

TABLE 3-1: TRANSECT STANDARDS SUMMARY

OS	T2	T3	T4-R T4-O	T5	SD-W	C
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Residential Density

Minimum, By Right ^{1,2}	n/a	1 unit / 20 ac.	6 units / ac.	12 units / ac.	24 units / ac.	n/a	n/a
Maximum, By Right ^{1,2}	n/a	1 unit / 20 ac.	8 units / ac.	36 units / ac. (R)	72 units / ac.	n/a	n/a

Building Placement

Front Build-to-Zone, or Setback	by warrant	20' min.	20' min., 48' max.	6' min., 18' max.	0' min., 10' max.	6' min., 40' max.	0' min.
Front Street Frontage Buildout	by warrant	n/a	40% min.	60% min.	80% min.	25% min.	by warrant
Side Street Frontage Buildout	by warrant	n/a	n/a	30% min.	40% min.	20% min.	by warrant
Side Street Build-to-Zone	by warrant	20' min.	12' min.	6' min. to 18' max.	0' min., 10' max.	6' min., 40' max.	0' min.
Interior Side Property Line Setback	by warrant	30' min.	8' min.	0' (Attached) 5' (Detached)	0' min.	15' min.	0' min.
Rear Setback (Lot or Alley)	by warrant	30' min.	12' min.	5' min.	5' min.	15' min	0' min.

Lot and Block Standards

Maximum Block Perimeter	n/a	by warrant	2,400 linear ft	2,000 linear ft	2,000 linear ft ³	3,000 linear ft	n/a
Lot Width	n/a	by warrant	50' min.	18' min., 100' max.	18' min., 180' max.	None	n/a
Lot Depth	n/a	by warrant	110' min.	80' min.	30' min.	None	n/a
Lot Coverage	by warrant	by warrant	60% max.	70% max.	90% max.	60% max.	by warrant

Building Heights

Principal Building	by warrant	2 Stories max.	2 Stories max.	3 Stories max.	5 Stories max.	3 Stories max.	by warrant
Ground Floor Elev. Above Sidewalk ⁴	by warrant	0' min.	24" min.	6" max. (Non-Res.) 24" min. (Res.)	6" max. (Non-Res.) 24" min. (Res.)	n/a	by warrant
Ground Floor Ceiling Height	by warrant	9' min.	9' min	12' min. (Non-Res.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	14' min.	by warrant
Upper Floor(s) Ceiling Height	by warrant	9' min.	9' min	9' min	9' min	14' min.	by warrant

Parking Location⁵

Front Setback	by warrant	12' min.	30' min.	30' min.	30' min.	40' min.	by warrant
Side Street Setback	by warrant	12' min.	12' min.	6' min.	5' min.	20' min.	by warrant
Interior Side Property Line Setback	by warrant	5' min.	8' min.	0' (Attached) 5' (Detached)	0' min.	5' min.	by warrant
Rear Setback	by warrant	5' min.	5' min.	5' min.	5' min. 0' min. (When Adjacent to Alley)	5' min.	by warrant

Allowed Frontages & Encroachments

Allowed Frontage Types	n/a	n/a	Common Yard, Porch	Shopfront (only in T4-R), Forecourt, Gallery, Porch, Stoop	Shopfront, Forecourt, Gallery, Stoop	n/a	n/a
Other Allowed Encroachments	n/a	n/a	Balconies, Bay Windows, Awnings, and Other Frontage Elements			n/a	n/a
Front Setback	n/a	n/a	12' max.	3' T4-O / 6' T4-R	12' max.	n/a	n/a
Side Street Setback	n/a	n/a	8' max.	3' max.	8' max.	n/a	n/a
Rear Setback	n/a	n/a	3' max.	3' max.	0' max.	n/a	n/a

Notes:

1. See Section 3.1.D for more information about density requirements.
2. Residential Density within the EADA Zone is 4 Dwelling Units per Acre.
3. 3,000 linear ft max. with parking structure
4. Lobbies for multi-family residential buildings shall have a 6" max. ground floor elevation above sidewalk or finished grade.
5. Parking Location applies to location of garage, surface parking lot, and parking structure.