	

See detailed requirements in Division 3: Sites and Buildings.

- <sup>1</sup> Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.
- <sup>2</sup> Townhouses and garages can be attached and therefore a 0 foot setback.
- <sup>3</sup> Surface parking lots require an 8ft. min. setback to accommodate landscape.
- <sup>4</sup>Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.
- gency access, see Sec. 40-216 Alleys. 
  <sup>5</sup>Accessory structures must not be located between the primary structure façade and the street.
- <sup>6</sup> Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see Sec. 40-205(h)(7) Frontage Parking Lanes.

Table 12: T4.2 Medium Density Neighborhood

#### Illustrated: Setback and Frontages Applied to a Common T4.2 Lot



Lot Size and Occupation (See Sec. 40-66)					
Α	Lot Width		18	ft. min.	
	Lot coverage		709	% max.	
	Impervious surfac	e	709	% max. or 80% for to	wnhouses
	Frontage Occupat	ion	No	minimum required	
Setbacks - Structures (See Sec. 40-67)					
Principal Buildings		Accessory Structures 5			
В	Primary Frontage	8 ft. min.	В	Primary Frontage	8 ft. min.
С	Secondary Frontage	12 ft. min. <sup>2</sup>	С	Secondary Frontage	12 ft. min.
D	Side	0 or 5 ft. min. 1,2	G	Side	0 or 5 ft. min. 1,2
Е	Rear	20 ft. min.	Е	Rear	5 ft. min.
Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.
Sethacks For Sites With and Without an Alley					

Setbacks For Si	tes With and	Without an Al	ley
> < /		> /	
6 6			
Pannary Street	Secondary Steel	Secondary Street	Spinson Sheet
	•	Mag	8

Setbacks - Garages	& Parking Lots	(See Sec. 40-67)
--------------------	----------------	------------------

F	Primary Frontage	Principal building setback + 10 ft. min. <sup>6</sup>
С	Secondary Frontage	8 ft. min.
G	Side (interior)	0 or 5 ft. min. <sup>1,2,3</sup>
Н	Rear (alley) 4	5 ft. max. or 20 ft. min.
Е	Rear	8 ft. min.

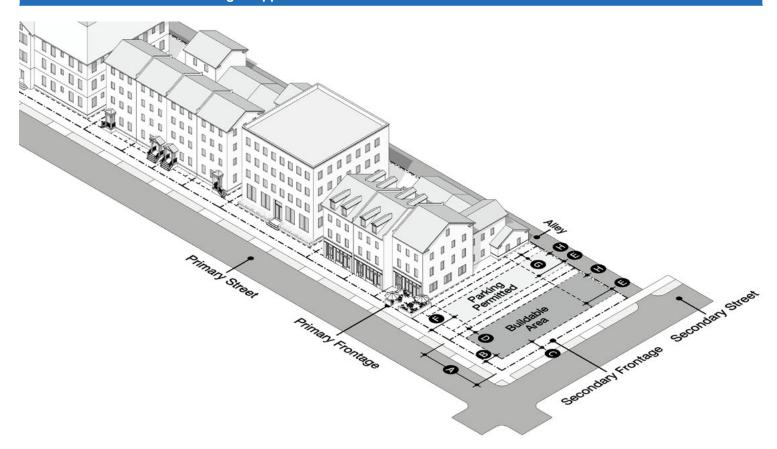
Structure Height (See Sec. 40-69)		
ı	Principal Building	3 stories max.
J	Accessory Structures	2 stories max.

See detailed requirements in Division 3: Sites and Buildings.

- <sup>1</sup> Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.
- <sup>2</sup> Townhouses and garages can be attached and therefore a 0 foot setback.
- <sup>3</sup> Surface parking lots require an 8ft. min. setback to accommodate landscape.
- <sup>4</sup>Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.
- <sup>5</sup>Accessory structures must not be located between the primary structure façade and the street.
- <sup>6</sup> Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see Sec. 40-205(h)(7) Frontage Parking Lanes.

Table 13: T4.3 High Density Neighborhood

#### Illustrated: Setback and Frontages Applied to a Common T4.3 Lot



L	Lot Size and Occupation (See Sec. 40-66)				
Α	Lot Width		16	ft. min.	
	Lot coverage		709	% max.	
	Impervious surfac	е	809	% max.	
	Frontage Occupat	tion	609	% min. primary; No n	nin. secondary
S	Setbacks - Structures (See Sec. 40-67)				
Principal Buildings			Accessory Structures 3		
В	Primary Frontage	6 - 20 ft.	В	Primary Frontage	6 ft. min.
С	Secondary Frontage	8 - 20 ft.	С	Secondary Frontage	8 ft. min.
D	Side	0 or 5 ft. min. <sup>1</sup>	G	Side	0 or 5 ft. min. 1
Е	Rear	10 ft. min.	Е	Rear	5 ft. min.
Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.
S	Setbacks For Sites With and Without an Alley				

Setbacks For Sites With and Without an Alley		
Phone State of the Secretary Break	San Jing Sept	
Tall as the secondary	GROAMING THE PHILIP CHEET	

Setbacks - Garages & Parking Lots (See Sec. 40-67)			
F	Primary Frontage	Principal building setback + 10 ft. min. <sup>5</sup>	
C	Secondary Frontage	6 ft min	

 C Secondary Frontage
 6 ft. min.

 G Side (interior)
 0 or 5 ft. min. 1.2

 H Rear (alley) 4
 5 ft. max. or 20 ft. min.

 E Rear
 8 ft. min.

# Structure Height (See Sec. 40-69) I Principal Building 4 stories max.

2.5 stories max.

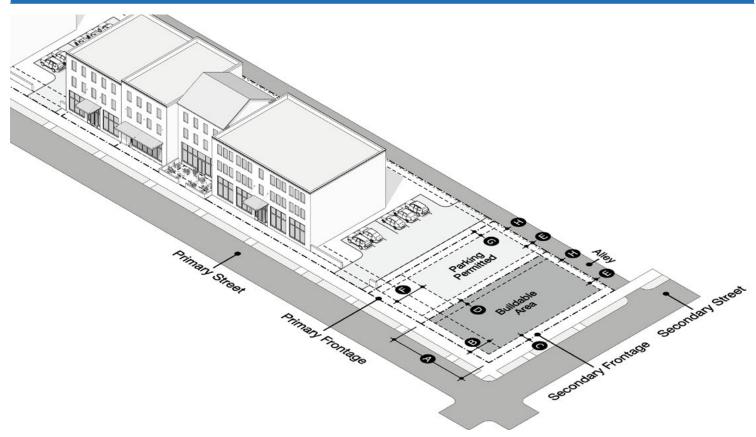
See detailed requirements in Division 3: Sites and Buildings.

J Accessory Structures

- <sup>1</sup> Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.
- <sup>2</sup> Garages may be attached, as accessory structures or within the principal build-
- ing. Surface parking lots require an 8ft. min. side setback for landscape.
- <sup>3</sup> Accessory structures must not be located between the primary structure façade and the street.
- <sup>4</sup>Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.
- <sup>5</sup> Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see Sec. 40-205(h)(7) Frontage Parking Lanes.

Table 14: T5.1 Low Intensity Mixed-use

### Illustrated: Setback and Frontages Applied to a Common T5.1 Lot



Lot Size and Occupation (See Sec. 40-66)					
Α	Lot Width		16	ft. min.	
	Lot coverage		709	% max.	
Impervious surface		70% max. or 80% for townhouses			
Frontage Occupation		709	% min. primary; No n	nin. secondary	
S	etbacks - Struc	tures (See S	Sec	. 40-67)	
	Principal Bui	ldings		Accessory Str	uctures <sup>2</sup>
В	Primary Frontage	20 ft. max.	В	Primary Frontage	6 ft. min.
С	Secondary Frontage	5 - 20ft.	С	Secondary Frontage	5 ft. min.
D	Side	0 or 5 ft. min. <sup>1</sup>	G	Side	0 or 5 ft. min.1
Е	Rear	5 ft. min.	Е	Rear	5 ft. min.

Setbacks For Sites With and Without an Alley				
>				
<b>8 3 1</b>				
Thouse dress of the secretary dress	Secondary Strate - Secondary Strategy			
Say Constitution of the say of th	Talled Triffe			

H Rear (alley) 4

1 ft. min.

1 ft. min.

Rear (alley) 4

Setbacks - Garages & Parkir	ng Lots (See Sec. 40-67)

F	Primary Frontage	Principal building setback + 20 ft. min. <sup>6</sup>
С	Secondary Frontage	6 ft. min.
G	Side (interior)	0 or 5 ft. min. <sup>1,3</sup>
Н	Rear (alley) 4	5 ft. max. or 20 ft. min.
Е	Rear	8 ft. min.

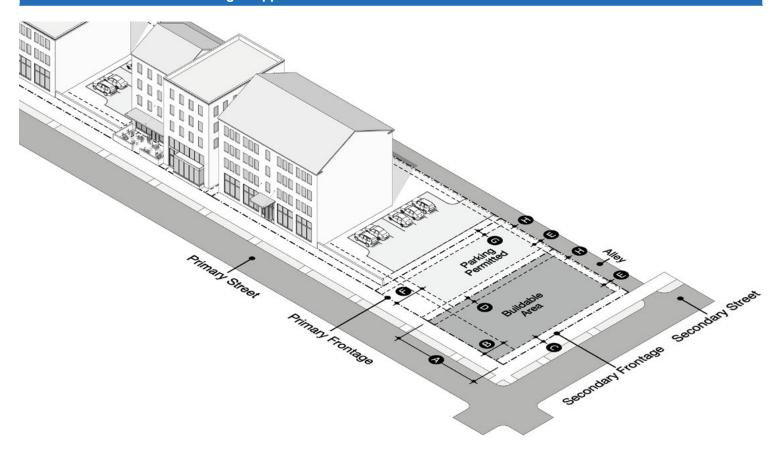
S	Structure Height (See Sec. 40-69)		
I	Principal Building	3 stories max. <sup>5</sup>	
J	Accessory Structures	2 stories max.	

See detailed requirements in Division 3: Sites and Buildings.

- <sup>1</sup> Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.
- <sup>2</sup> Accessory structures must not be located between the primary structure façade and the street.
- <sup>3</sup> Surface parking lots may require an 8ft. min. side setback for landscape.
- <sup>4</sup>Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.
- $^{\bar{5}}$  In Rural Center Place Types, the maximum building height is 2.5 stories for Principal Buildings.
- <sup>6</sup> Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see Sec. 40-205(h)(7) Frontage Parking Lanes.

Table 15: T5.2 Medium Intensity Mixed-use

#### Illustrated: Setback and Frontages Applied to a Common T5.2 Lot



L	Lot Size and Occupation (See Sec. 40-66)		
Α	Lot Width	16 ft. min.	
	Lot coverage	80% max.	
	Impervious surface	100% max.	
	Frontage Occupation	70% min. primary; No min. secondary	
_			

S	Setbacks - Structures (See Sec. 40-67)				
Principal Buildings			Accessory Structures <sup>2</sup>		
В	Primary Frontage	20 ft. max.	В	Primary Frontage	6 ft. min.
С	Secondary Frontage	20 ft. max.	С	Secondary Frontage	2 ft. min.
D	Side	0 or 5 ft. min. <sup>1</sup>	G	Side	0 or 5 ft. min.1
Е	Rear	5 ft. min.	Е	Rear	5 ft. min.
Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.

Setbacks For Sites With and Without an Alley				
>				
<b>8 3 1111</b>				
Trimuz drag di george de la la constant de la const	Second Street			
all as the second	GROADIN SHOOT IT SHOOT HERE			

Setbacks - Garages	& Parking Lots	(See Sec. 40-67)
--------------------	----------------	------------------

F	Primary Frontage	Principal building setback + 20 ft. min. <sup>5</sup>
С	Secondary Frontage	6 ft. min.
G	Side (interior)	0 or 5 ft. min. <sup>1,3</sup>
Н	Rear (alley) 4	5 ft. max. or 20 ft. min.
Е	Rear	8 ft. min.

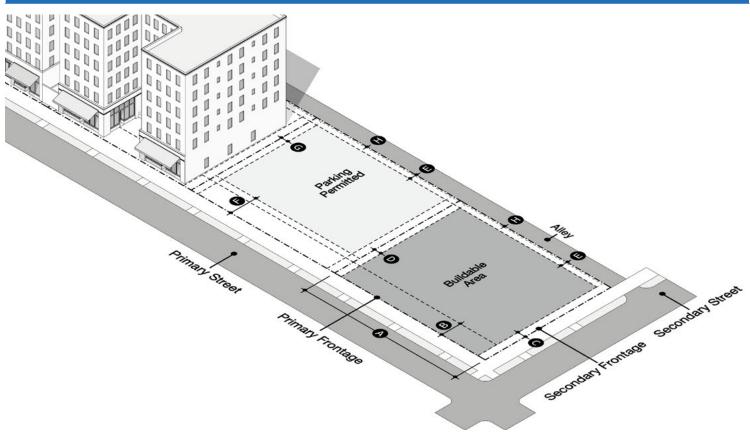
Structure Height (See Sec. 40-69)			
I	Principal Building	4 stories max.	
J	Accessory Structures	2.5 stories max.	

See detailed requirements in Division 3: Sites and Buildings.

- <sup>1</sup> Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.
- <sup>2</sup> Accessory structures must not be located between the primary structure façade and the street.
- <sup>3</sup> Surface parking lots require an 8ft. min. side setback for landscape.
- <sup>4</sup>Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.
- <sup>5</sup> Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see Sec. 40-205(h)(7) Frontage Parking Lanes.

Table 16: T5.3 High Intensity Mixed-use

### Illustrated: Setback and Frontages Applied to a Common T5.3 Lot



L	Lot Size and Occupation (See Sec. 40-66)		
Α	Lot Width	16 ft. min.	
	Lot coverage	90% max.	
	Impervious surface	100% max.	
	Frontage Occupation	70% min. primary; No min. secondary	

Setbacks - Structures (See Sec. 40-67)					
Principal Buildings			Accessory Structures <sup>2</sup>		
В	Primary Frontage	20 ft. max.	В	Primary Frontage	6 ft. min.
С	Secondary Frontage	20 ft. max.	С	Secondary Frontage	2 ft. min.
D	Side	0 or 5 ft. min. <sup>1</sup>	G	Side	0 or 5 ft. min.1
Е	Rear	5 ft. min.	Е	Rear	5 ft. min.
Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.

II Itoai (alloy)	1 16. 111111.	II Itour (anoy)	1 10. 111111.
Setbacks For S	Sites With an	d Without an A	Alley
	100		
Phys. Steel	George Harton	Secondary Sheet	Printed Steed

Setbacks - Garages	& Parking Lots	(See Sec. 40-67)
--------------------	----------------	------------------

F	Primary Frontage	Principal building setback + 20 ft. min. <sup>5</sup>
С	Secondary Frontage	6 ft. min.
G	Side (interior)	0 or 5 ft. min. <sup>1,3</sup>
Н	Rear (alley) 4	5 ft. max. or 20 ft. min.
Е	Rear	8 ft. min.

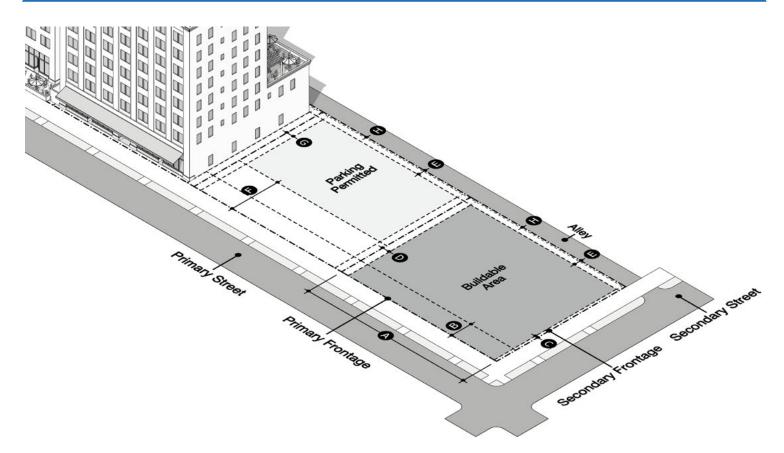
S	tructure Height (See Sec. 4	ł <b>0-69</b> )
I	Principal Building	6 stories max.
J	Accessory Structures	2.5 stories max.

See detailed requirements in Division 3: Sites and Buildings.

- <sup>1</sup> Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.
- <sup>2</sup>Accessory structures must not be located between the primary structure façade and the street.
- <sup>3</sup> Surface parking lots require an 8ft. min. side setback for landscape.
- <sup>4</sup>Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.
- <sup>5</sup> Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see Sec. 40-205(h)(7) Frontage Parking Lanes.

Table 17: T6.1 Low Intensity High-rise

#### Illustrated: Setback and Frontages Applied to a Common T6.1 Lot



L	ot Size and Occupation (Se	ee Sec. 40-66)
Α	Lot Width	16 ft. min.
	Lot coverage	90% max.
	Impervious surface	100% max.
	Frontage Occupation	80% min. primary; No min. secondary

S	Setbacks - Structures (See Sec. 40-67)					
	Principal Buildings			Accessory Structures <sup>2</sup>		
В	Primary Frontage	20 ft. max.	В	Primary Frontage	6 ft. min.	
С	Secondary Frontage	20 ft. max.	С	Secondary Frontage	6 ft. min.	
D	Side	0 or 5 ft. min.1	G	Side	0 or 5 ft. min.1	
Е	Rear	5 ft. min.	Е	Rear	5 ft. min.	
Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.	

n Rear (a	alley)	i it. min.	n Rea	ar (alley)	I IL. Min.	
Setback	s For Si	tes With and	d Witho	out an All	ey	
			//	,-/		1.
1			<		8 9	->-
Primary Si	Too.	Secondary Street	Seco	Pictary Street	S Primary Street	
0	> /			>	>	

Setbacks - Garages & Parking Lots (See Sec. 40-67)
--

F	Primary Frontage	Principal building setback + 20 ft. min. <sup>5</sup>
С	Secondary Frontage	6 ft. min.
G	Side (interior)	0 or 5 ft. min. <sup>1,3</sup>
Н	Rear (alley) 4	5 ft. max. or 20 ft. min.
Е	Rear	8 ft. min.

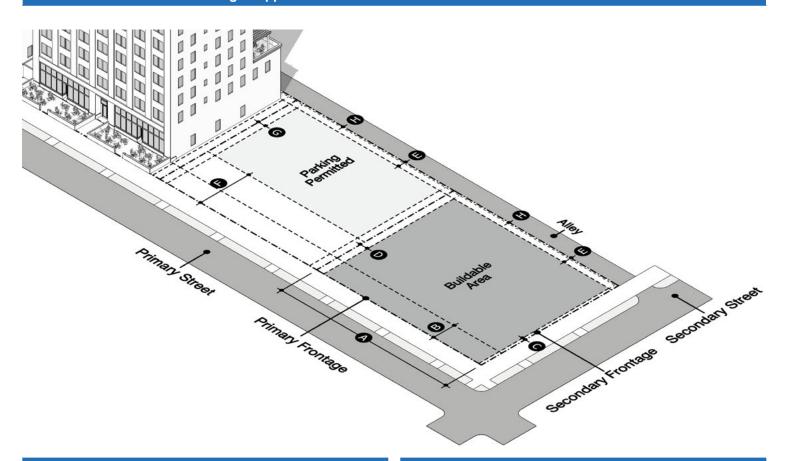
Structure Height (See Sec. 4		l <b>0-69</b> )
I	Principal Building	8 stories max.
J	Accessory Structures	2.5 stories max.

See detailed requirements in Division 3: Sites and Buildings.

- <sup>1</sup> Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.
- $^{2}\mbox{Accessory}$  structures must not be located between the primary structure façade and the street.
- <sup>3</sup> Surface parking lots require an 8ft. min. side setback for landscape.
- <sup>4</sup>Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.
- <sup>5</sup> Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see Sec. 40-205(h)(7) Frontage Parking Lanes.

Table 18: T6.2 Medium Intensity High-rise

#### Illustrated: Setback and Frontages Applied to a Common T6.2 Lot



L	Lot Size and Occupation (See Sec. 40-66)		
Α	Lot Width	16 ft. min.	
	Lot coverage	90% max.	
Impervious surface		100% max.	
	Frontage Occupation	80% min. primary; 40% min. secondary	

S	Setbacks - Structures (See Sec. 40-67)					
	Principal Bui	ldings		Accessory Structures		
В	Primary Frontage	20 ft. max.	В	Primary Frontage	15 ft. min.	
С	Secondary Frontage	20 ft. max.	С	Secondary Frontage	2 ft. min.	
D	Side	0 or 5 ft. min.1	G	Side	0 or 5 ft. min.1	
Е	Rear	5 ft. min.	Е	Rear	5 ft. min.	
Н	Rear (alley) 3	1 ft. min.	Н	Rear (alley) 3	1 ft. min.	

Н	Rear (alley) 3	1 ft. min.	Н	Rear (alley) 3	1 ft. min.
Se	etbacks For Si	tes With and	W	ithout an Alley	/
\!/ /	Annon Stage of the	Secondary Street	` \\\ \	Search Street	A Prince I dreed

Setbacks -	Garages 8	& Parking L	_ots (See	Sec. 40-67)
------------	-----------	-------------	-----------	-------------

	F	Primary Frontage	Principal building setback + 20 ft. min. <sup>4</sup>
	С	Secondary Frontage	6 ft. min.
ĺ	G	Side (interior)	0 or 5 ft. min. <sup>1,2</sup>
	Н	Rear (alley) 3	5 ft. max. or 20 ft. min.
	Е	Rear	8 ft. min.

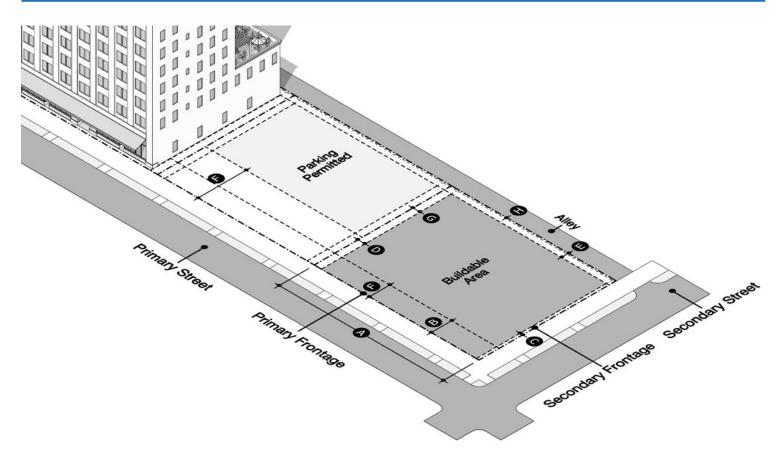
Si	Structure Height (See Sec. 40-69)				
I	Principal Building	10 stories max.			
J	Accessory Structures	2.5 stories max.			

See detailed requirements in Division 3: Sites and Buildings.

- $^{\rm 1}$  Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.
- <sup>2</sup> Surface parking lots require an 8ft. min. side setback for landscape.
- <sup>3</sup> Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.
- <sup>4</sup> Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see Sec. 40-205(h)(7) Frontage Parking Lanes.

Table 19: T6.3 High Intensity High-rise

#### Illustrated: Setback and Frontages Applied to a Common T6.3 Lot



ı	Lot Size and Occupation (See Sec. 40-66)				
Δ	Lot Width	16 ft. min.			
	Lot coverage	90% max.			
	Impervious surface	100% max.			
	Frontage Occupation	80% min. primary; 40% min. secondary			
		40.000			

Setbacks - Structures (See Sec. 40-67)						
	Principal Buil	ldings	Accessory Structures			
В	Primary Frontage	20 ft. max.	В	Primary Frontage	15 ft. min.	
С	Secondary Frontage	20 ft. max.	С	Secondary Frontage	15 ft. min.	
D	Side	0 or 5 ft. min. <sup>1</sup>	G	Side	0 or 5 ft. min.1	
Е	Rear	5 ft. min.	Е	Rear	5 ft. min.	
Н	Rear (alley) 3	1 ft. min.	Н	Rear (alley) 3	1 ft. min.	

	ixeai (alley)	1 16. 111111.		ixeai (alley)	1 16. 111111.
Se	etbacks For S	Sites With and	d W	ithout an Alle	еу
\ \!\!\	Tomora street	Secondary direct	/ / \ \ /	Secondary Street	S THOMAS CARONS

F	Primary Frontage	Principal building setback + 20 ft. min. <sup>4</sup>
С	Secondary Frontage	6 ft. min.
G	Side (interior)	0 or 5 ft. min. <sup>1,2</sup>
Н	Rear (alley) 3	5 ft. max. or 20 ft. min.
Е	Rear	8 ft. min.

Structure	Height	(See Sec.	40-69)

ı		12 max. Max. 25 stories in Tourist Activity Center
		·
J	Accessory Structures	2.5 stories max.

See detailed requirements in Division 3: Sites and Buildings.

- <sup>1</sup> Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.
- <sup>2</sup> Surface parking lots require an 8ft. min. side setback for landscape.
- <sup>3</sup> Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.
- <sup>4</sup>Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see Sec. 40-205(h)(7) Frontage Parking Lanes.