SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

City Council Format and Renaming

June 28, 2017

CODE NEXT

28-JUN-17

FORMAT OF ZONE DISTRICT PAGES

T4 Main Street

23-4D-2140 T4 Main Street (T4MS)

A. General Intent

To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form. Buildings shall have the following form characteristics:

- Attached or Semi-detached
- Small to Medium Lot Widths
- Block Form
- Small to No Front Setbacks
- Small to No Side Setbacks
- Up to 3 Stories
- Gallery, Shopfront, Terrace, Forecourt, and Lightwell Frontages, and Dooryard Frontage in Open Sub-Zone only

B. Sub-Zone

T4MS-Open Sub-Zone (T4MS-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.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

Neighborhood Commercial

23-4D-4060 Neighborhood Commercial (NC) Zone

A. General Intent

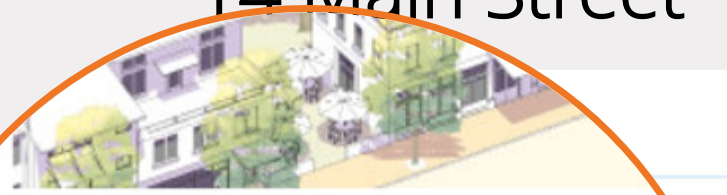
The NC Zone is the designation for low intensity neighborhood serving retail and office uses located within walking distance to residential neighborhoods. The NC Zone provides convenient access to daily services and neighborhood amenities for local residents. Residential uses are allowed in the NC-O Zone only. Site development standards and performance standards applicable to uses in an NC Zone are designed to ensure that the use is compatible and complementary in scale and appearance with a neighborhood environment.

B. Sub-Zones

NC-Limited (NC-L)

NC-Open (NC-O)

T4 Main Street



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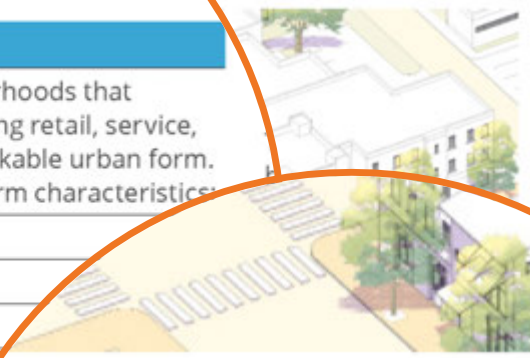

B. Sub-Zone

T4MS-Open Sub-Zone (T4MS-O)

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City of Austin Land Development Co

Neighborhood Commercial

23-4D-4060
Neighborhood Commercial (NC) Zone

23-4D-4060 Neighborhood Commercial (NC) Zone

A. General Intent

The NC Zone is the designation for low intensity neighborhood serving retail and office uses located within walking distance to residential neighborhoods. The NC Zone provides convenient access to daily services and neighborhood amenities for local residents. Residential uses are allowed in the NC-O Zone only. Site development standards and performance standards applicable to uses in an NC Zone are designed to ensure that the use is compatible and complementary in scale and appearance with a neighborhood environment.

B. Sub-Zones

NC-Limited (NC-L)

NC-Open (NC-O)

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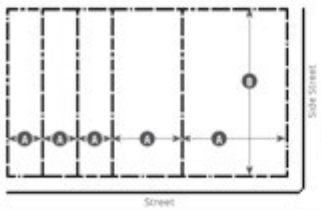
T4 Main Street

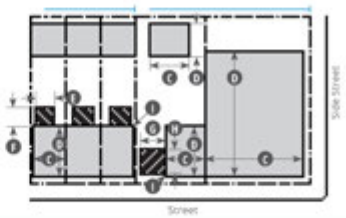
23-4D-2140
T4 Main Street (T4MS)

Transect Zones

Lot Diagram



Building Envelope Diagram



Key for Diagrams
- ROW / Lot Line
- Main Building Envelope
- Rear Building Envelope
- Side Building Envelope

C. Lot Size and Building Types

Building Type	Lot: Buildings per Lot (max.)	Lot: Units per Building (max.)	Lot: Width (min.) A	Lot: Depth (min.) B	Building Envelope (max.): Main Width C	Main Depth D	Rear Width E	Rear Depth F	Side Width, combined G	Side Depth H
Large House Form										
Rowhouse: Medium [1]	1	3	18'	100' [2]	28'	48'	14'	14'	4'	18'
Block Form										
Live/Work [1]	1	1	18'	100' [2]	28'	36'	14'	14'	4'	18'
Main Street	1	—	40'	100' [2]	125'	100'	N/A	N/A	N/A	N/A
Accessory Building Form										
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

[1] Only allowed in the open sub-zone. Shall be built in a run with a minimum of 3 and a maximum of 4 attached buildings. Entire run shall not exceed 75' in length.

[2] 75' when adjacent to alley.

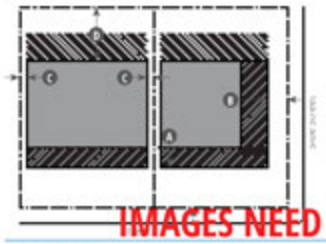
[3] Buildings wider than 100' shall be designed to read as a series of buildings no more than 75' each.

Key for Subsection D — N/A = Not Allowed — — = No Requirement

Neighborhood Commercial

23-4D-4060
Neighborhood Commercial (NC) Zone

Building Placement Diagram



Building Height Diagram

IMAGES NEED TO BE UPDATED

Key for Diagrams
- ROW / Lot Line
- Building Setback Line
- Buildable Area

C. Lot Size and Intensity

Lot Size	
Lot Size	5,750 sf min.

Intensity	Dwelling Units per Acre	Floor Area Ratio
Limited Subzone	n/a	0.5
Open Subzone without Affordable Housing Incentive	12	0.5
Open Subzone with Affordable Housing Incentive [2]	36	0.5

[1] Residential uses are not included in the calculation of a building FAR. Residential units are allowed in addition to maximum FAR.

[2] To receive density bonus, project must comply with Division 23-3E (Affordable Housing Incentives).

D. Building Placement

Setback Minimum (Distance from ROW / Lot Line)	Front A	Side St. B	Side C	Rear D
Minimum	20'	15'	5'	5'
Except When Adjacent to Any Low to Medium Intensity Residential Zone and/or T3 Transect Zone.				
Lots ≤ 75' wide	15'	15'	10'	30'
Lots > 75' wide	15'	15'	20'	30'

E. Height

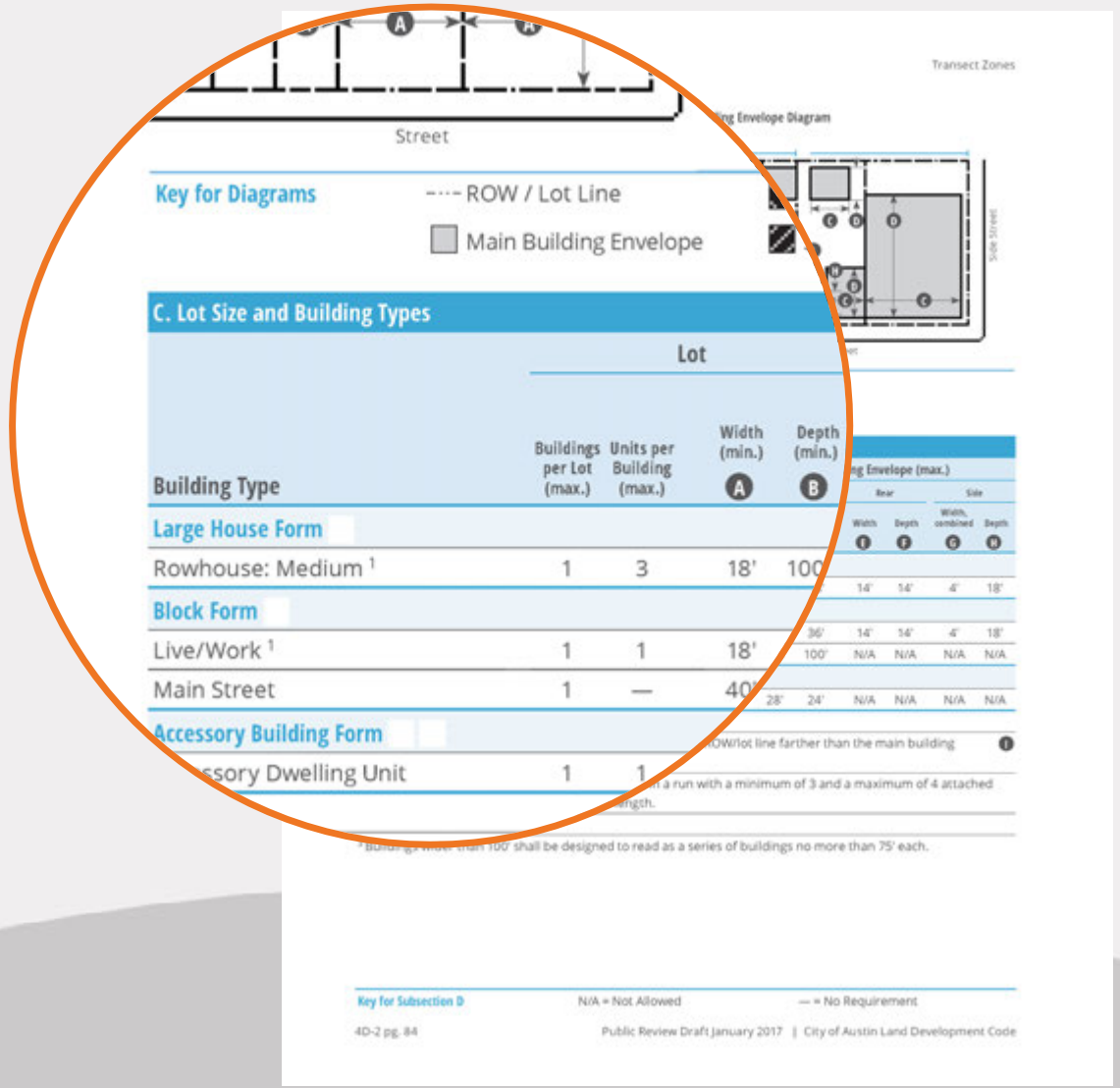
Building Height	Stories (max.)	Overall (max.) I
Height	2	35'

Building Height Stepback

Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property	Allowed Height
Within 50'	Less than or equal to 30'
Greater than 50'	Set by Zone Standards

T4 Main Street



Transect Zones

Key for Diagrams — ROW / Lot Line; Main Building Envelope

C. Lot Size and Building Types

Building Type	Lot: Buildings per Lot (max.)	Units per Building (max.)	Width (min.) A	Depth (min.) B	Envelope (max.) Rear Width I	Rear Depth F	Side Width, combined G	Side Depth H
Large House Form								
Rowhouse: Medium [1]	1	3	18'	100'	14'	14'	4'	18'
Block Form								
Live/Work [1]	1	1	18'	36' / 100'	14' / N/A	14' / N/A	4' / N/A	18' / N/A
Main Street	1	—	40'	28'	24'	N/A	N/A	N/A
Accessory Building Form								
Accessory Dwelling Unit	1	1						

Key for Subsection D: N/A = Not Allowed; — = No Requirement

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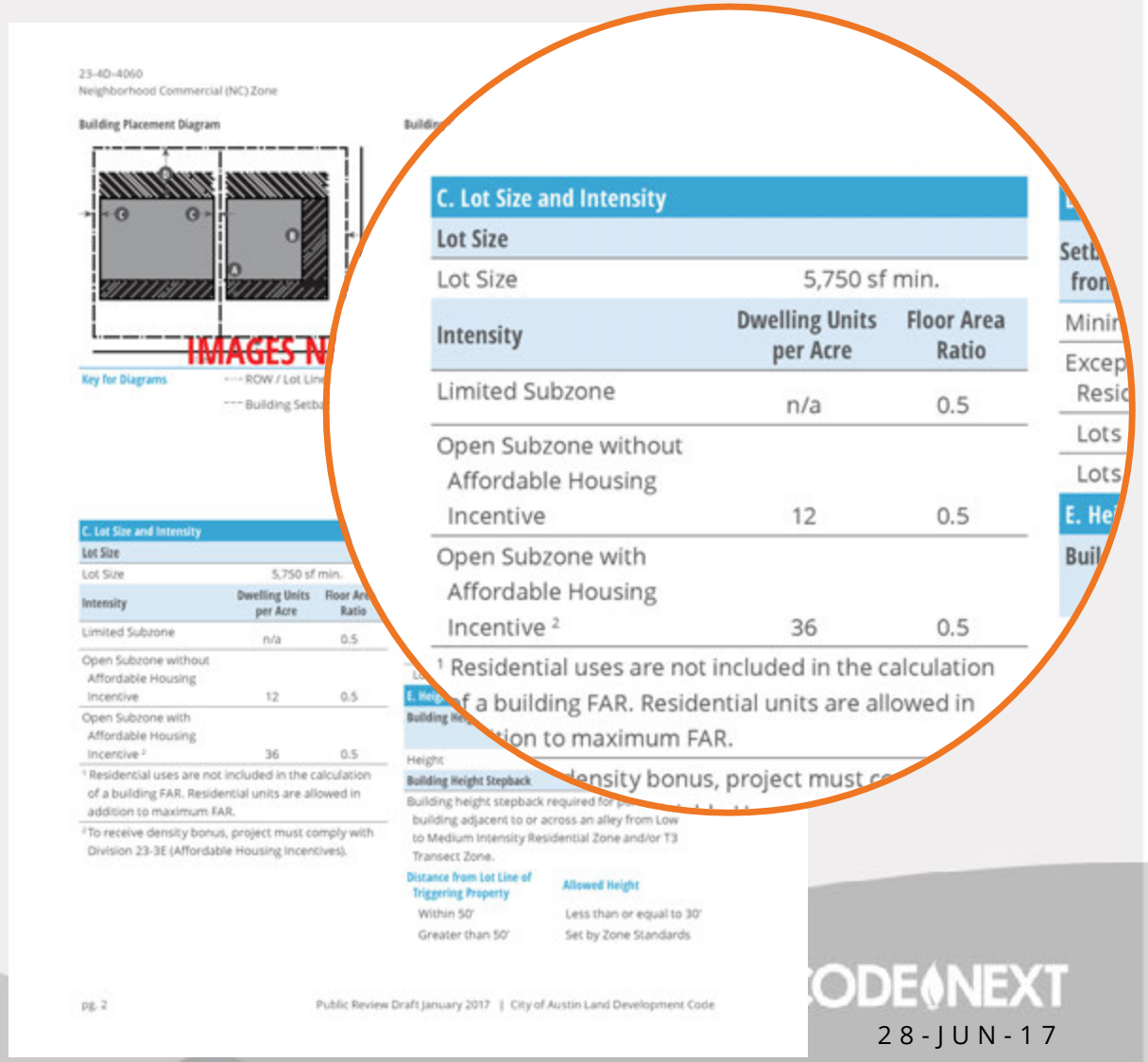
Neighborhood Commercial



23-4D-4060
Neighborhood Commercial (NC) Zone

Building Placement Diagram

IMAGES N

Key for Diagrams: ROW / Lot Line; Building Setb

C. Lot Size and Intensity

Lot Size		
Lot Size	5,750 sf min.	
Intensity	**Dwelling Units per Acre**	**Floor Area Ratio**
Limited Subzone	n/a	0.5
Open Subzone without Affordable Housing Incentive	12	0.5
Open Subzone with Affordable Housing Incentive [2]	36	0.5

[1] Residential uses are not included in the calculation of a building FAR. Residential units are allowed in addition to maximum FAR.

[2] To receive density bonus, project must comply with Division 23-3E (Affordable Housing Incentives).

Building Height Stepback

Building height stepback required for building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property	Allowed Height
Within 50'	Less than or equal to 30'
Greater than 50'	Set by Zone Standards

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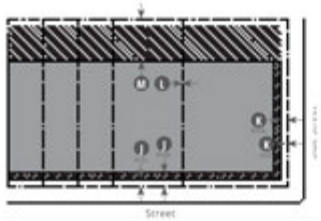
T4 Main Street

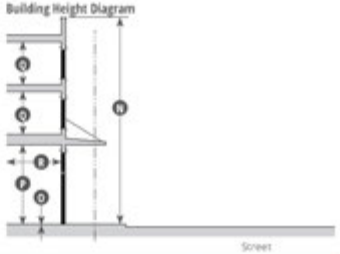
Transect Zones

23-4D-2140
T4 Main Street (T4MS)

Building Placement Diagram



Building Height Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line
- Buildable Area
- Facade Zone
- Accessory Building or Structure Only

D. Building Placement

Setback (Distance from ROW / Lot Line)	Front [1]	Side St. [1]	Side	Rear [2]
Primary Building				
Minimum	5'	5'	0'	30'
Maximum	10'	10'	—	—
Accessory Building or Structure				
Minimum	75'	5'	0'	5'
Primary Building Facade within Facade Zone				
Front	75% min.			
Side Street	65% 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] 5' when adjacent to alley.

E. Height

Building Height	Stories (max.)	To Eave/ Parapet (max.)	Overall (max.)
Primary Building	3	45'	55'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	—

Primary Building

Ground Floor Finish Level [3, 4]

Height above Curb		
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 [3]

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

Depth

Ground Floor Space	30' min.	

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

[4] 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

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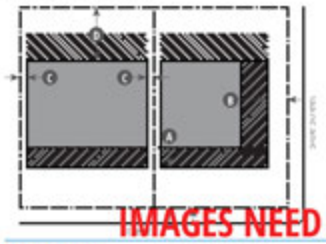
Neighborhood Commercial

23-4D-4060
Neighborhood Commercial (NC) Zone

Building Placement Diagram



Building Height Diagram

IMAGES NEED TO BE UPDATED

Key for Diagrams

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- Building Setback Line
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C. Lot Size and Intensity

Lot Size		
Lot Size	5,750 sf min.	
Intensity	**Dwelling Units per Acre**	**Floor Area Ratio**
Limited Subzone	n/a	0.5
Open Subzone without Affordable Housing Incentive	12	0.5
Open Subzone with Affordable Housing Incentive [2]	36	0.5

[1] Residential uses are not included in the calculation of a building FAR. Residential units are allowed in addition to maximum FAR.

[2] To receive density bonus, project must comply with Division 23-3E (Affordable Housing Incentives).

D. Building Placement

Setback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	20'	15'	5'	5'
Except When Adjacent to Any Low to Medium Intensity Residential Zone and/or T3 Transect Zone.				
Lots ≤ 75' wide	15'	15'	10'	30'
Lots > 75' wide	15'	15'	20'	30'

E. Height

Building Height	Stories (max.)	Overall (max.)
Height	2	35'

Building Height Stepback

Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property	Allowed Height
Within 50'	Less than or equal to 30'
Greater than 50'	Set by Zone Standards

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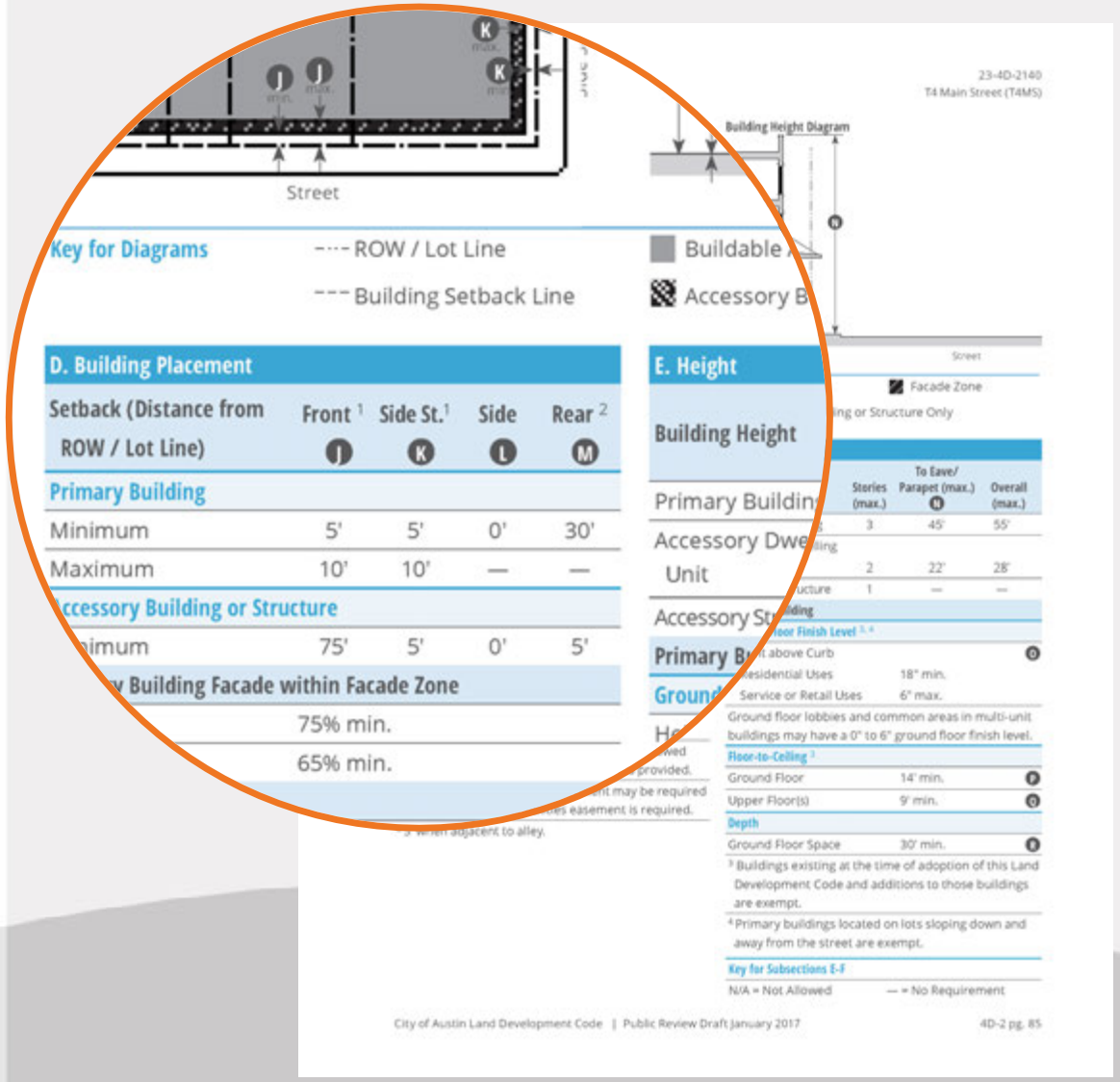
T4 Main Street



23-4D-2140
T4 Main Street (T4MS)

Street

Building Height Diagram

Key for Diagrams
---- ROW / Lot Line
--- Building Setback Line
Buildable
Accessory B

D. Building Placement	Front [1]	Side St.[1]	Side	Rear [2]
Setback (Distance from ROW / Lot Line)	J	K	L	M
Primary Building				
Minimum	5'	5'	0'	30'
Maximum	10'	10'	—	—
Accessory Building or Structure				
Minimum	75'	5'	0'	5'
Building Facade within Facade Zone				
	75% min.			
	65% min.			

E. Height	Stories (max.)	To Eave/ Parapet (max.) N	Overall (max.)
Building Height			
Primary Building	3	45'	55'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	—

Facade Zone

Floor Finish Level [3, 4]
Ground Floor above Curb O
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 [3]
Ground Floor 14' min. P
Upper Floor(s) 9' min. Q

Depth
Ground Floor Space 30' min. R

[3] Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.
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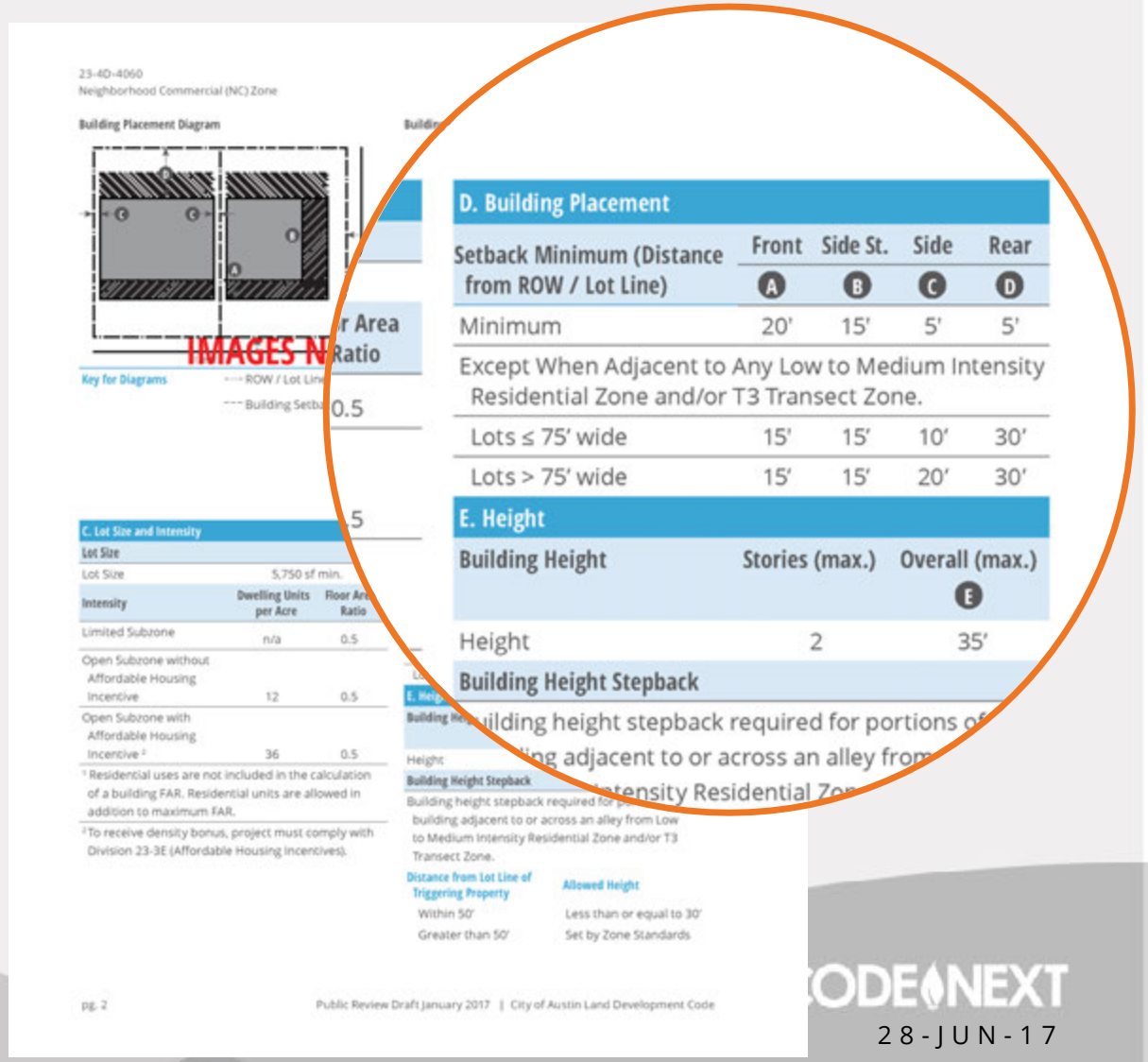
Neighborhood Commercial



23-4D-4060
Neighborhood Commercial (NC) Zone

Building Placement Diagram

IMAGES N

Key for Diagrams
---- ROW / Lot Line
--- Building Setba

D. Building Placement	Front	Side St.	Side	Rear
Setback Minimum (Distance from ROW / Lot Line)	A	B	C	D
Minimum	20'	15'	5'	5'
Except When Adjacent to Any Low to Medium Intensity Residential Zone and/or T3 Transect Zone.				
Lots ≤ 75' wide	15'	15'	10'	30'
Lots > 75' wide	15'	15'	20'	30'

E. Height	Stories (max.)	Overall (max.)
Building Height		E
Height	2	35'

Building Height Stepback

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ng adjacent to or across an alley from
tensity Residential Zo

C. Lot Size and Intensity	Dwelling Units per Acre	Floor Area Ratio
Lot Size		
Lot Size	5,750 sf min.	
Limited Subzone	n/a	0.5
Open Subzone without Affordable Housing Incentive	12	0.5
Open Subzone with Affordable Housing Incentive [2]	36	0.5

[1] Residential uses are not included in the calculation of a building FAR. Residential units are allowed in addition to maximum FAR.
[2] To receive density bonus, project must comply with Division 23-3E (Affordable Housing Incentives).

Building Height Stepback
Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property	Allowed Height
Within 50'	Less than or equal to 30'
Greater than 50'	Set by Zone Standards

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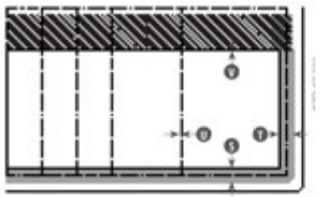
T4 Main Street

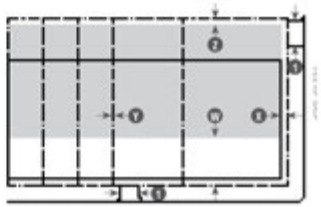
23-4D-2140
T4 Main Street (T4MS)

Transect Zones

Encroachments Diagram



Parking Diagram



Building Setback Line

Accessory Building or Structure Only

F. Encroachments

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

G. Frontages

Private Frontage Type	Front	Side St.	Standards
Dooryard [1]	A	A	23-2D-1080
Terrace	A	A	23-2D-1100
Lightwell [2]	A	A	23-2D-1110
Shopfront	A	A	23-2D-1120
Forecourt	A	A	23-2D-1120
Gallery	A	A	23-2D-1130

[1] Allowed only in T4MS-Open sub-zone.

[2] Allowed only when necessary to accommodate grade change.

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

G. Frontages (continued)

Pedestrian Access

Pedestrian entrances must be provided at least every 50' along ground floor street facade and side street facade.

H. Parking

Setback	Front W	Side St. X	Side Y	Rear Z
Minimum	35'	5'	2'	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.

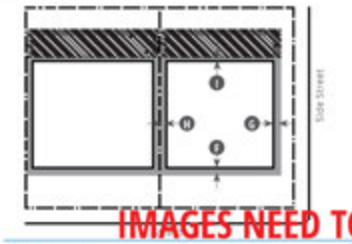
Key for Subsections G-H

A = Allowed N/A = Not Allowed

Neighborhood Commercial

23-4D-4060
Neighborhood Commercial (NC) Zone

Encroachments Diagram



IMAGES NEED TO BE UPDATED

Key for Diagrams ROW / Lot Line Encroachment Parking Area

Building Setback Line

F. Encroachments

Encroachment Type	Front (max.) F	Side St. (max.) G	Side (max.) H	Rear (max.) I
Architectural Features [1]	2'	2'	2'	2'
Uncovered Steps, Porch, or Stoop [2]	3'	3'	3'	3'

See also Section 23-4E-7050 (Encroachments)

[1] Does not apply to a feature required for a passive energy design. See ramp exceptions 23-4E-7050(B)(7).

[2] A maximum 3' above ground.

Height Encroachment

See Section 23-4E-7050(C) (Encroachments Above Maximum Height)

G. Frontages

None

H. Parking Location

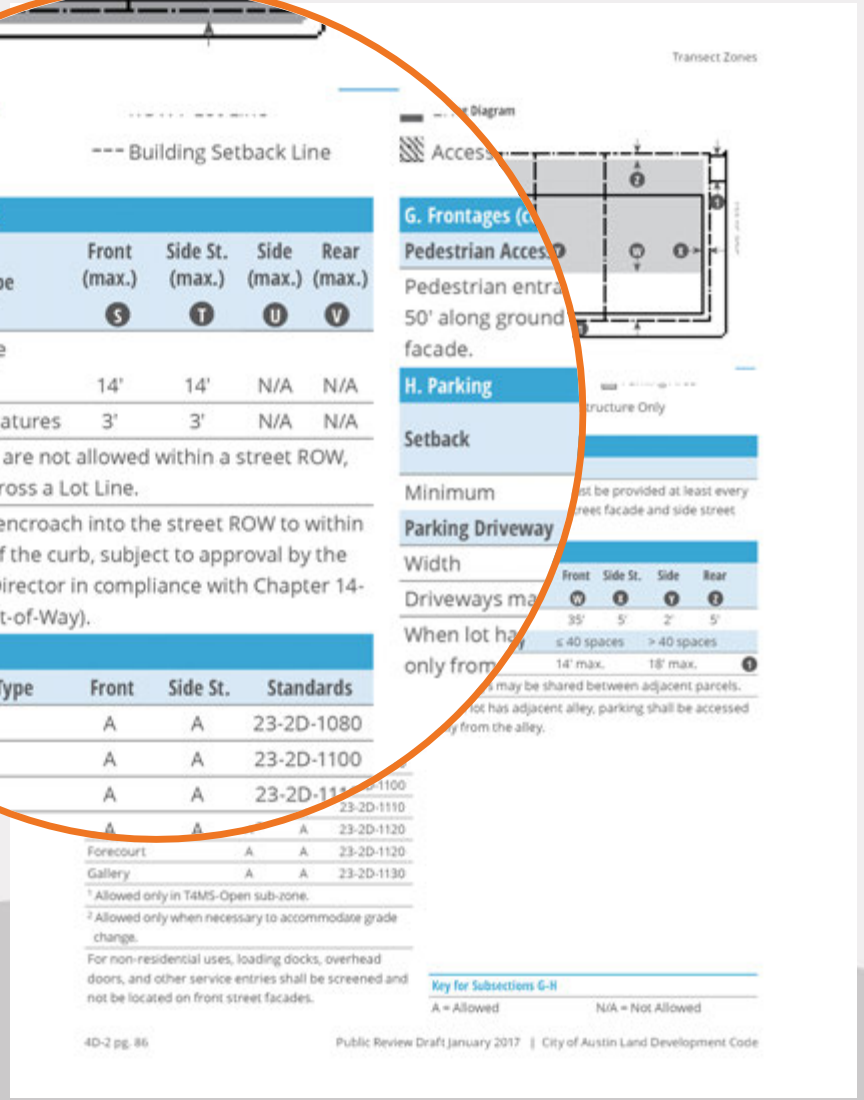
None

I. Impervious Cover

Impervious Cover	% (max.)
Impervious Cover	60% [1]
Building Cover	40%

[1] The maximum impervious coverage may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.

T4 Main Street



Transect Zones

--- Building Setback Line

F. Encroachments				
Encroachment Type	Front (max.) S	Side St. (max.) T	Side (max.) U	Rear (max.) V
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).

G. Frontages			
Private Frontage Type	Front	Side St.	Standards
oryard [1]	A	A	23-2D-1080
	A	A	23-2D-1100
	A	A	23-2D-111
	A	A	A
Forecourt	A	A	23-2D-1120
Gallery	A	A	23-2D-1130

[1] Allowed only in T4MS-Open sub-zone.

[2] Allowed only when necessary to accommodate grade change.

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

Diagram

Access

G. Frontages (

Pedestrian Acces

Pedestrian entra

50' along ground

facade.

H. Parking

Setback

Minimum

Parking Driveway

Width

Driveways ma

When lot ha

only from

tructure Only

st be provided at least every

reet facade and side street

	Front	Side St.	Side	Rear
	35'	5'	2'	5'

	≤ 40 spaces	> 40 spaces
	14' max.	18' max.

may be shared between adjacent parcels.

lot has adjacent alley, parking shall be accessed from the alley.

Key for Subsections G-H

A = Allowed N/A = Not Allowed

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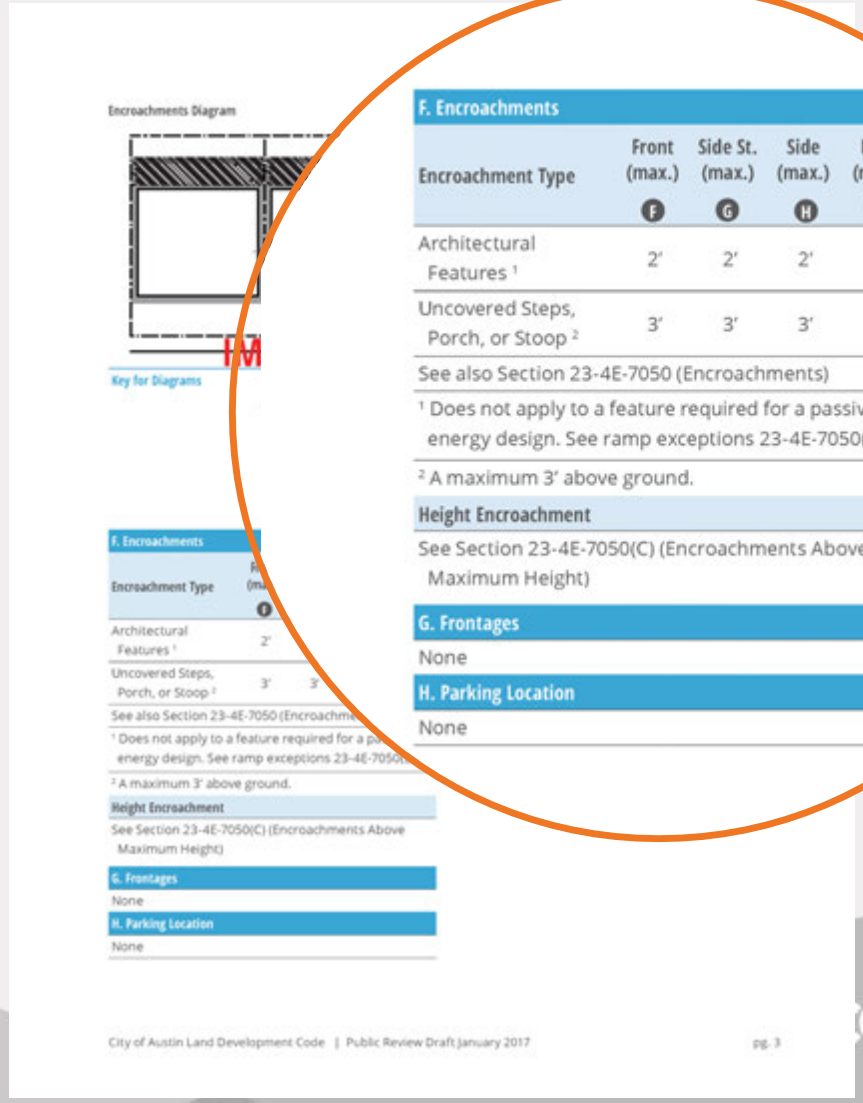
Neighborhood Commercial



Encroachments Diagram

Key for Diagrams

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Encroachment Type	Front (max.) F	Side St. (max.) G	Side (max.) H	Rear (max.) I
Architectural Features [1]	2'	2'	2'	2'
Uncovered Steps, Porch, or Stoop [2]	3'	3'	3'	3'

See also Section 23-4E-7050 (Encroachments)

[1] Does not apply to a feature required for a passive energy design. See ramp exceptions 23-4E-7050(B)(7).

[2] A maximum 3' above ground.

Height Encroachment

See Section 23-4E-7050(C) (Encroachments Above Maximum Height)

G. Frontages

None

H. Parking Location

None

Imperv

Building

[1] The maxi

attainable

trees, water

the project s

comply with

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T4 Main Street

Transect Zones

23-4D-2140
T4 Main Street (T4MS)

I. Impervious Cover

Impervious Cover	% (max.)	Standards
Impervious Cover	80%	23-3D-3
Building Cover	70%	

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.

J. Required Open Space

Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Common	15'	15'	100 sf
Common (Rowhouse or Live/Work only)	8'	8'	80 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).

K. Signage

Total Signs	Number (max.)	
Building Signs	1 per building	
Ground Signs	1 per primary 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
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
Ground Signs		
Landscape Wall [1]	1 per building	23-8B
Yard [1]	1 per building	23-8B

Notes

See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.

[1] Not allowed for residential uses.

L. 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).

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Neighborhood Commercial

23-4D-4060
Neighborhood Commercial (NC) Zone

J. Open Space

Private personal	None required
Common open space	5% gross site area [1]
Civic open space	See Section 23-4C-1070

[1] On sites 3 acres or larger, see 23-4D-4050(G).

K. Signage

See Chapter 23-8

L. Additional Standards

Landscaping

Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:

Front or Side Street	
Lots ≤ 75' wide	None required
Lots > 75' wide	Quantity and location of planting within front or side street setback must meet the standards established in Division 23-4E-4 (Landscape).

Side or Rear	Depth (min.)
Lots ≤ 75' wide	First 10' of building setback
Lots > 75' wide	First 20' of building setback

Building and Parking Lot Landscaping

For Lots > 75' wide: Foundation Planting Area for 75% of parking lot or parking aisle frontage.

1 story structure	10' min
Greater than one story	20' min

Planting Requirements and Additional Standards

See Division 23-4E-4 (Landscape)

Other Standards

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).
Outdoor Lighting	See Division 23-4E-2

M. Additional Compatibility Standards

Property adjacent to a Rural Residential (RR), or Very Low Density Residential (VLDR) Zone; and a development that exceeds a height of 35 feet must comply with the following standards:

- A building's exterior glass is required to be either clear or lightly tinted; and
- Exterior light illuminating a building above the second floor is prohibited.

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T4 Main Street

23-4D-2140
T4 Main Street (T4MS)

I. Impervious Cover		
Impervious Cover	% (max.)	Standards
Impervious Cover	80%	23-3D-3
Building Cover	70%	
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.		

J. Required Open Space			
Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Common	15'	15'	100 sf
Common (Rowhouse or Live/Work only)	8'	8'	80 sf

K. Sig	Number (max.)
Total Sig	1 per building
Building S	1 per primary building
Ground Sig	Number (max.) / Standards
Sign Types	1 per awning / 23-8B
Building Signs	per building / 23-8B
Awning/Canop	per establishment / 23-8B
Directory [1]	per establishment / 23-8B
Hanging [1]	per establishment / 23-8B
Projecting [1]	per building / 23-8B
Wall [1]	per building / 23-8B
Wall Mural [1]	gnage) for exempt and temporary nd additional standards.
Window [1]	sidential uses.
Ground Si	See Article 23-10E (Drainage).
Lands	See Article 23-3D (Water Quality).
Yar	See Article 23-3C (Tree and Natural Area Protection).
	See Division 23-4E-4 (Landscape).

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Neighborhood Commercial

23-4D-4060
Neighborhood Commercial (NC) Zone

J. Open Space	
Private personal	None required
Common open space	5% gross site area[1]
Civic open space	See Section 23-4C-1070
[1] On sites 3 acres or larger, see 23-4D-4050(G).	

K. Signage
See Chapter 23-8

L. Additional Standards	
Landscaping	
Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:	
Front or Side Street	
Lots ≤ 75' wide	None required
> 75' wide	Quantity and location of planting within fro street seth

J. Open Space	
Private personal	None required
Common open space	5% gross site area[1]
Civic open space	See Section 23-4C-1070
[1] On sites 3 acres or larger, see 23-4D-4050(G).	

K. Signage
See Chapter 23-8

L. Additional Standards	
Landscaping	
Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:	
Front or Side Street	
Lots ≤ 75' wide	None required
Lots > 75' wide	Quantity a planting w street setb the standa Division 23-
Side or Rear	Depth (min.)
Lots ≤ 75' wide	First 10' of build
Lots > 75' wide	First 20' of buildin
Building and Parking Lot Landscaping	
For Lots > 75' wide: Foundation Planting Area fo of parking lot or parking aisle frontage.	
1 story structure	10' min
Greater than one story	20' min
Planting Requirements and Additional Standards	
See Division 23-4E-4 (Landscape)	
Other Standards	
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).
Outdoor Lighting	See Division 23-4E-2

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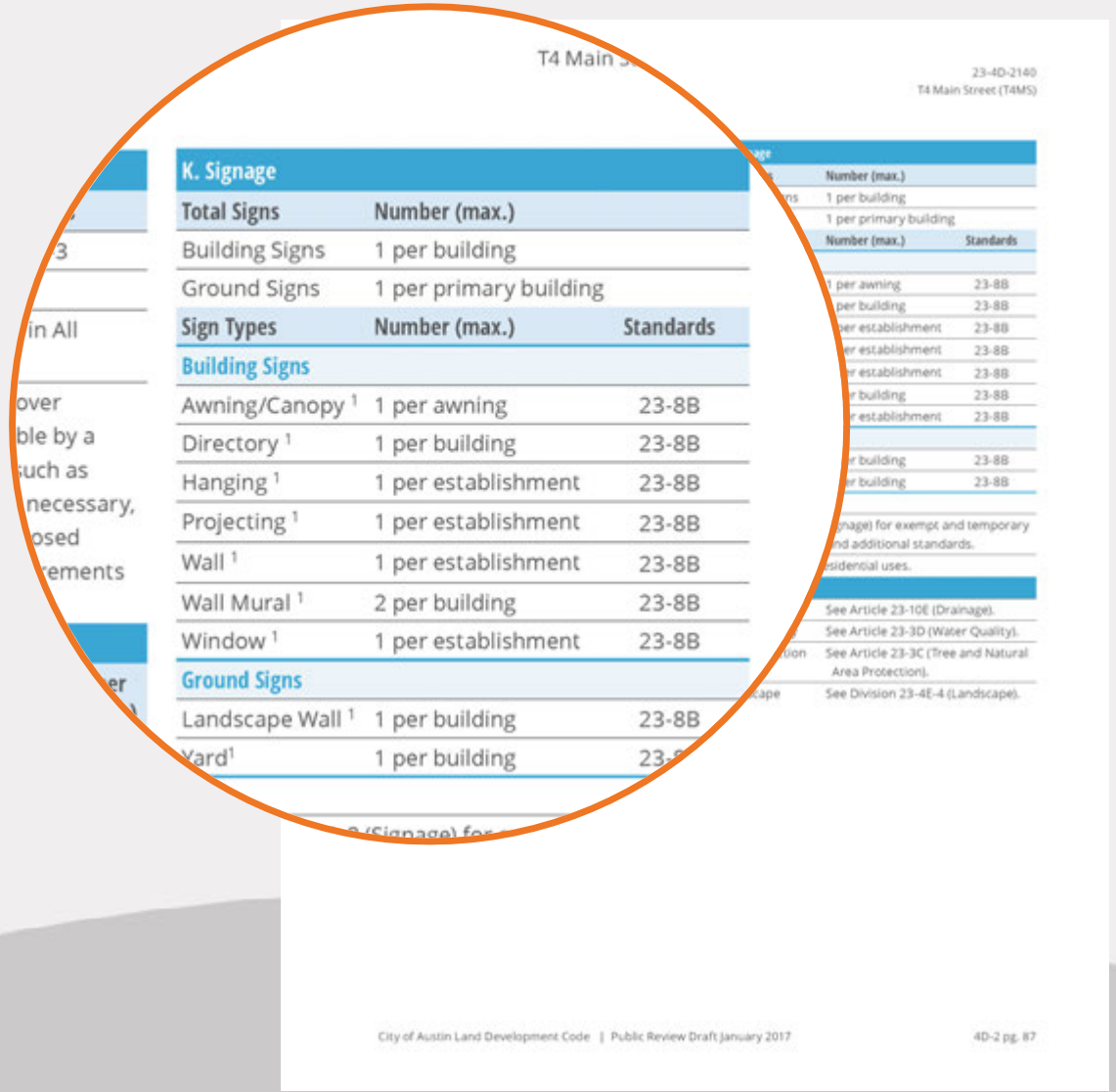
T4 Main Street



T4 Main S…

23-4D-2140
T4 Main Street (T4MS)

K. Signage		
Total Signs	Number (max.)	
Building Signs	1 per building	
Ground Signs	1 per primary 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
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
Ground Signs		
Landscape Wall [1]	1 per building	23-8B
Yard[1]	1 per building	23-…

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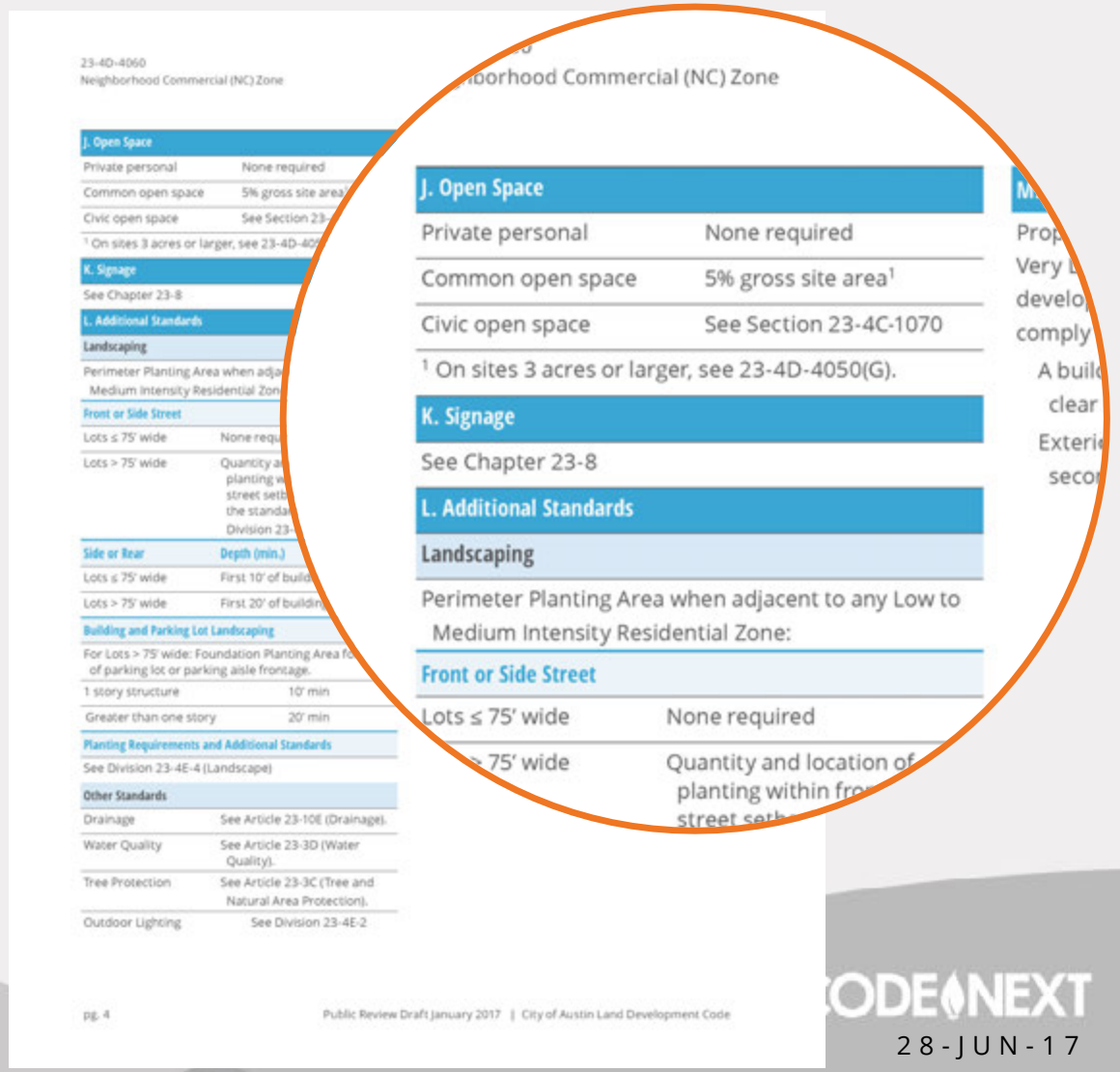
Neighborhood Commercial



23-4D-4060
Neighborhood Commercial (NC) Zone

…borhood Commercial (NC) Zone

J. Open Space	
Private personal	None required
Common open space	5% gross site area[1]
Civic open space	See Section 23-4C-1070

[1] On sites 3 acres or larger, see 23-4D-4050(G).

K. Signage	
See Chapter 23-8	

L. Additional Standards	
Landscaping	
Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:	
Front or Side Street	
Lots ≤ 75' wide	None required
… > 75' wide	Quantity and location of planting within fro… street seth…

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CODE NEXT

T4 Main Street

Consolidated Land Use Tables

Consolidated Parking Tables

Neighborhood Commercial

Consolidated Land Use Tables

Consolidated Parking Tables

RENAMING AND ORGANIZATION

Transect Zones	Non-Transect Zones
T3NE	LDR
T3N	LMDR

ZONE NAMES AND ORGANIZATION

RR	R1	R2	R3	R4
Rural Residential	**One** Unit By-Right *	Up to **Two** Units By-Right *	Up to **Three** Units By-Right *	Up to **Four** Units By-Right *
RR	**R1A** (SF1 / VLDR)	**R2A** (SF2 / LDR + FAR + TENT + CORNER DUPLEX)	**R3A** (SF3 / LMDR)	**R4A** (MF1,MF2, MF3 / T4N.IS, T4N.SS, T4N.DS)
	R1B (SF2 / LDR)		**R3B** (SF3 / LMDR + FAR + TENT)	
	R1C (SF2 / LDR + FAR + TENT)		**R3C** (SF3 / T3NE)	
	R1D (SF4 / LMDR SMALL LOT)		**R3D** (SF3 / T3N)	
	R1E (SF4 / LMDR SMALL LOT + FAR + TENT)			

*Note: Additional Units possible with MUP, CUP and/or Affordable Housing Incentives Program.

ZONE NAMES AND ORGANIZATION

RM1	RM2	RM3	RM4	RM5	RM6
RM1A* (MF1, MF2, MF3 / T4NC)	**RM2A*** (SF5, SF6 / MDR)	**RM3A*** (MF1, MF2 / MHDR)	**RM4A*** (MF3, MF4 / HDR)	**RM5A*** (MF4 / T5U, T5U.SS)	**RM6A*** (MF5, MF6 / VHDR)
RM1B* (MF2, MF3, MF4 / T5NC)	**RM2B*** (SF5, SF6 / MDR + FAR + Tent)				

*Note: Additional Units possible with Affordable Housing Incentives Program.

Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

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