

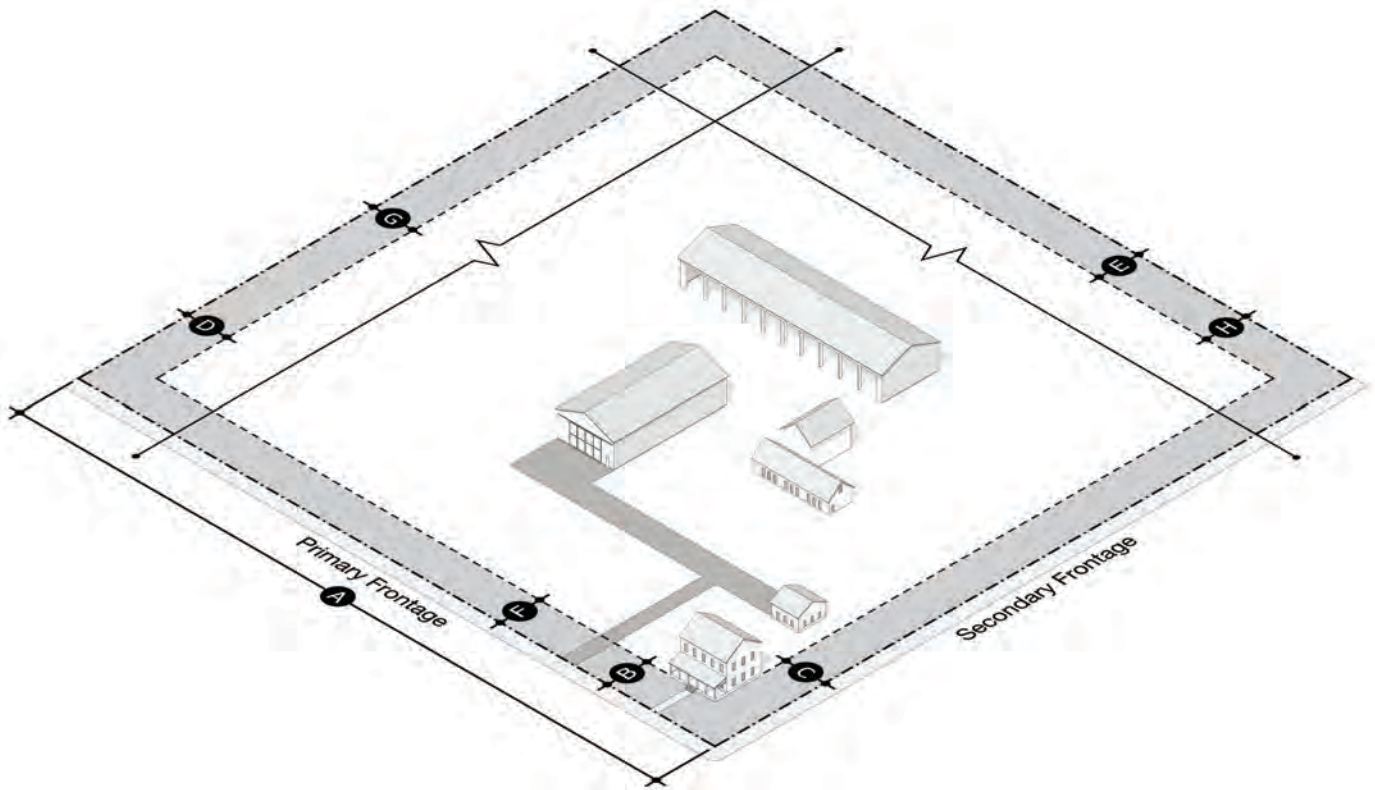
DIVISION 1: ZONES

3-1.1 GENERAL

- 3-1.1.1 This Division establishes the Transect Zones, Special Zones, Civic Zones, and Overlay Districts used in this Code.
- 3-1.1.2 All development review processes, application requirements, and waiver criteria are as specified in [“ARTICLE 2: ADMINISTRATION”](#).
- 3-1.1.3 All development within Transect Zones is subject to the following, except in T1:
- [“Division 4: Sites and Buildings”](#);
 - [“Division 5: Architectural Standards and Guidelines”](#);
 - [“Division 6: Parking and Loading”](#);
 - [“Division 7: Landscape Standards”](#);
 - [“Division 8: Signs”](#); and
 - [“Article 5, Division 1: Site Development”](#).
- 3-1.1.4 Special Zones are subject to [“Division 2: Special Zones”](#).
- 3-1.1.5 Transect Zones and Special Zones include a primary identifier (T1, T2, T3, T4, T5, T6, and SZ) as well as a secondary identifier (such as T3.1, T3.2, T3.3, and SZ-ED, SZ-LI, and SZ-MH);
- Regulations that specify only the primary identifier of a zone without a secondary identifier apply to all secondary identifiers (T5 means T5.1, T5.2, and T5.3);
 - Regulations that specify the primary and secondary identifier only apply to the specific sub-zone specified by both the primary and secondary identifier (T5.2 does not apply to T5.1 or T5.3); and
 - Regulations may mix specifications for only primary identifiers with other primary and secondary identifiers (such as T4 and T3.2). Such conditions are evaluated independently for each instance (T4 applies to T4.1, T4.2, and T4.3, while T3.2 does not apply to T3.1 or T3.3).
- 3-1.1.1 Civic Zones are subject to the following:
- Civic space is subject to [“Article 5, Division 4: Civic and Open Space”](#);
 - Buildings within privately owned civic space are subject to [“Article 4, Division 1: Permitted Uses”](#);
 - Civic Zones are not subject to the remaining requirements of this Division.
- 3-1.1.2 Overlay Districts are subject to [“Division 3: Overlay Districts”](#).
- 3-1.1.3 Uses within all zones except T1 are subject to [“Article 4, Division 1: Permitted Uses”](#).
- 3-1.1.4 Uses and development in T1 is limited to facilities and amenities for recreation, management, and education, associated with natural lands, such as trails and trailheads, interpretive centers, maintenance offices and materials and equipment storage, and educational field offices, subject to the approval of the [Board of County Commissioners](#).
- 3-1.1.5 **Building Form Standards**
- For T2.1, see [“Table 3-1.1\(1\): T2.1 Low Intensity Ag, Large Lot”](#) for a limited summary of standards;
 - For T2.2, see [“Table 3-1.1\(2\): T2.2 Low Intensity Ag, Medium Lot”](#) for a limited summary of standards;
 - For T2.3, see [“Table 3-1.1\(3\): T2.3 Low Intensity Ag, Small Lot”](#) for a limited summary of standards;
 - For T3.1, see [“Table 3-1.1\(4\): T3.1 Low Intensity Neighborhood, Large Lot”](#) for a limited summary of standards;
 - For T3.2, see [“Table 3-1.1\(5\): T3.2 Low Intensity Neighborhood, Medium Lot”](#) for a limited summary of standards;
 - For T3.3, see [“Table 3-1.1\(6\): T3.3 Low Intensity Neighborhood, Small Lot”](#) for a limited summary of standards;
 - For T4.1, see [“Table 3-1.1\(7\): T4.1 Mixed Intensity Neighborhood”](#) for a limited summary of standards;
 - For T4.2, see [“Table 3-1.1\(8\): T4.2 Medium Intensity Neighborhood”](#) for a limited summary of standards;
 - For T4.3, see [“Table 3-1.1\(9\): T4.3 High Intensity Neighborhood”](#) for a limited summary of standards;
 - For T5.1, see [“Table 3-1.1\(10\): T5.1 Low Intensity Mixed-use”](#) for a limited summary of standards;
 - For T5.2, see [“Table 3-1.1\(11\): T5.2 Medium Intensity Mixed-use”](#) for a limited summary of standards;
 - For T5.3, see [“Table 3-1.1\(12\): T5.3 High Intensity Mixed-use”](#) for a limited summary of standards;
 - For T6.1, see [“Table 3-1.1\(13\): T6.1 Low Intensity High-rise”](#) for a limited summary of standards;
 - For T6.2, see [“Table 3-1.1\(14\): T6.2 Medium Intensity High-rise”](#) for a limited summary of standards; and
 - For T6.3, see [“Table 3-1.1\(15\): T6.3 High Intensity High-rise”](#) for a limited summary of standards.

ZONES

Table 3-1.1(1): T2.1 Low Intensity Ag, Large Lot



Lot Size and Occupation

A Lot Width and Area	200 ft. min. and 10 acres min.
Lot coverage	1% max.
Impervious surface	3% max.
Frontage Occupation	No minimum required

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	35 ft. min.	F Front Primary	35 ft. min.
C Front Secondary	35 ft. min.	C Front Secondary	35 ft. min.
D Side	20 ft. min.	G Side	20 ft. min.
E Rear	50 ft. min.	E Rear	25 ft. min.
H Rear (alley)	N/A	H Rear (alley)	N/A

Setbacks - Parking

F Front	Principal building setback + 10 ft. min.
G Side (street / interior)	35 ft. min. / 20 ft. min.
H Rear (alley)	N/A
E Rear	25 ft. min.

Structure Height

I Principal Building	2.5 stories max.
J Accessory Structures	2 stories and 40 ft. max.

Frontage Yard Types

- Common
- Terraced
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

Major Frontage Encroachments

- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".

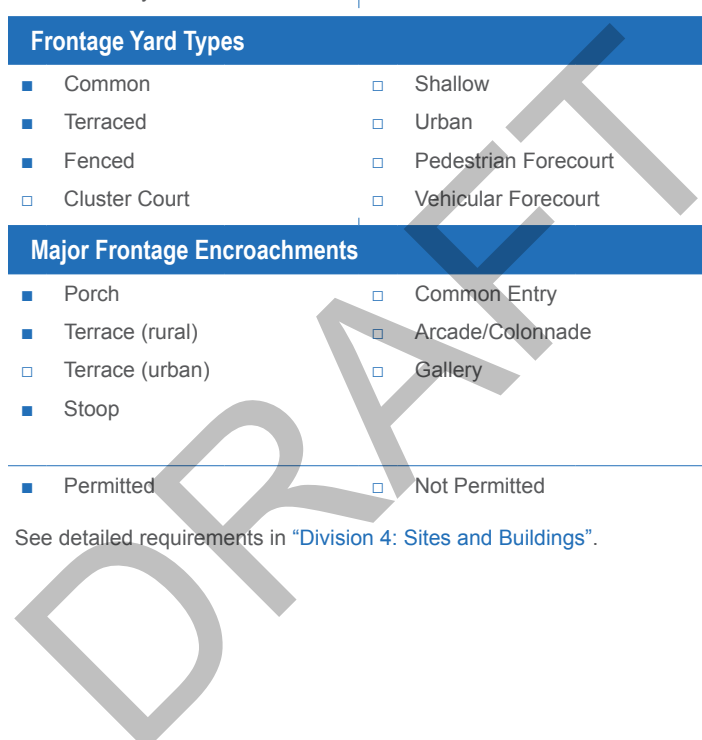
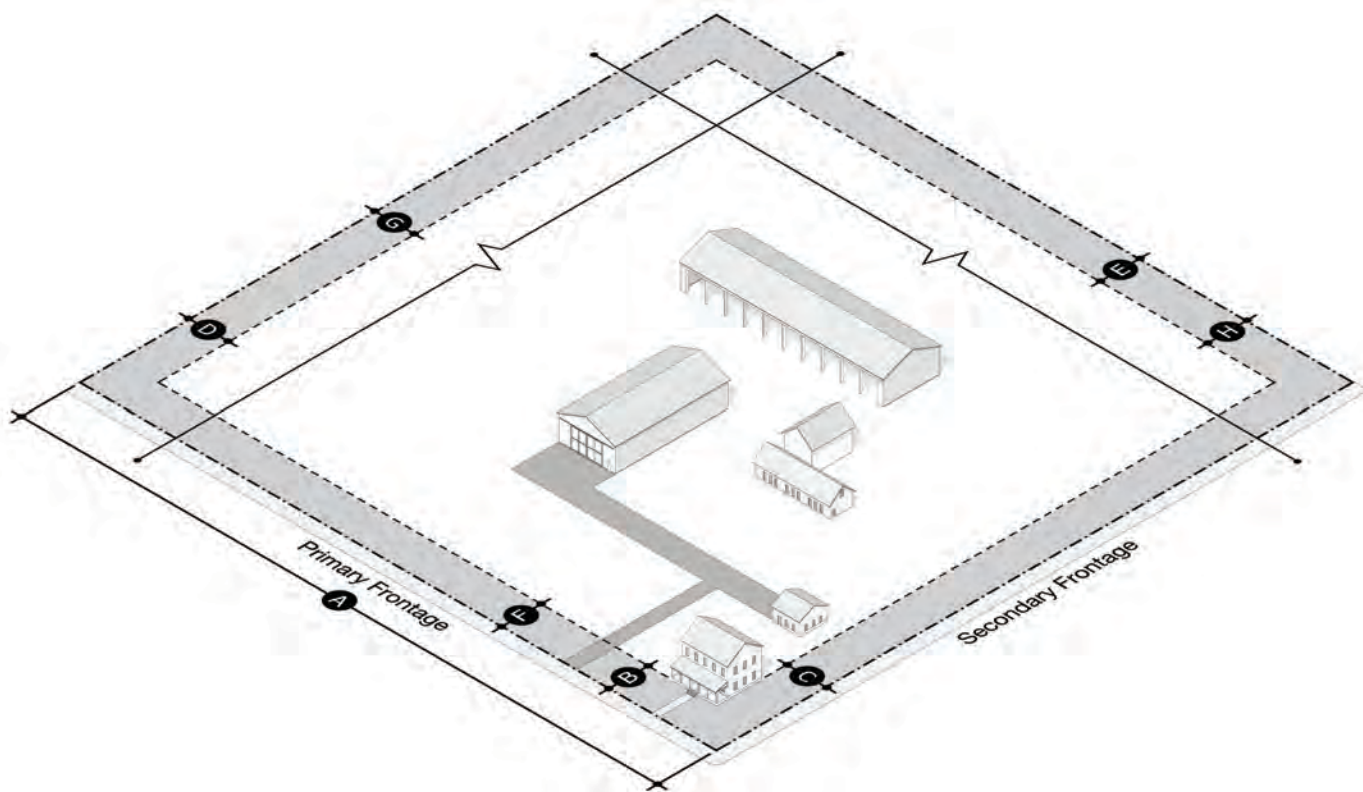


Table 3-1.1(2): T2.2 Low Intensity Ag, Medium Lot



Lot Size and Occupation

A	Lot Width and Area	200 ft. min. and 5 acres min.
	Lot coverage	3% max.
	Impervious surface	8% max.
	Frontage Occupation	No minimum required

Setbacks - Structures

Principal Buildings		Accessory Structures	
B	Front Primary	35 ft. min.	F Front Primary 35 ft. min.
C	Front Secondary	35 ft. min.	C Front Secondary 35 ft. min.
D	Side	20 ft. min.	G Side 20 ft. min.
E	Rear	50 ft. min.	E Rear 25 ft. min.
H	Rear (alley)	N/A	H Rear (alley) N/A

Setbacks - Parking

F	Front	Principal building setback + 10 ft. min.
G	Side (street / interior)	35 ft. min. / 20 ft. min.
H	Rear (alley)	N/A
E	Rear	25 ft. min.

Structure Height

I	Principal Building	2.5 stories max.
J	Accessory Structure	2 stories and 40 ft. max.

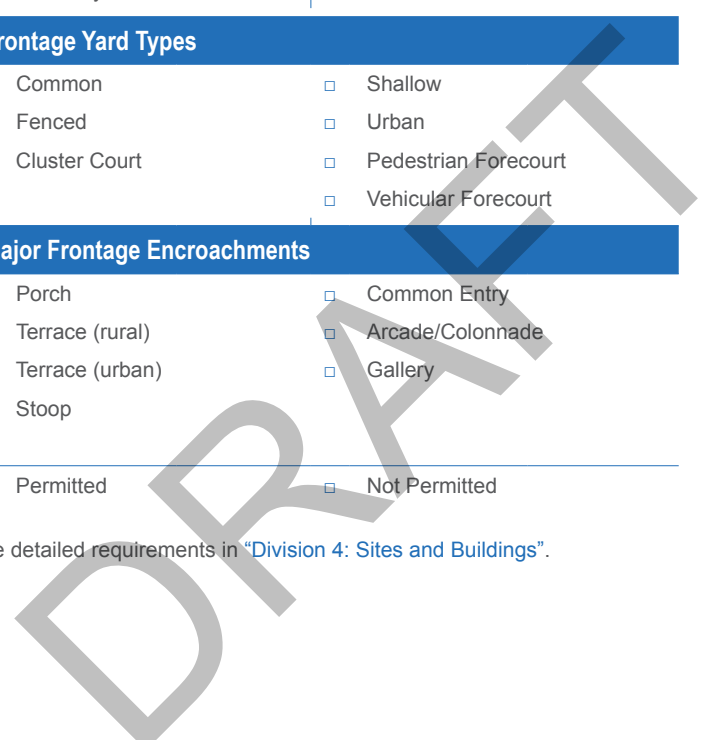
Frontage Yard Types

- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

Major Frontage Encroachments

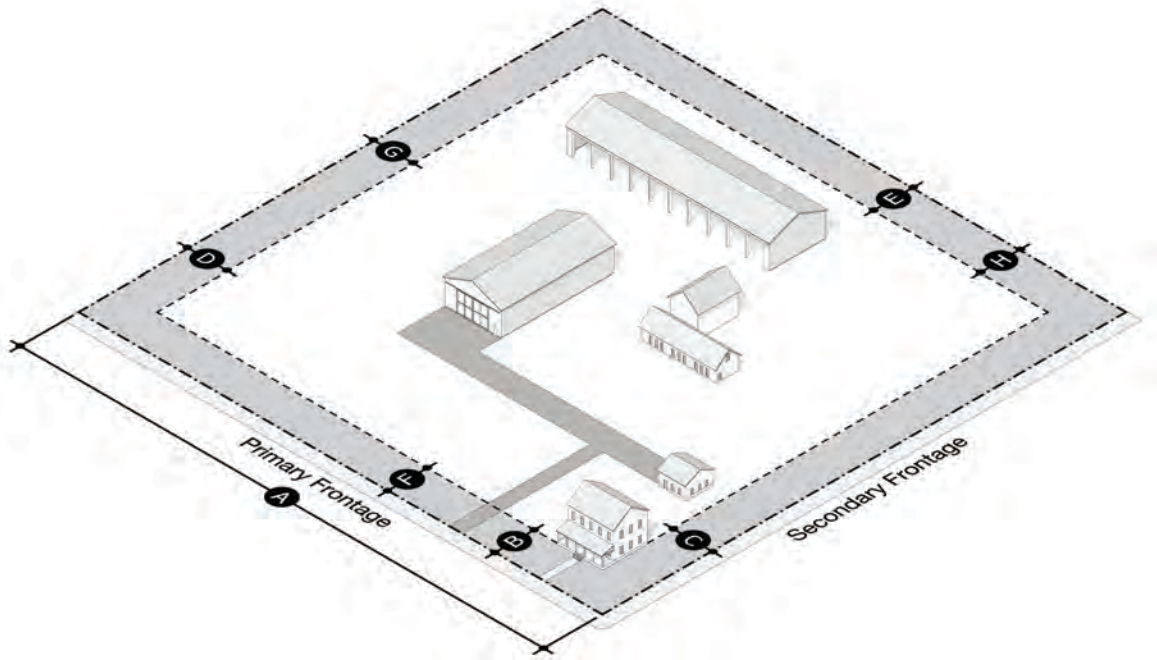
- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".



ZONES

Table 3-1.1(3): T2.3 Low Intensity Ag, Small Lot



Lot Size and Occupation

A Lot Width and Area	150 ft. min. and 2 acres min.
Lot coverage	10% max.
Impervious surface	15% max.
Frontage Occupation	No minimum required

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	35 ft. min.	F Front Primary	35 ft. min.
C Front Secondary	25 ft. min.	C Front Secondary	25 ft. min.
D Side	20 ft. min.	G Side	20 ft. min.
E Rear	50 ft. min.	E Rear	25 ft. min.
H Rear (alley)	N/A	H Rear (alley)	N/A

Setbacks - Parking

F Front	Principal building setback + 10 ft. min.
G Side (street / interior)	25 ft. min. / 20 ft. min.
H Rear (alley)	N/A
E Rear	25 ft. min.

Structure Height

I Principal Building	2.5 stories max.
J Accessory Structure	Not to exceed Principal Building

Frontage Yard Types

- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

Major Frontage Encroachments

- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".

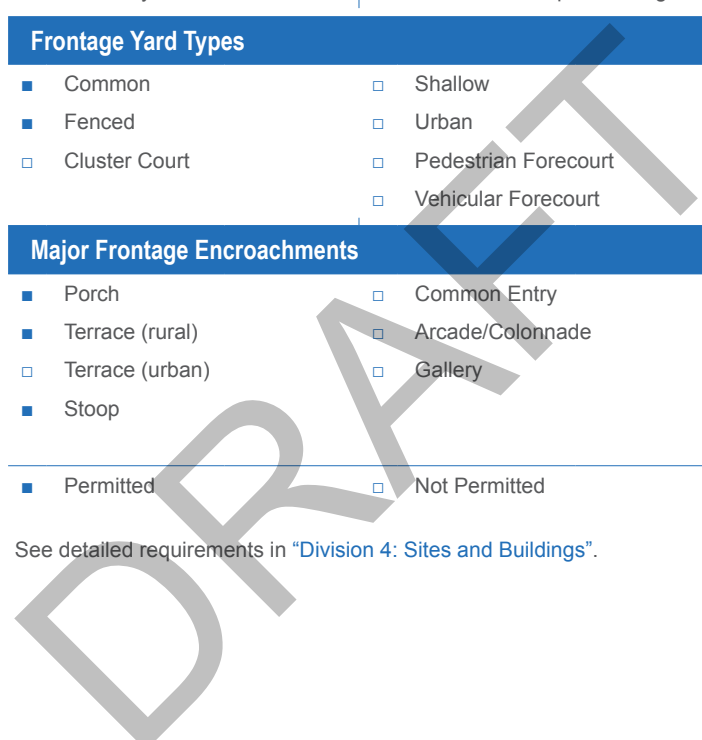
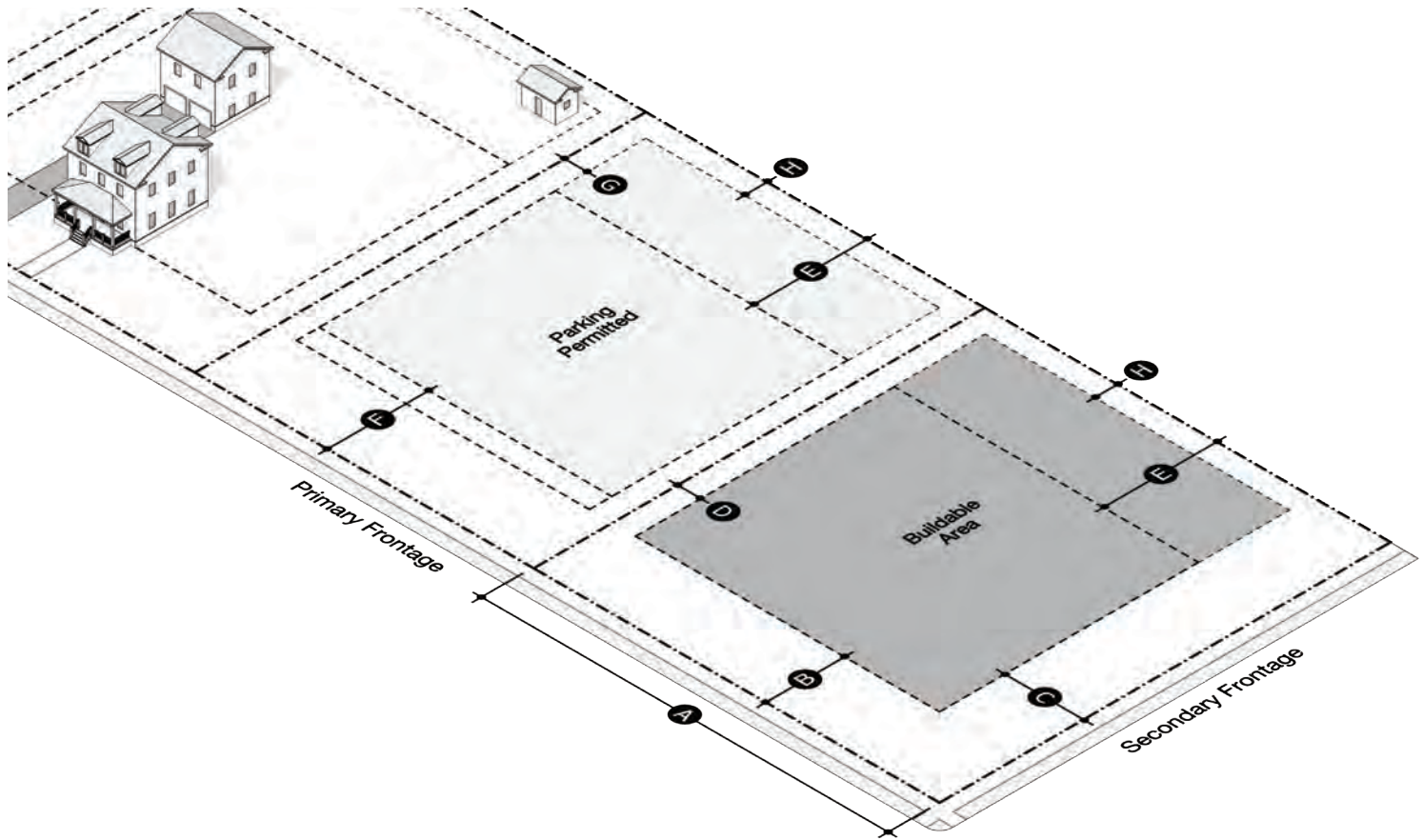


Table 3-1.1(4): T3.1 Low Intensity Neighborhood, Large Lot



Lot Size and Occupation

A Lot Width	150 ft. min.
Lot coverage	20% max.
Impervious surface	40% max.
Frontage Occupation	No minimum required

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	35 ft. min.	F Front Primary	35 ft. min.
C Front Secondary	25 ft. min.	C Front Secondary	25 ft. min.
D Side	10 ft. min.	G Side	10 ft. min.
E Rear	50 ft. min.	E Rear	15 ft. min.
H Rear (alley)	50 ft. min.	H Rear (alley)	1 ft. min.

Setbacks - Parking

F Front	Principal building setback + 10 ft. min.
G Side (street / interior)	35 ft. min. / 10 ft. min.
H Rear (alley)	7 ft. max. or 20 ft. min.
E Rear	15 ft. min.

Structure Height

I Principal Building	2.5 stories max.
J Accessory Structure	2 stories max.

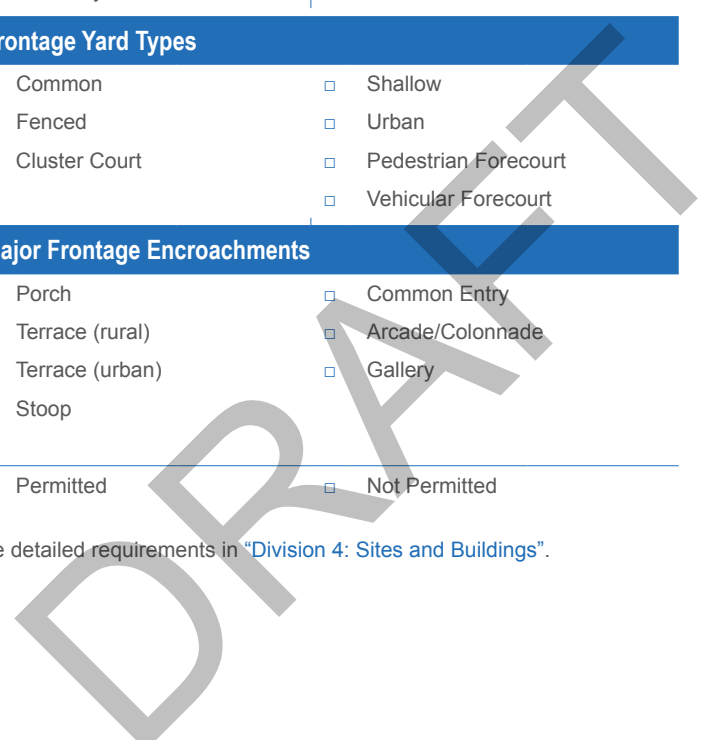
Frontage Yard Types

- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

Major Frontage Encroachments

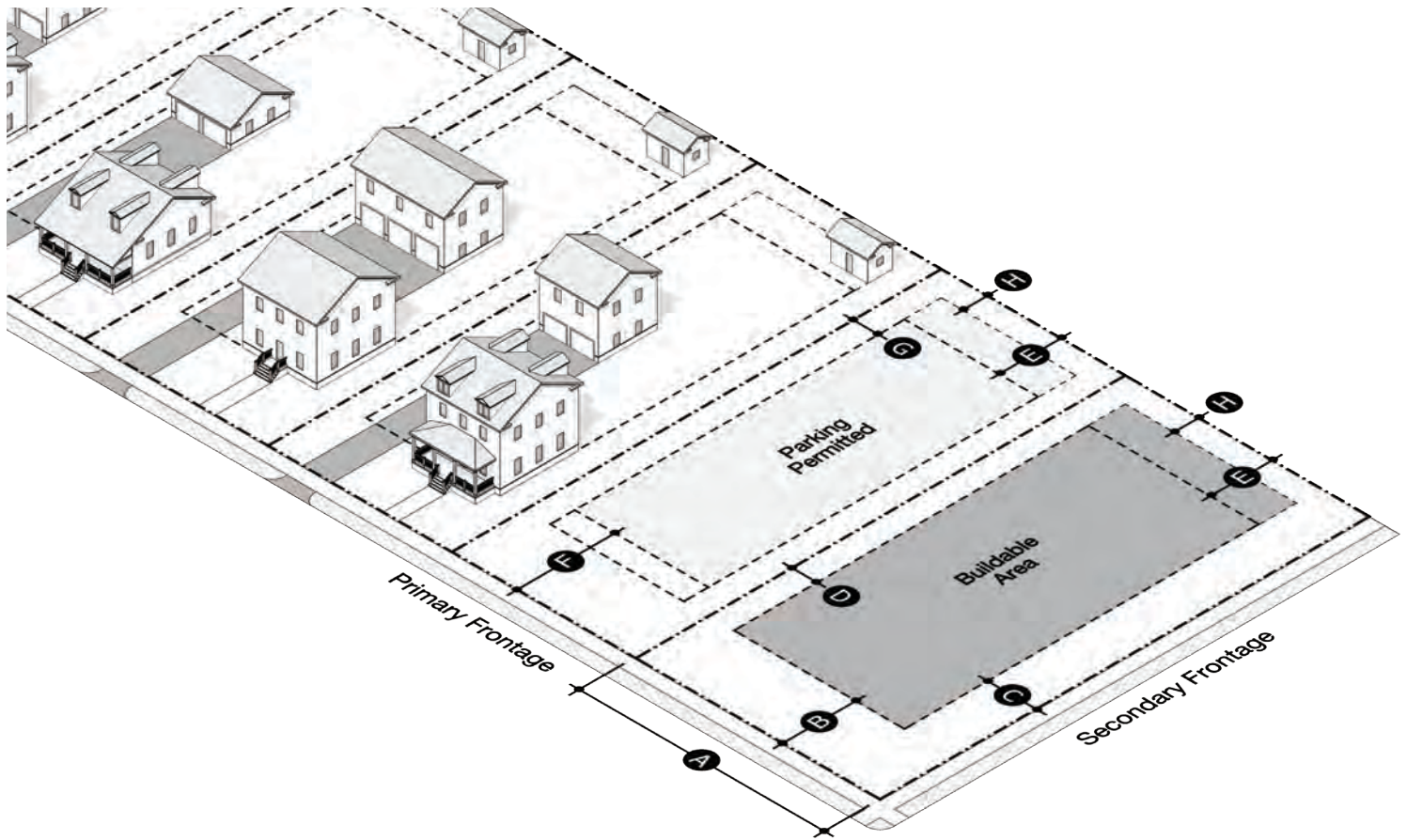
- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".



ZONES

Table 3-1.1(5): T3.2 Low Intensity Neighborhood, Medium Lot



Lot Size and Occupation

A Lot Width	75 ft. min.
Lot coverage	40% max.
Impervious surface	60% max.
Frontage Occupation	No minimum required

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	30 ft. min.	F Front Primary	30 ft. min.
C Front Secondary	20 ft. min.	C Front Secondary	16 ft. min.
D Side	10 ft. min.	G Side	10 ft. min.
E Rear	25 ft. min.	E Rear	10 ft. min.
H Rear (alley)	25 ft. min.	H Rear (alley)	1 ft. min.

Setbacks - Parking

F Front	Principal building setback + 10 ft. min.
G Side (street / interior)	30 ft. min. / 10 ft. min.
H Rear (alley)	7 ft. max. or 20 ft. min.
E Rear	10 ft. min.

Structure Height

I Principal Building	2.5 stories max.
J Accessory Structure	2 stories max.

Frontage Yard Types

- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

Major Frontage Encroachments

- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".

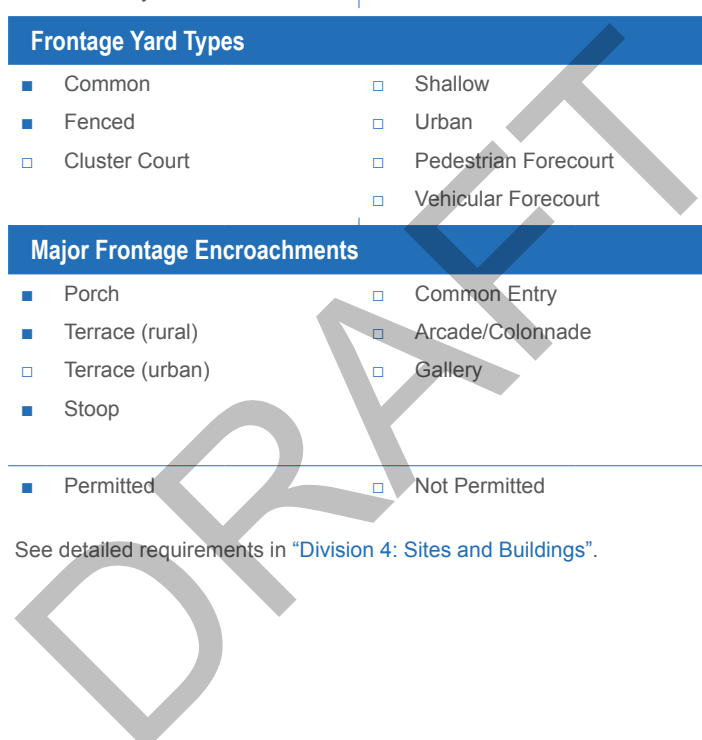
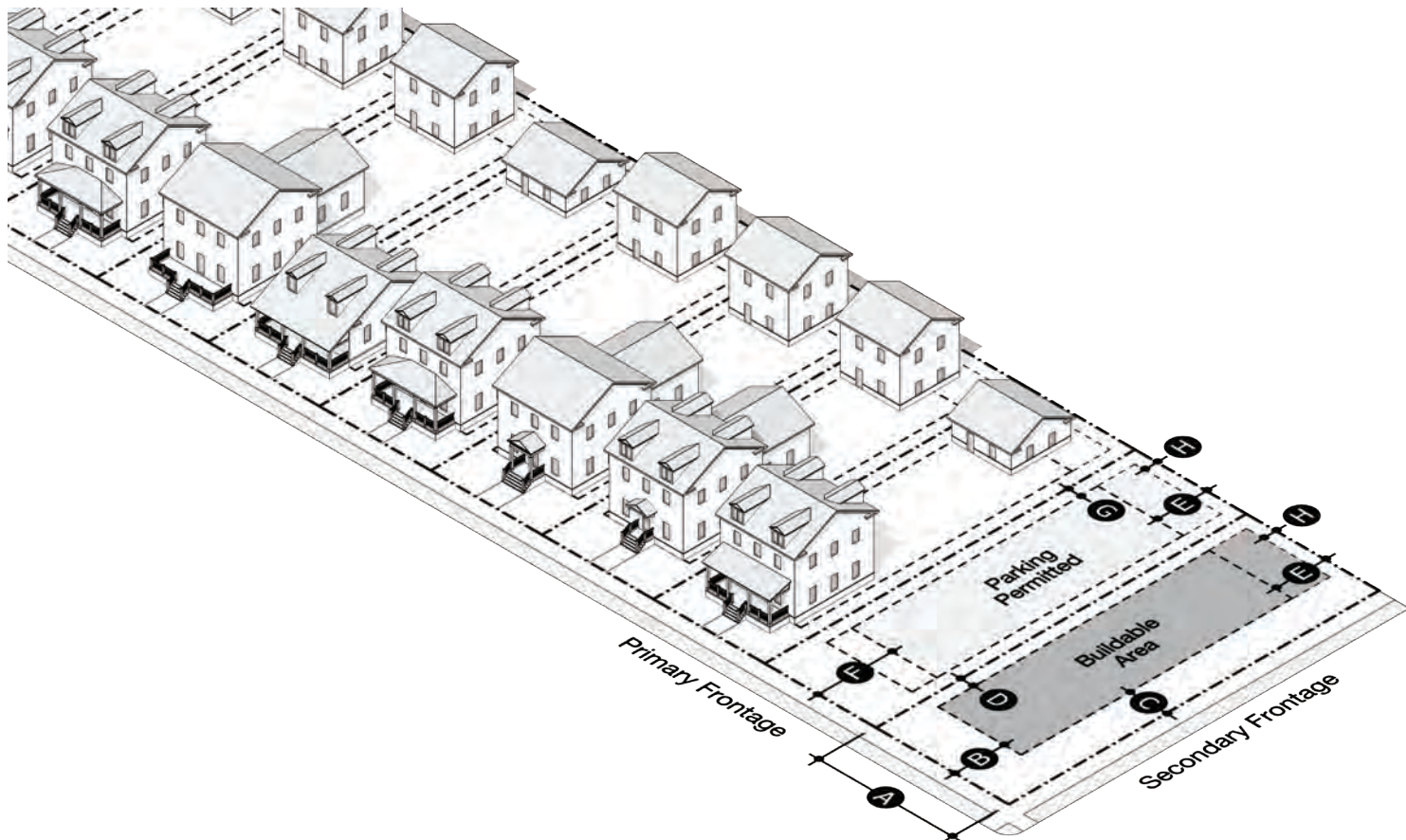


Table 3-1.1(6): T3.3 Low Intensity Neighborhood, Small Lot



Lot Size and Occupation

A Lot Width	45 ft. min.
Lot coverage	50% max.
Impervious surface	60% max.
Frontage Occupation	No minimum required

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	20 ft. min.	F Front Primary	20 ft. min.
C Front Secondary	15 ft. min.	C Front Secondary	12 ft. min.
D Side	5 ft. min.	G Side	5 ft. min.
E Rear	20 ft. min.	E Rear	10 ft. min.
H Rear (alley)	1 ft. min.	H Rear (alley)	1 ft. min.

Setbacks - Parking

F Front	Principal building setback + 10 ft. min.
G Side (street / interior)	12 ft. min. / 0 or 5 ft. min.
H Rear (alley)	7 ft. max. or 20 ft. min.
E Rear	10 ft. min.

Structure Height

I Principal Building	2.5 stories max.
J Accessory Structure	2 stories max.

Frontage Yard Types

- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

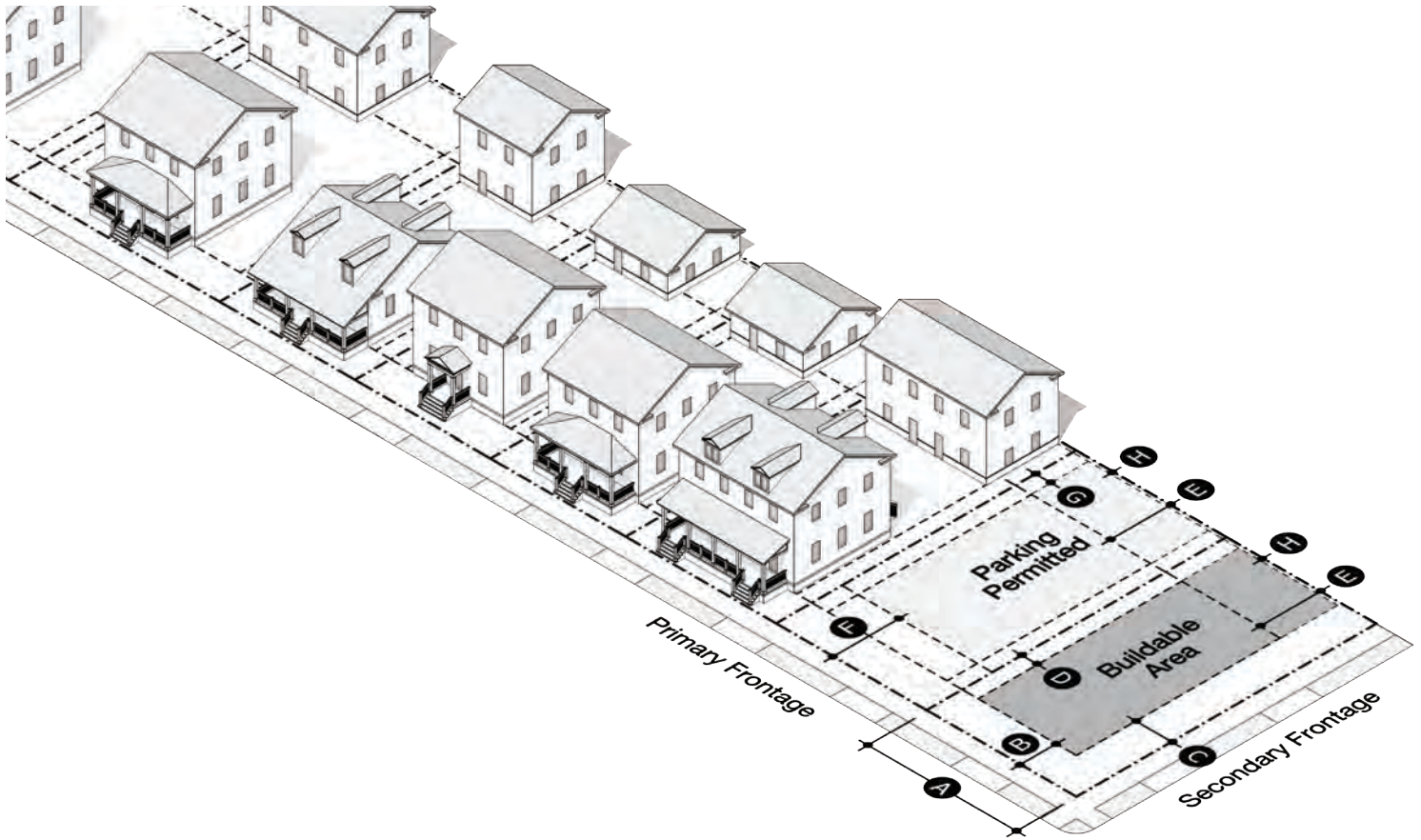
Major Frontage Encroachments

- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".

ZONES

Table 3-1.1(7): T4.1 Mixed Intensity Neighborhood



Lot Size and Occupation

A Lot Width	45 ft. min.
Lot coverage	60% max.
Impervious surface	70% max.
Frontage occupation	No minimum required

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	12 ft. min.	F Front Primary	12 ft. min.
C Front Secondary	12 ft. min.	C Front Secondary	12 ft. min.
D Side	5 ft. min.	G Side	0 or 5 ft. min.*
E Rear	20 ft. min.	E Rear	10 ft. min.
H Rear (alley)	1 ft. min.	H Rear (alley)	1 ft. min.

Setbacks - Parking

F Front	Principal building setback + 10 ft. min.
G Side (street / interior)	12 ft. min. / 0 or 5 ft. min.
H Rear (alley)	7 ft. max. or 20 ft. min.
E Rear	10 ft. min.

Structure Height

I Principal Building	2.5 stories max.
J Accessory Structure	2 stories max.

Frontage Yard Types

- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

Major Frontage Encroachments

- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".

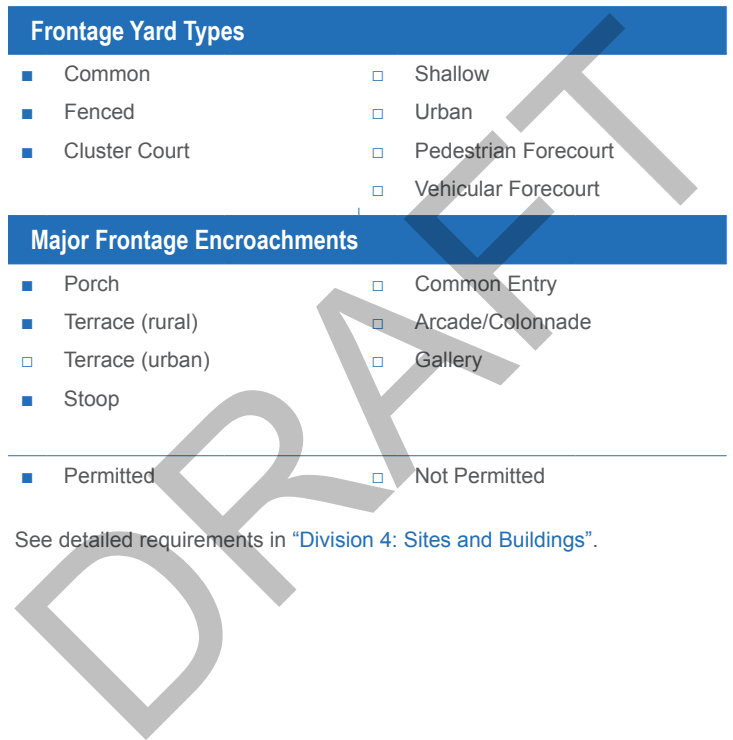
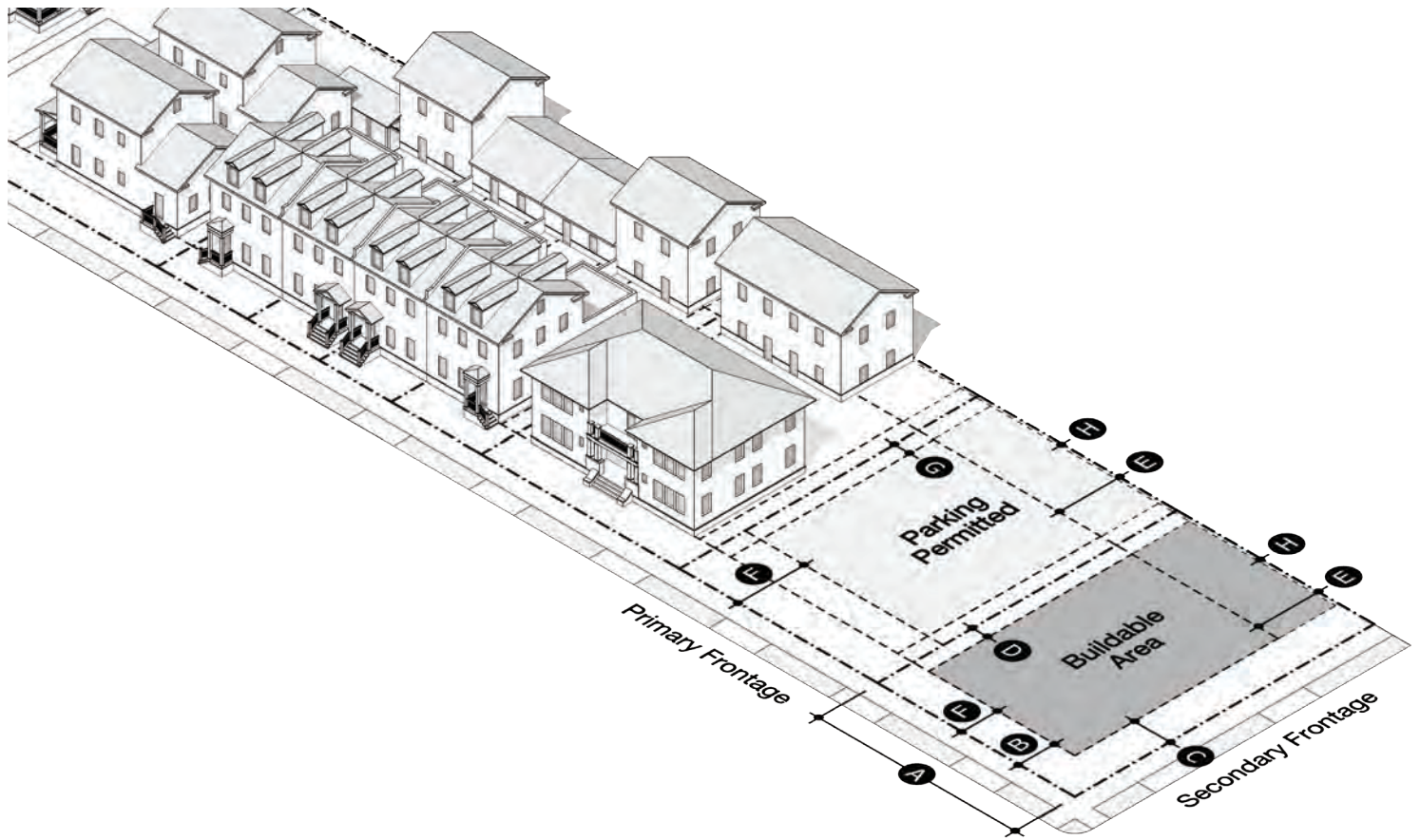


Table 3-1.1(8): T4.2 Medium Intensity Neighborhood



Lot Size and Occupation

A Lot Width	18 ft. min.
Lot coverage	70% max.
Impervious surface	70% max. or 80% for townhomes
Frontage Occupation	No minimum required

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	8 ft. min.	F Front Primary	8 ft. min.
C Front Secondary	12 ft. min.	C Front Secondary	8 ft. min.
D Side**	0 or 5 ft. min.	G Side	0 or 5 ft. min.
E Rear	20 ft. min.	E Rear	5 ft. min.
H Rear (alley)	1 ft. min.	H Rear (alley)	1 ft. min.

Setbacks - Parking

F Front	Principal building setback + 10 ft. min.
G Side (street / interior)	8 ft. min. / 0 or 5 ft. min.
H Rear (alley)	7 ft. max. or 20 ft. min.
E Rear	5 ft. min.

Structure Height

I Principal Building	2.5 stories max.
J Accessory Structure	2 stories max.

Frontage Yard Types

- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

Major Frontage Encroachments

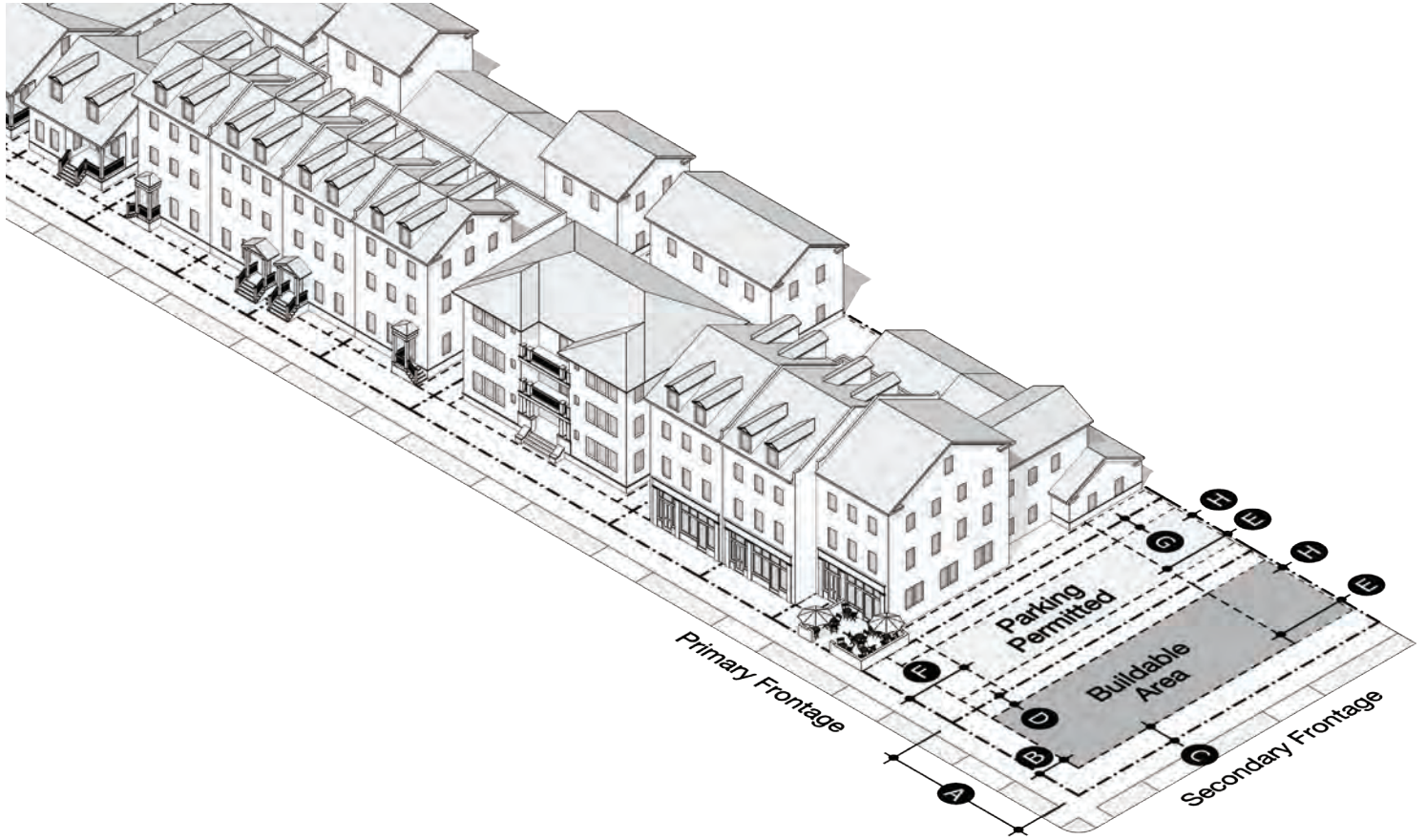
- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".

** Side elevations with windows require a minimum 5 ft. side setback.

ZONES

Table 3-1.1(9): T4.3 High Intensity Neighborhood



Lot Size and Occupation

A Lot Width	16 ft. min. *
Lot coverage	70% max.
Impervious surface	80% max. or 90% for live-work
Frontage occupation	60% primary

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	6 - 20 ft.	F Front Primary	6 ft. min.
C Front Secondary	8 - 20 ft.	C Front Secondary	6 ft. min.
D Side**	0 or 5 ft. min.	G Side	0 or 5 ft. min.
E Rear	10 ft. min.	E Rear	5 ft. min.
H Rear (alley)	1 ft. min.	H Rear (alley)	1 ft. min.

Setbacks - Parking

F Front	Principal building setback + 10 ft. min.
G Side (street / interior)	6 ft. min. / 0 or 5 ft. min.
H Rear (alley)	7 ft. max. or 20 ft. min.
E Rear	5 ft. min.

Structure Height

I Principal Building	3.5 stories max.
J Accessory Structure	2.5 stories max.

Frontage Yard Types

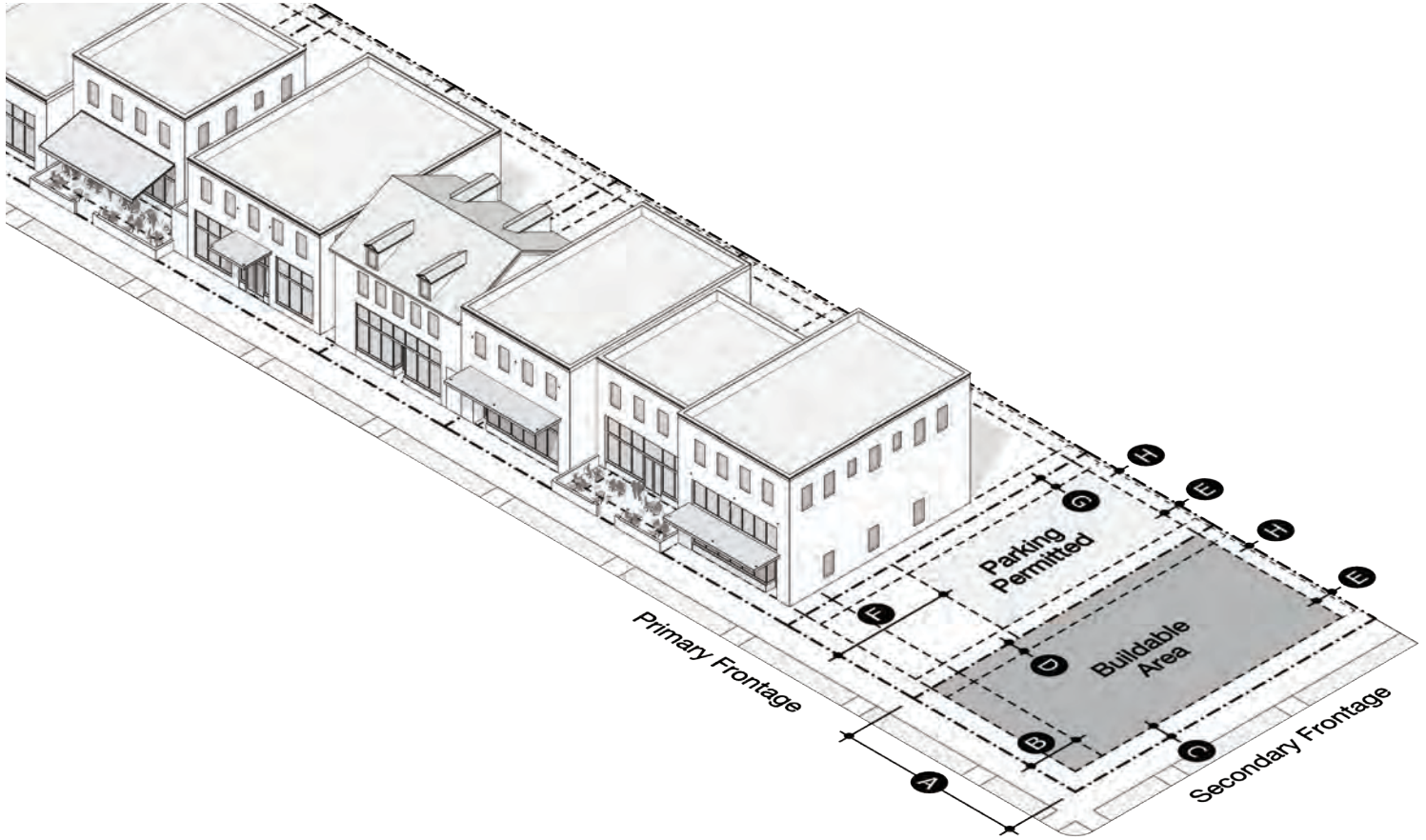
- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

Major Frontage Encroachments

- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".
 * Lots over 45 ft must have a minimum 1 unit for every 45 feet or lot width or fraction thereof.
 ** Side elevations with windows require a minimum 5 ft. side setback.

Table 3-1.1(10): T5.1 Low Intensity Mixed-use



Lot Size and Occupation

A Lot Width	16 ft. min. *
Lot coverage	70% max.
Impervious surface	70% max. or 80% for townhomes
Frontage Occupation	60% primary; 40% secondary

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	6 - 15 ft.	F Front Primary	6 ft. min.
C Front Secondary	5 - 20ft.	C Front Secondary	2 ft. min.
D Side**	0 or 5 ft. min.	G Side	0 or 5 ft.min.
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley)	1 ft. min.	H Rear (alley)	1 ft. min.

Setbacks - Parking

F Front	Principal building setback + 20 ft. min.
G Side (street / interior)	6 ft. min. / 0 or 5 ft. min.
H Rear (alley)	7 ft. max. or 20 ft. min.
E Rear	2 ft. min.

Structure Height

I Principal Building	2.5 stories max.
J Accessory Structure	2 stories max.

Frontage Yard Types

- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

Major Frontage Encroachments

- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

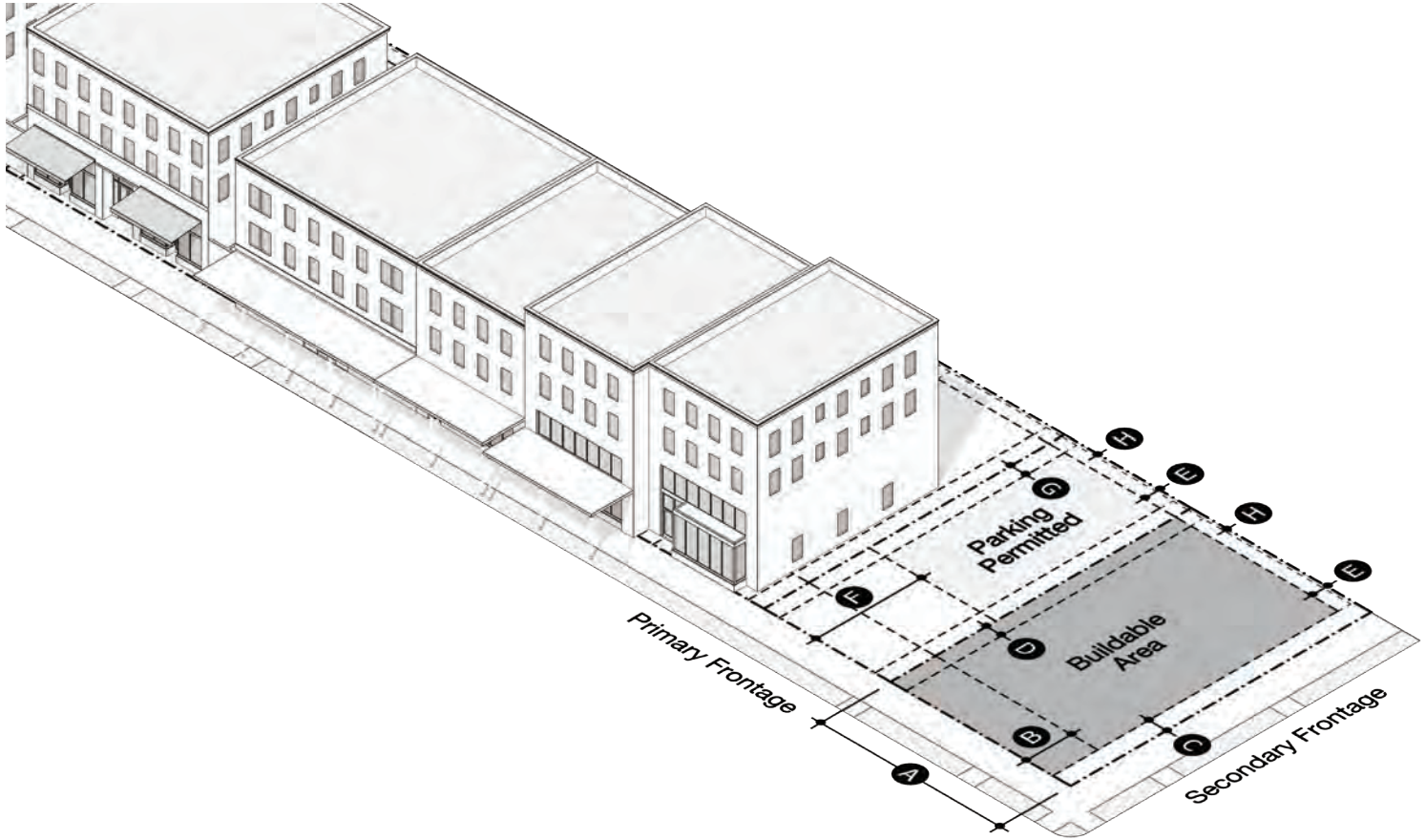
See detailed requirements in "Division 4: Sites and Buildings".

* Lots over 45 ft must have a minimum 1 unit for every 45 feet or lot width or fraction thereof.

** Side elevations with windows require a minimum 5 ft. side setback.

ZONES

Table 3-1.1(11): T5.2 Medium Intensity Mixed-use



Lot Size and Occupation

A Lot Width	16 ft. min. *
Lot coverage	80% max.
Impervious surface	100% max.
Frontage occupation	70% primary; 40% secondary

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	0 - 15 ft.	F Front Primary	6 ft. min.
C Front Secondary	2 - 20 ft.	C Front Secondary	6 ft. min.
D Side**	0 or 5 ft. min.	G Side	0 or 5 ft. min.
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley)	1 ft. min.	H Rear (alley)	1 ft. min.

Setbacks - Parking

F Front	Principal building setback + 20 ft. min.
G Side (street / interior)	6 ft. min. / 0 or 5 ft. min.
H Rear (alley)	7 ft. max. or 20 ft. min.
E Rear	5 ft. min.

Structure Height

I Principal Building	3 stories max.
J Accessory Structure	2.5 stories max.

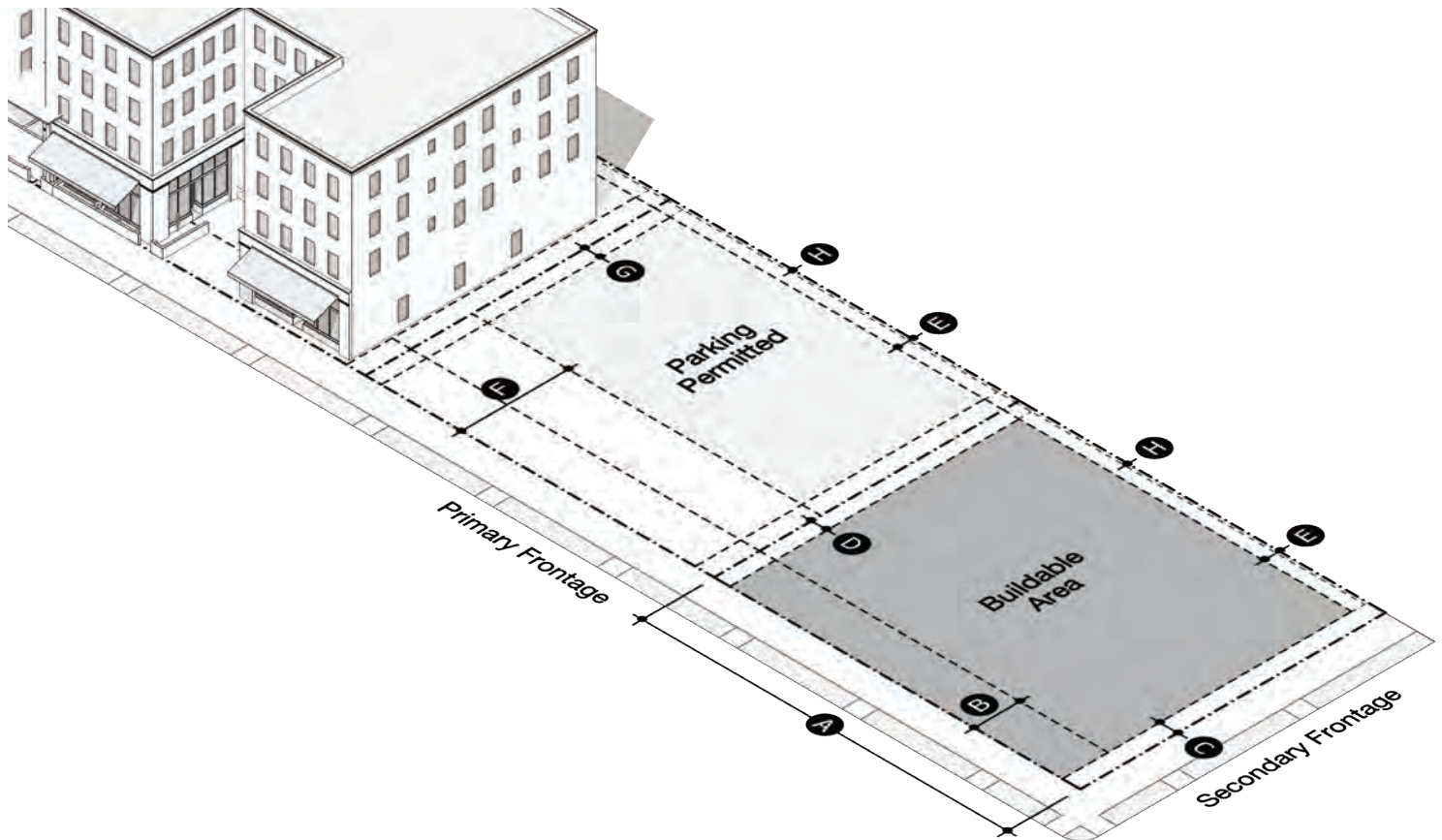
Frontage Yard Types

- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

Major Frontage Encroachments

- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".
 * Lots over 45 ft must have a minimum 1 unit for every 45 feet or lot width or fraction thereof.
 ** Side elevations with windows require a minimum 5 ft. side setback.

Table 3-1.1(12): T5.3 High Intensity Mixed-use**Lot Size and Occupation**

A Lot Width	16 ft. min. *
Lot coverage	90% max.
Impervious surface	100% max.
Frontage Occupation	70% primary; 40% secondary

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	0 - 15 ft.	F Front Primary	6 ft. min.
C Front Secondary	2 - 20 ft.	C Front Secondary	2 ft. min.
D Side**	0 or 5 ft. min.	G Side	0 or 5 ft. min.
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley)	1 ft. min.	H Rear (alley)	1 ft. min.

Setbacks - Parking

F Front	Principal building setback + 20 ft. min.
G Side (street / interior)	6 ft. min. / 0 or 5 ft. min.
H Rear (alley)	7 ft. max. or 20 ft. min.
E Rear	2 ft. min.

Structure Height

I Principal Building	5 stories max.
J Accessory Structure	2.5 stories max.

Frontage Yard Types

- | | |
|--|--|
| <input type="checkbox"/> Common | <input type="checkbox"/> Shallow |
| <input type="checkbox"/> Fenced | <input checked="" type="checkbox"/> Urban |
| <input type="checkbox"/> Cluster Court | <input checked="" type="checkbox"/> Pedestrian Forecourt |
| | <input checked="" type="checkbox"/> Vehicular Forecourt |

Major Frontage Encroachments

- | | |
|---|--|
| <input type="checkbox"/> Porch | <input checked="" type="checkbox"/> Common Entry |
| <input type="checkbox"/> Terrace (rural) | <input checked="" type="checkbox"/> Arcade/Colonnade |
| <input checked="" type="checkbox"/> Terrace (urban) | <input checked="" type="checkbox"/> Gallery |
| <input checked="" type="checkbox"/> Stoop | |
| <input checked="" type="checkbox"/> Permitted | <input type="checkbox"/> Not Permitted |

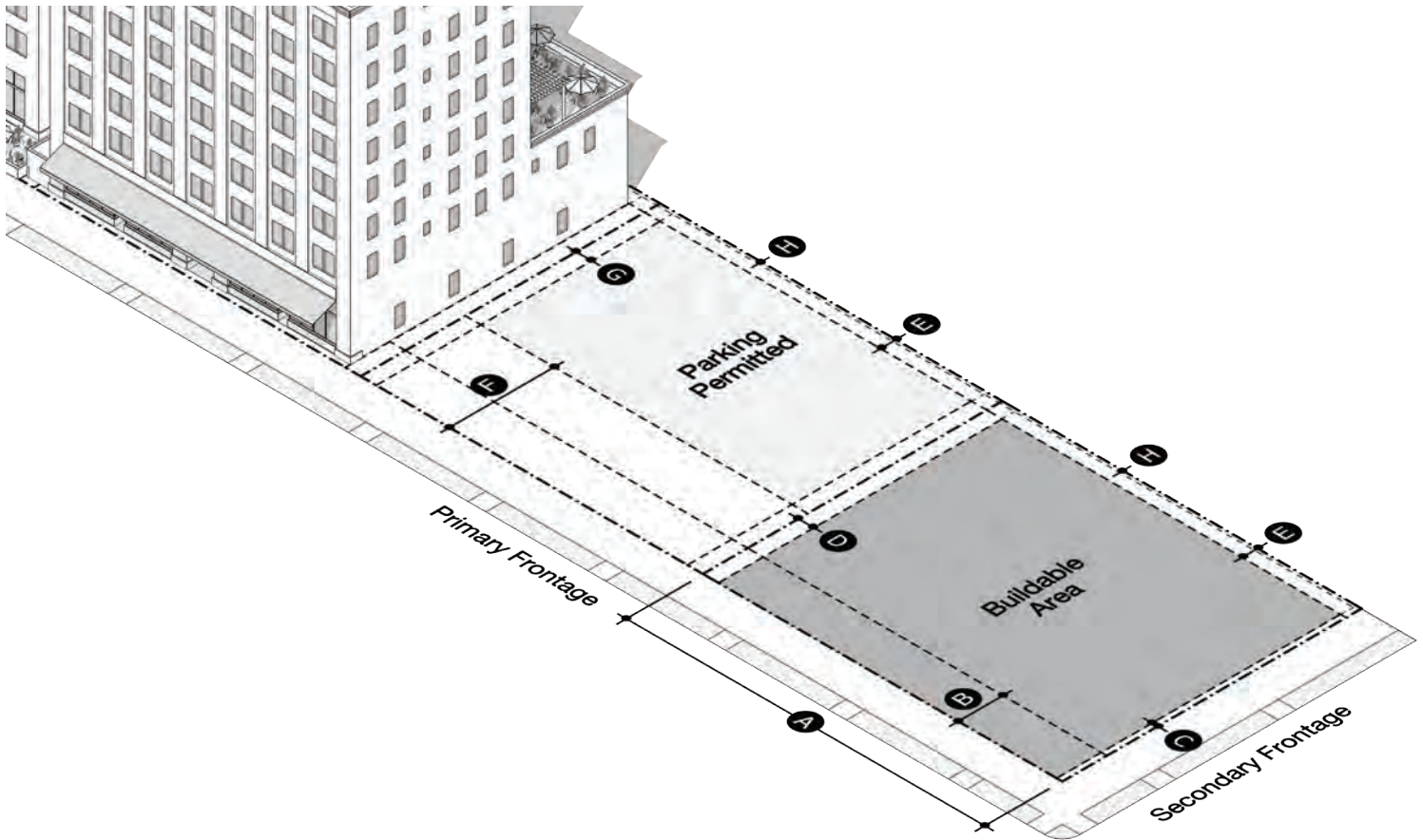
See detailed requirements in "Division 4: Sites and Buildings".

* Lots over 45 ft must have a minimum 1 unit for every 45 feet or lot width or fraction thereof.

** Side elevations with windows require a minimum 5 ft. side setback.

ZONES

Table 3-1.1(13): T6.1 Low Intensity High-rise



Lot Size and Occupation

A Lot Width	16 ft. min. *
Lot coverage	90% max.
Impervious surface	100% max.
Frontage occupation	80% primary; 40% secondary

Setbacks - Structures*

Principal Buildings		Accessory Structures	
B Front Primary	0 - 15 ft.	F Front Primary	6 ft. min.
C Front Secondary	0 - 15 ft.	C Front Secondary	6 ft. min.
D Side**	0 or 5 ft. min.	G Side	0 or 5 ft. min.
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley)	1 ft. min.	H Rear (alley)	1 ft. min.

Setbacks - Parking*

F Front	Principal building setback + 20 ft. min.
G Side (street / interior)	6 ft. min. / 0 or 5 ft. min.
H Rear (alley)	7 ft. max. or 20 ft. min.
E Rear	5 ft. min.

Structure Height

I Principal Building	8 stories max.
J Accessory Structure	2.5 stories max.

Frontage Yard Types

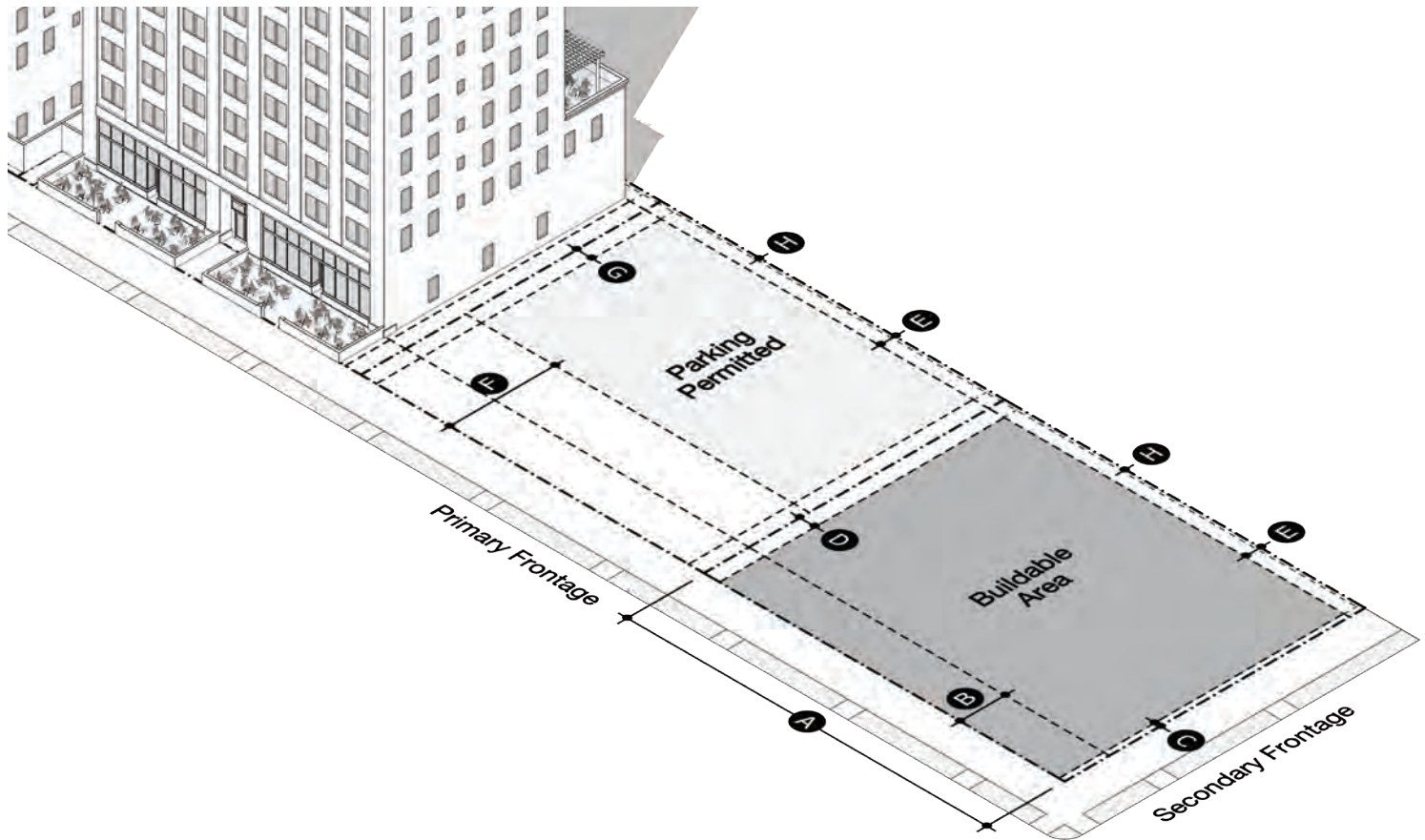
- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

Major Frontage Encroachments

- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".
 * Lots over 45 ft must have a minimum 1 unit for every 45 feet or lot width or fraction thereof.
 ** Side elevations with windows require a minimum 5 ft. side setback.

Table 3-1.1(14): T6.2 Medium Intensity High-rise



Lot Size and Occupation

A Lot Width	16 ft. min. *
Lot coverage	90% max.
Impervious surface	100% max.
Frontage Occupation	80% primary; 40% secondary

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	15 ft. max.	F Front Primary	6 ft. min.
C Front Secondary	2 ft. min.	C Front Secondary	2 ft. min.
D Side**	0 or 5 ft. min.	G Side	0 or 5 ft. min.
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley)	1 ft. min.	H Rear (alley)	1 ft. min.

Setbacks - Parking

F Front	Principal building setback + 20 ft. min.
G Side (street / interior)	6 ft. min. / 0 or 5 ft. min.
H Rear (alley)	7 ft. max. or 20 ft. min.
E Rear	2 ft. min.

Structure Height

I Principal Building	12 stories max.
J Accessory Structure	2.5 stories max.

Frontage Yard Types

- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

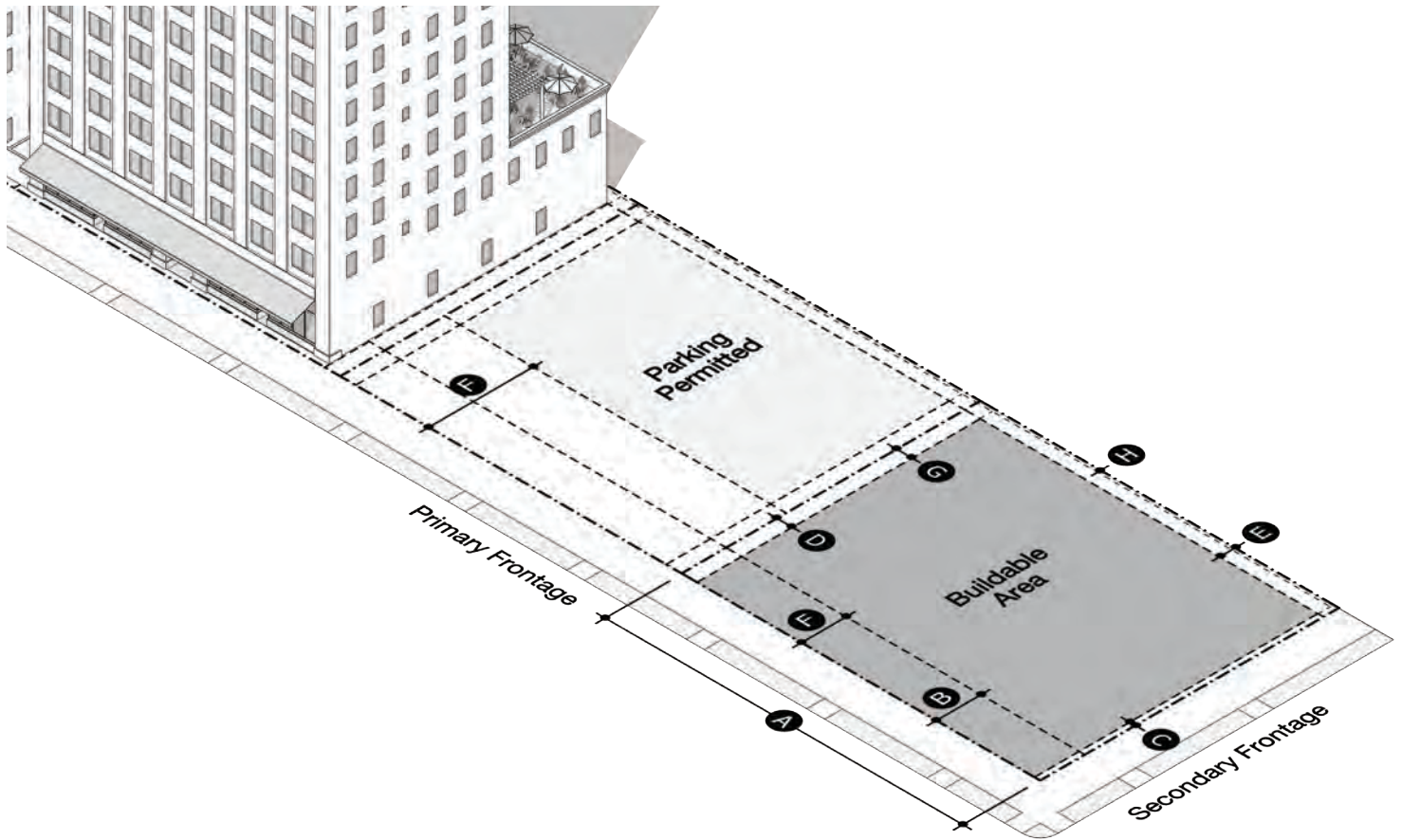
Major Frontage Encroachments

- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".
 * Lots over 45 ft must have a minimum 1 unit for every 45 feet or lot width or fraction thereof.
 ** Side elevations with windows require a minimum 5 ft. side setback.

ZONES

Table 3-1.1(15): T6.3 High Intensity High-rise



Lot Size and Occupation

A Lot Width	16 ft. min. *
Lot coverage	90% max.
Impervious surface	100% max.
Frontage occupation	80% primary; 40% secondary

Setbacks - Structures

Principal Buildings		Accessory Structures	
B Front Primary	15 ft. max.	F Front Primary	6 ft. min.
C Front Secondary	15 ft. max.	C Front Secondary	6 ft. min.
D Side**	0 or 5 ft. min.	G Side	0 or 5 ft. min.
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley)	1 ft. min.	H Rear (alley)	1 ft. min.

Setbacks - Parking

F Front	Principal building setback + 20 ft. min.
G Side (street / interior)	6 ft. min. / 0 or 5 ft. min.
H Rear (alley)	7 ft. max. or 20 ft. min.
E Rear	5 ft. min.

Structure Height

I Principal Building	3 stories min. / no max.
J Accessory Structure	2.5 stories max.

Frontage Yard Types

- Common
- Fenced
- Cluster Court
- Shallow
- Urban
- Pedestrian Forecourt
- Vehicular Forecourt

Major Frontage Encroachments

- Porch
 - Terrace (rural)
 - Terrace (urban)
 - Stoop
 - Common Entry
 - Arcade/Colonnade
 - Gallery
-
- Permitted
 - Not Permitted

See detailed requirements in "Division 4: Sites and Buildings".
 * Lots over 45 ft must have a minimum 1 unit for every 45 feet or lot width or fraction thereof.
 ** Side elevations with windows require a minimum 5 ft. side setback.