



Some Common Specific Functions Allowed By Right:

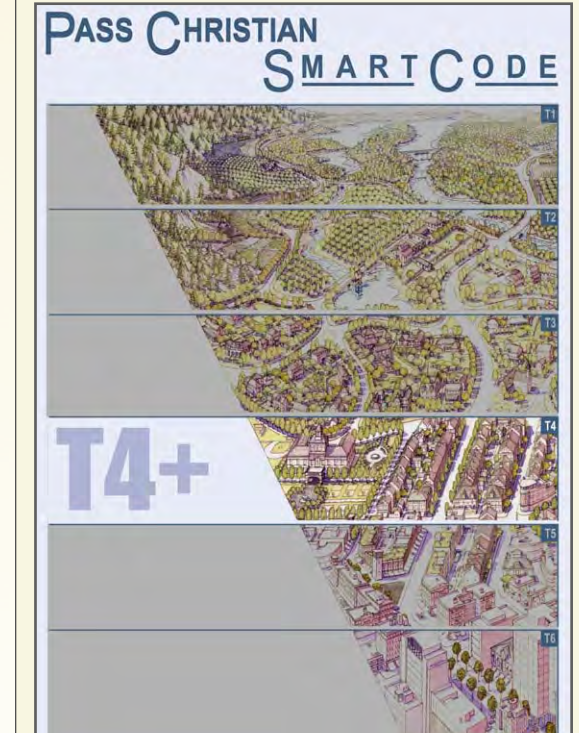
- Single-Family House with Outbuilding
- Duplex House
- Row House, Sideyard House, or Cottage Court
- Apartment Building
- Live-Work or Work-Live Unit
- Office Building
- Inn (up to 12 units)
- Display Gallery
- Retail Building
- Restaurant or Café
- Childcare Center
- Fire Station, Police Station
- 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 T4+



❧ T-ZONE DESCRIPTION ❧

This **mixed-use zone** forms the backbone of both commercial and high-density residential areas for neighborhoods, villages, and towns. Lots are generally smaller than in either T3 or T5 zones, with a by-right density maximum of 18 units per acre. Because the density limit is independent of whether detached or multifamily housing is built, the small-lot residential format common to older neighborhoods again



General Open Urban, Transect Zone T-4+

becomes viable and competitive. Multifamily building size is limited by the maximum lot frontage limit of 96 feet.

Zone T4+ is an intensively mixed-use zone characteristic of a strong neighborhood or village center. The building scale is generally smaller and more comfortable for common adjacent residential areas than the more commercial T5 zones, and buildings commonly have sloped roofs. Live-works, with shop space below and a shopkeepers quarters above, are common in this zone. First floors are commonly dedicated to retail, though office and even residential use is possible. Second floors are commonly used for office space or residential use, and third floors and under-attic space might typically contain residential quarters.



Height in the T4+ Zone is limited to 3 stories max for the principal building; 2 stories max for an outbuilding. T4+ allows one Equivalent Housing Unit per 2,420 square feet of lot area. An Independent Single-Family residence in T4+ with a dependent dwelling unit in an outbuilding is counted as one Equivalent Housing Unit. 1000 square feet of office or retail space counts as one Equivalent Housing Unit, as do 2 bedrooms of lodging.

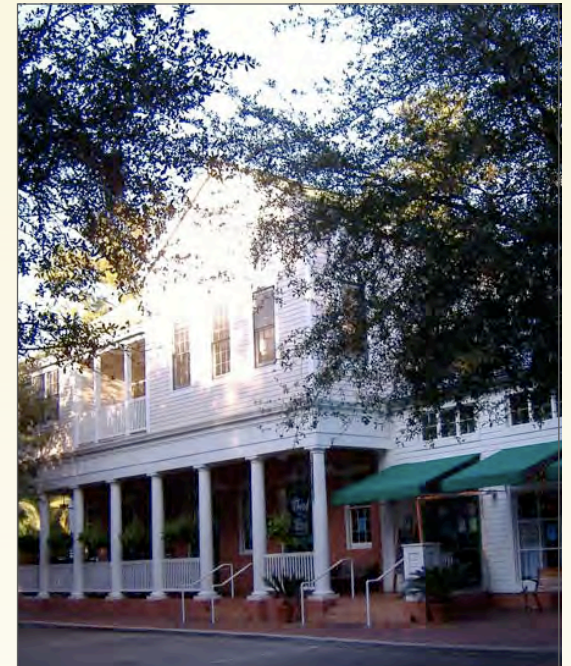
Min. Lot Area 2,420 sq. ft.
 Minimum Lot Width 18'
 Maximum Lot Width 96'
 Principal Building Setbacks:
 Front 0' min., 18' max.
 Side 0' min., 12' max.
 Rear 3' min.

Note corner lots must satisfy a 6' minimum, 12' maximum side setback along the 2nd frontage.

Allowed Building Uses

The T4+ Zone supports all mixed use functions, allowing Limited Residential, Open Retail, Open Office, and Limited Lodging functions (see Table 11 of the city's SmartCode). Open intensities mean Office and Retail usage are limited only by density limits and parking requirements; Limited Residential intensity allows both attached (multi-family) and single-family detached housing, with a dependent Ancillary Dwelling Unit ("granny flat" or guest house) permitted for a single-family residence. Home Occupation associated with a residence is permitted (no walk-in trade) and is not counted against a lot's density limit. Limited Lodging intensity permits an inn of up to 12 rooms.

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



REQUIRED PARKING

Residential	1.5 spaces per dwelling
Retail	4.0 spaces per 1000 sq. ft.
Lodging	1.0 spaces per bedroom
Office	3.0 spaces per 1000 sq. ft.
Home Occupation	1.5 spaces per dwelling

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.