

Permitted Uses within Transect Zones

Buildings in each Transect Zone shall conform to the uses listed in Table V-1. The uses listed shall be conducted within buildings and sites that meet the requirements of this code. No modifications or variances from the requirements of this section shall be allowed. Uses and activities must also conform to the performance of standards in 30-9.45.

Table V - 1: Permitted Uses Within Transect Zones

	See section	T-3	T-4					T-5	T-6
			R	OR	M1	C	M2		
RESIDENTIAL									
Single family house		P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P
Multiple family, small scale (2-4 units per building)	30-6.19	-	P	P	P	P	P	P	P
Multiple family dwelling	30-6.19	-	-	P	P	P	P	P	P
Accessory dwelling unit	30-6.41	-	P	P	P	P	P	-	-
Adult day care home	30-6.2	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-6.6	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-6.6	-	-	P	P	P	P	P	-
Dormitory (small)	30-6.8	-	P	P	P	P	P	-	-
Dormitory (large)	30-6.8	-	-	P	P	P	P	P	P
Family child care home	30-6.10	P	P	P	P	P	P	P	-
NON-RESIDENTIAL									
Alcoholic beverage establishment	30-6.3	-	-	-	-	P	P	P	P
Assisted living facility		-	-	P	P	P	P	P	P
Bed & Breakfast establishments	30-6.4	-	S	P	P	P	P	P	P
Business services		-	-	P	P	P	P	P	P
Car wash facilities	30-6.5	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P
Day care center	30-6.7	-	S	P	P	P	P	P	P
Drive-through facility	30-6.9	-	-	-	-	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	P	P	P	P
Farmers market	30-6.11	-	-	-	P	P	P	P	P
Food distribution for the needy	30-6.12	-	-	-	-	-	S	S	S
Funeral homes and crematories	30-6.13	-	-	-	-	-	P	P	P
Gasoline/alternative fuel station	30-6.14	-	-	-	S*	P	P	-	-

	See section	T-3	T-4					T-5	T-6
			R	OR	M1	C	M2		
Hotel		-	-	-	-	P	P	P	P
Itinerant food vendor	Ch. 19, Art. IV	-	-	-	-	P	P	P	P
Laboratory, medical & dental		-	-	P	P	P	P	P	P
Library		-	-	-	P	P	P	P	P
Light assembly, fabrication and processing	30-6.17	-	-	-	-	-	P	P	P
Mini-warehouse/self-storage	30-6.18	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	P	P	P	P	P	P
Office		-	-	P	P	P	P	P	P
Office- medical, dental, & other health related services		-	-	P	P	P	P	P	P
Parking, surface (principal use)	30-6.21	-	-	-	-	-	-	S	S
Parking, structured (principal use)	30-5.18.C	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	P	P	P
Personal services		-	-	S	P	P	P	P	P
Places of religious assembly	30-6.22	S	P	P	P	P	P	P	P
Public administration buildings		-	-	S	S	P	P	P	P
Public parks		S	S	P	P	P	P	P	P
Recreation, indoor		-	-	-	-	P	P	P	P
Recreation, outdoor		-	-	-	-	P	P	P	-
Research development & testing facilities		-	-	-	-	P	P	P	P
Residences for destitute people	30-6.24	-	-	-	-	-	S	S	S
Restaurant		-	-	S	P	P	P	P	P
Retail sales		-	-	S	P	P	P	P	P
School, elementary, middle & high (public & private)	30-6.26	S	S	P	P	P	P	P	P
Scooter and electric golf cart sales	30-6.27	-	-	-	-	P	P	P	-
Social service facilities	30-6.30	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	P	P	P	P	P	P
Vehicle sales and rental (no outdoor display)	30-6.32	-	-	-	-	P	P	P	P
Vehicle services	30-6.33	-	-	-	-	P	P	-	-
Vehicle repair	30-6.33	-	-	-	-	P	-	-	-
Veterinary services	30-6.34	-	-	P	P	P	P	P	P
Vocational/Trade school		-	-	-	S	P	P	P	P
Wireless communication services		See 30-6.35							

* When located along a Type 3 Urban Street.

Building Form Standards in Transect Zones

Table V-2 contains the building form standards, which determine the location, scale and massing of buildings. The standards apply to all buildings within the transect zones, except for civic buildings, which are exempt from certain standards. **Error! Reference source not found.** through **Error! Reference source not found.** contain a description of each standard, supplemental regulations, and the exceptions applicable to civic buildings.

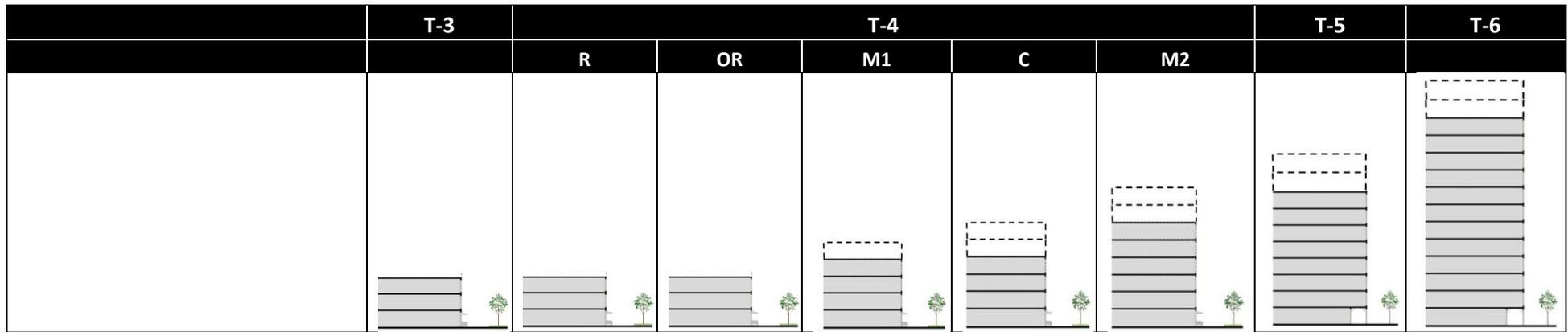
Table V - 2: T-Zone Development Standards

	T-3	T-4			T-5	T-6		
		R	OR	M1	C	M2		
A. BLOCK STANDARDS								
Block Perimeter (max. feet)	2,600'	2,600'			2,000'	1,600'		
B. LOT CONFIGURATION								
Lot Width (min. feet)	34'	18'			18'	18'		
C. DEVELOPMENT INTENSITY								
Non-Residential Building Coverage (max.)	60%	80%			90%	100%		
Residential Density by right/with SUP* (max. units per acre)	8	15	20	50/60	50/60	100/125	150/175	200/225
Non-Residential Ground Floor Area (max sq. ft. per building)	NA	NA	5,000	10,000	20,000**	NA	NA	NA
D. BUILDING FRONTAGE								
Primary Frontage (min.)	50%	60%			70%	80%		
Secondary Frontage (min.)	30%	40%			50%	60%		
E. BUILDING SETBACKS								
Street (min/max from curb)*** (min. landscape/min. sidewalk)								
Local	15' - 35' (5'/5')	15' - 20' (5'/5')			16' - 21' (5'/6')	15' - 20' (4'/6')		
Urban Type 1 & 2	NA	15' - 20' (5'/5')			16' - 21' (5'/6')	15' - 20' (4'/6')		
Urban Type 3	17' - 37' (6'/6')	17' - 27' (6'/6')			17' - 27' (6'/6')	NA		
Urban Throughway	NA	19' - 100' (8'/6')			19' - 100' (8'/6')	NA		
Side Setback (min.)	5'	5'	5'	10'	5'	0'	0'	0'
Rear Setback (min.)	15'	3' (alley) 10' (no alley)			3' (alley) 5' (no alley)	3' (alley) 0' (no alley)		

* See Section 30-5.8 for Development Compatibility standards and Section 30-5.7E for landscape zone and sidewalk requirements.

** May allow up to 50,000 square feet through the special use permit process.

*** Minimum landscape zone and public sidewalk widths shown in parentheses, respectively. In addition to the landscape zone and public sidewalk, a minimum 5-foot wide building frontage zone is required for all T-zones and street types.



F. BUILDING HEIGHT

Minimum feet	NA	NA	NA	NA	18	18	18	18
Maximum stories (by right ¹ /with bonus ²)	3	3	3	4/5	4/6	6/8	8/10	12/14
Maximum feet (by right/with bonus ²)	36	36	42	60/74	60/88	88/116	116/154	172/200

G. FLOOR HEIGHT

Minimum First Floor Height (residential/non-residential)	NA/10'	NA/12'	NA/12'	NA/12'	NA/12'	NA/15'	12'/15'	12'/15'
Minimum First Floor Elevation (residential only)	NA	NA	NA	1.5 ft.	NA	1.5 ft.	1.5 ft.	1.5 ft.

H. GLAZING

Non-residential 1st floor								
1	Urban Type	NA		50%			65%	65%
	All other street	NA		40%			50%	50%
Multi-family 1st floor		NA		30%			30%	30%
Non-res and multifamily upper floors		15%		15%			15%	15%

¹See Development Compatibility - Section 30-5.8 for Development Compatibility standards

²See Bonus System requirements – Section 30-5.9 Building Height Bonus system