



Some Common Specific Functions Allowed By Right:

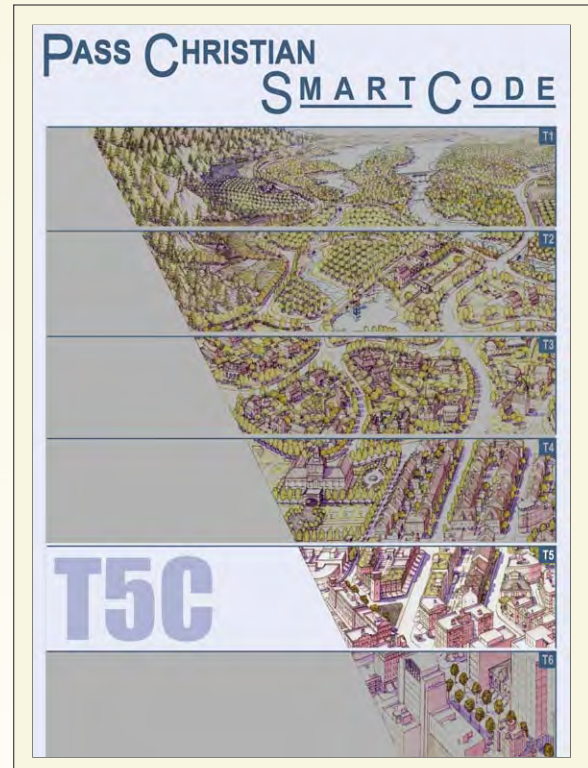
- Single-Family House with Outbuilding
- Duplex House
- Row House, Sideyard House
- Apartment Building
- Live-Work or Work-Live Unit
- Office Building
- Hotel
- Display Gallery
- Retail Building
- Restaurant
- Childcare Center
- Fire Station, Police Station
- Elementary School

For a more complete listing, refer to Table 10 of the city's SmartCode.

SMARTCODE ZONING OFFICE
 203 FLEITAS AVE.
 PASS CHRISTIAN, MS 39571

SMARTCODE

TRANSECT ZONE T5C



❧ T-ZONE DESCRIPTION ❧

This **fully mixed-use zone** is the intense core commercial district for the town. The by-right density maximum is 30 units per acre, increasable up to 45 units per acre through density bonuses and transfers within designated Receiving Areas (see the Planning Official for details).





Urban Center / Core, Transect Zone T-5C

The T5C Zone supports all mixed-use functions under the Open Intensity rules (see Table 11 of the city's SmartCode).

Height in the T5C Zone is limited to 4 stories max, with a 2-story minimum for the principal building (stepbacks may apply; see the Special Requirements Map for the Community Planning Area); outbuildings are limited to 2 stories max. T5C allows one Equivalent Housing Unit per 1,452 square feet of lot area. 1000 square feet of office or retail space counts as one Equivalent Housing Unit, as do 2 bedrooms of lodging or one independent residence.

Min. Lot Area 1,452 sq. ft.
Minimum Lot Width 18'
Maximum Lot Width 180'
Principal Building Setbacks:
Front 0' min., 12' max.
Side 0' min., 24' max.
Rear 3' min.

Note corner lots must satisfy a 0' minimum, 12' maximum side setback along the 2nd frontage.

Allowed Building Uses

Under Open Intensity rules, all parts of the two buildings permitted on each lot (principal and optional ancillary) may be used for allowed Functions, limited only by density limits and parking requirements. Ancillary Dwelling Units, if present, must be counted toward the density limit for the lot.

Automotive and Industrial uses are tightly restricted in this zone.

For a more complete description, refer to Tables 10 and 11 of the city's SmartCode.



| REQUIRED PARKING | |
|------------------|-----------------------------|
| Residential | 1.0 spaces per dwelling |
| Retail | 3.0 spaces per 1000 sq. ft. |
| Lodging | 1.0 spaces per bedroom |
| Office | 2.0 spaces per 1000 sq. ft. |
| Home Occupation | No additional spaces |

At locations with multiple functions (mixed use), the parking requirement may be reduced through the sharing factor. See Table 12 of the city's SmartCode and consult the Planning Official for assistance.

The SmartCode requires all parking to be at least 20' behind the façade wall of the principle building on a lot. For elevated buildings, parking underneath is permitted, but must be screened from the street, and entry must be from at least 20' behind the façade wall of the building.