

3.0 SPECIFIC TO SUBURBAN, URBAN, & URBAN CENTER TRANSECT ZONES (T3, T4, & T5)

Table 3A – T3, T4 & T5 Transect Zones: The metrics for each column of this table represents each the Suburban and Urban Transects as they currently exist, or as permitted.

	T3R	T3E	T4L
BUILDING FUNCTION			
Residential	Restricted	Restricted	Limited
Lodging	Restricted	Restricted	Limited
Office	Restricted	Restricted	Limited
Retail	Restricted	Restricted	Limited
BUILDING HEIGHT (maximum)			
Principal	2 stories	3 stories	3 stories
Outbuilding	2 stories	2 stories	2 stories
LOT REQUIREMENTS			
Width (minimum)	60 ft	90 ft.	45 ft.
Coverage (maximum)	40%	40%	60%
Size	7,260 sq. ft.	29,040 sq. ft.	4,500 sq. ft.
SETBACKS - PRINCIPAL BUILDING (minimum)			
Front	20 ft.	60 ft.	10 ft.
<i>Elevated more than 4 ft. above grade</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Secondary Frontage	10 ft.	15 ft.	10 ft.
<i>Elevated more than 4 ft. above grade</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Side	5 ft.	15 ft.	5 ft.
Rear	5 ft.	30 ft.	5 ft.
SETBACKS - OUTBUILDING (minimum)*			
Front	Rear Yard	Rear Yard	Rear Yard
Secondary	10 ft.	15 ft.	10 ft.
<i>Elevated more than 4 ft. above grade</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Side	5 ft.	10 ft.	5 ft.
Rear	5 ft.	10 ft.	5 ft.
SETBACKS - PRINCIPAL BUILDING (minimum)*			
Commercial or Mixed-Use Only			
Front	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Secondary	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Side	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Rear	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
*A setback of 5 ft or less <u>does not</u> exempt you from the requirements of the 2018 International Fire code.			

Table 3A continued

	T4+	T4C	T5C	T5H
BUILDING FUNCTION				
Residential	Limited	Limited	Open	Open
Lodging	Limited	Open	Open	Open
Office	Open	Open	Open	Open
Retail	Open	Open	Open	Open
BUILDING HEIGHT (maximum)				
Principal	3 stories	3 stories	4 stories	5 stories
Outbuilding	2 stories	2 stories	2 stories	2 stories
LOT REQUIREMENTS				
Width (minimum)	35 ft.	45 ft.	35 ft.	50 ft.
Coverage (maximum)	70%	90%	90%	90%
Size	3,000 sq. ft.	4,000 sq. ft.	2,500 sq. ft.	5,000 sq. ft.
FRONT YARD SETBACKS				
Front	10 ft.	10 ft.	5 ft.	5 ft.
<i>Elevated more than 4 ft. above grade</i>	<i>N/A</i>	<i>N/A</i>	<i>10 ft.</i>	<i>10 ft.</i>
Secondary Frontage	5 ft.	5 ft.	5 ft.	5 ft.
<i>Elevated more than 4 ft. above grade</i>	<i>N/A</i>	<i>N/A</i>	<i>10 ft.</i>	<i>10 ft.</i>
Side	5 ft.	5 ft.	5 ft.	5 ft.
Rear	5 ft.	5 ft.	5 ft.	5 ft.
REAR YARD SETBACKS				
Front	Rear Yard	Rear Yard	Rear Yard	Rear Yard
Secondary	5 ft.	5 ft.	5 ft.	5 ft.
<i>Elevated more than 4 ft. above grade</i>	<i>10 ft.</i>	<i>10 ft.</i>	<i>10 ft.</i>	<i>10 ft.</i>
Side	5 ft.	5 ft.	5 ft.	5 ft.
Rear	5 ft.	5 ft.	5 ft.	5 ft.
REAR SETBACKS				
Front	<i>N/A</i>	<i>N/A</i>	0 ft.	<i>N/A</i>
Secondary	<i>N/A</i>	<i>N/A</i>	0 ft.	<i>N/A</i>
Side	<i>N/A</i>	<i>N/A</i>	0 ft.	<i>N/A</i>
Rear	<i>N/A</i>	<i>N/A</i>	0 ft.	<i>N/A</i>
*A setback of 5 ft or less <u>does not</u> exempt you from the requirements of the 2018 International Fire code.				

4.0 SPECIAL DISTRICTS

Table 4A – Special Districts: The metrics for each column of this table represents each Special District as they currently exist, or as permitted. Special Districts that do not have provisions within this code shall be governed by the standards of the pre-existing zoning.

	SD-BB	SD-IM	SD-MU	SD-AO	SD-HH	SD-HB	SD-BE
	Big Box	Industrial Marine	Mixed Use	Auto Oriented	High Hazard	Harbor	Beach
BUILDING FUNCTION							
Residential	Prohibited	Prohibited	Open	PCA	Prohibited	Prohibited	Prohibited
Lodging	Prohibited	Prohibited	Open	Prohibited	Prohibited	Prohibited	Prohibited
Office	Permitted	Permitted	Open	Permitted	Permitted	Permitted	Prohibited
Retail	Permitted	Permitted	Open	Permitted	Permitted	Permitted	Prohibited
BUILDING HEIGHT (maximum)							
Principal	N/A	3 stories	3 stories	2 stories	2 stories	3 stories	N/A
Outbuilding	N/A	2 stories	2 stories	2 stories	2 stories	2 stories	N/A
LOT REQUIREMENTS							
Lot Width (minimum)	50 ft.	50 ft.	18 ft.	40 ft.	50 ft.	18 ft.	N/A
Lot Coverage (maximum)	90%	40%	70%	60%	60%	90%	N/A
SETBACKS - PRINCIPAL BUILDING (minimum)							
Front Setback	20 ft.	40 ft.	20 ft.	20 ft.	20 ft.	5 ft.	N/A
Side Setback	20 ft.	20 ft.	10 ft.	12 ft.	12 ft.	5 ft.	N/A
Rear Setback	20 ft.	30 ft.	5 ft.	12 ft.	12 ft.	5 ft.	N/A
BLOCK SIZE							
Block Perimeter	45,000 ft	6,000 ft.	2,400 ft.	3,000 ft.	3,000 ft.	N/A	N/A
BUILDING HEIGHT (maximum)							
Principal Building	N/A	3 stories	3 stories	3 stories	3 stories	2 stories	2 stories
Outbuilding	N/A	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
BASE RESIDENTIAL DENSITY							
By Right Limit	20 EHU/ac	15 EHU/ac	18 EHU/ac	12 EHU/ac	12 EHU/ac	18 EHU/ac	Prohibited
Absolute Limit	24 EHU/ac	15 EHU/ac	30 EHU/ac	12 EHU/ac	12 EHU/ac	PCA	Prohibited
Other Functions	100%	N/A	N/A	N/A	N/A	100%	Prohibited
PUBLIC FRONTAGES							
Avenue	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Boulevard	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Commercial Street	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited
Drive	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Highway	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Road	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Street	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
PRIVATE FRONTAGES							
Common Yard	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Porch & Fence	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Stoop	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited
Shopfront	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited
Gallery	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited
Arcade	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited