

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>	N/A	N/A	N/A
Secondary Frontage	10 ft.	15 ft.	10 ft.
<i>Elevated more than 4 ft. above grade</i>	N/A	N/A	N/A
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>	N/A	N/A	N/A
Side	5 ft.	10 ft.	5 ft.
Rear	5 ft.	10 ft.	5 ft.
SETBACKS - PRINCIPAL BUILDING (minimum)*			
Commercial or Mixed-Use Only			
Front	N/A	N/A	N/A
Secondary	N/A	N/A	N/A
Side	N/A	N/A	N/A
Rear	N/A	N/A	N/A
*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.				