

- (e) Transect Zones may include "-M" on the official Zoning Map (such as T2.2-M and T3.1-M) which indicates that mobile homes are permitted, in accordance with [ARTICLE IV—USES](#) and reflected on the official Zoning Map. These zones are subject to the standards of the Transect Zone indicated, the "-M" only affects ability to have a mobile home on the property.
- (f) Stormwater Management
 - (1) The design and construction of stormwater management systems is subject to Chapter 19, Article X (Floodplains), Chapter 30, Article VIII (Site Development) of County Code, and Chapter 34, Article VII (Stormwater Management), Article IV (Specifications for Plans and Plats).
 - (2) Stormwater management areas may be integrated into civic spaces, in accordance with [Article 5, Division 4: Civic and Open Space](#).

SEC. 40-52 BUILDING FORM STANDARDS.

- (a) This section references a series of graphics and tables, providing the following numeric Transect Zone standards:
 - (1) Lot size;
 - (2) Lot coverage;
 - (3) Impervious surface;
 - (4) Frontage occupation;
 - (5) Principal building setbacks;
 - (6) Accessory structure setbacks;
 - (7) Parking setbacks; and
 - (8) Structure heights.
- (b) The graphics and tables referenced in this section are supplemental to the full regulations specified in [Division 3: Sites and Buildings](#). Where conflicts exist, the full regulations specified in [Division 3: Sites and Buildings](#) apply.
- (c) For a summary of Transect Zone numeric standards, see the following graphics and tables:
 - (1) T2.1, see [Table 5: T2.1 Low Density Ag, Large Lot](#);
 - (2) T2.2, see [Table 6: T2.2 Low Density Ag, Medium Lot](#);
 - (3) T2.3, see [Table 7: T2.3 Low Density Ag, Small Lot](#);
 - (4) T3.1, see [Table 8: T3.1 Low Density Neighborhood, Large Lot](#);
 - (5) T3.2, see [Table 9: T3.2 Low Density Neighborhood, Medium Lot](#);
 - (6) T3.3, see [Table 10: T3.3 Low Density Neighborhood, Small Lot](#);
 - (7) T4.1, see [Table 11: T4.1 Mixed Intensity Neighborhood](#);
 - (8) T4.2, see [Table 12: T4.2 Medium Density Neighborhood](#);
 - (9) T4.3, see [Table 13: T4.3 High Density Neighborhood](#);
 - (10) T5.1, see [Table 14: T5.1 Low Intensity Mixed-use](#);
 - (11) T5.2, see [Table 15: T5.2 Medium Intensity Mixed-use](#);
 - (12) T5.3, see [Table 16: T5.3 High Intensity Mixed-use](#);
 - (13) T6.1, see [Table 17: T6.1 Low Intensity High-rise](#);
 - (14) T6.2, see [Table 18: T6.2 Medium Intensity High-rise](#); and
 - (15) T6.3, see [Table 19: T6.3 High Intensity High-rise](#).

SEC. 40-53 RESERVED.

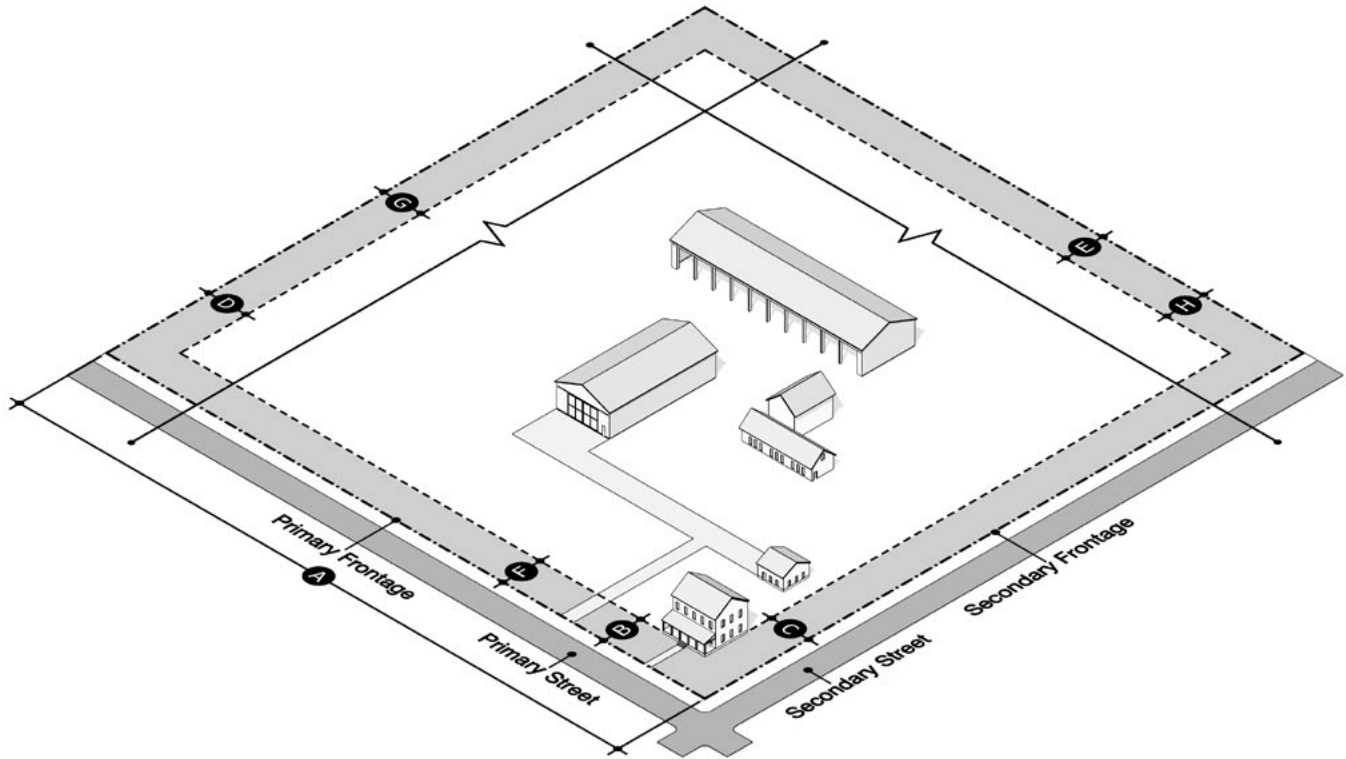
SEC. 40-54 RESERVED.

SEC. 40-55 RESERVED

ZONES

Table 5: T2.1 Low Density Ag, Large Lot

Illustrated: Setback and Frontages Applied to a Common T2.1 Lot



Lot Size and Occupation (See Sec. 40-66)

A Lot Width and Area	200 ft. min. and 5 acres min.*
Lot coverage	10% max.
Impervious surface	20% max.
Frontage Occupation	No minimum required

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures	
B Primary Frontage	35 ft. min.	B Primary Frontage	35 ft. min.
C Secondary Frontage	35 ft. min.	C Secondary Frontage	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 - Garages & Parking Lots (See Sec. 40-67)

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

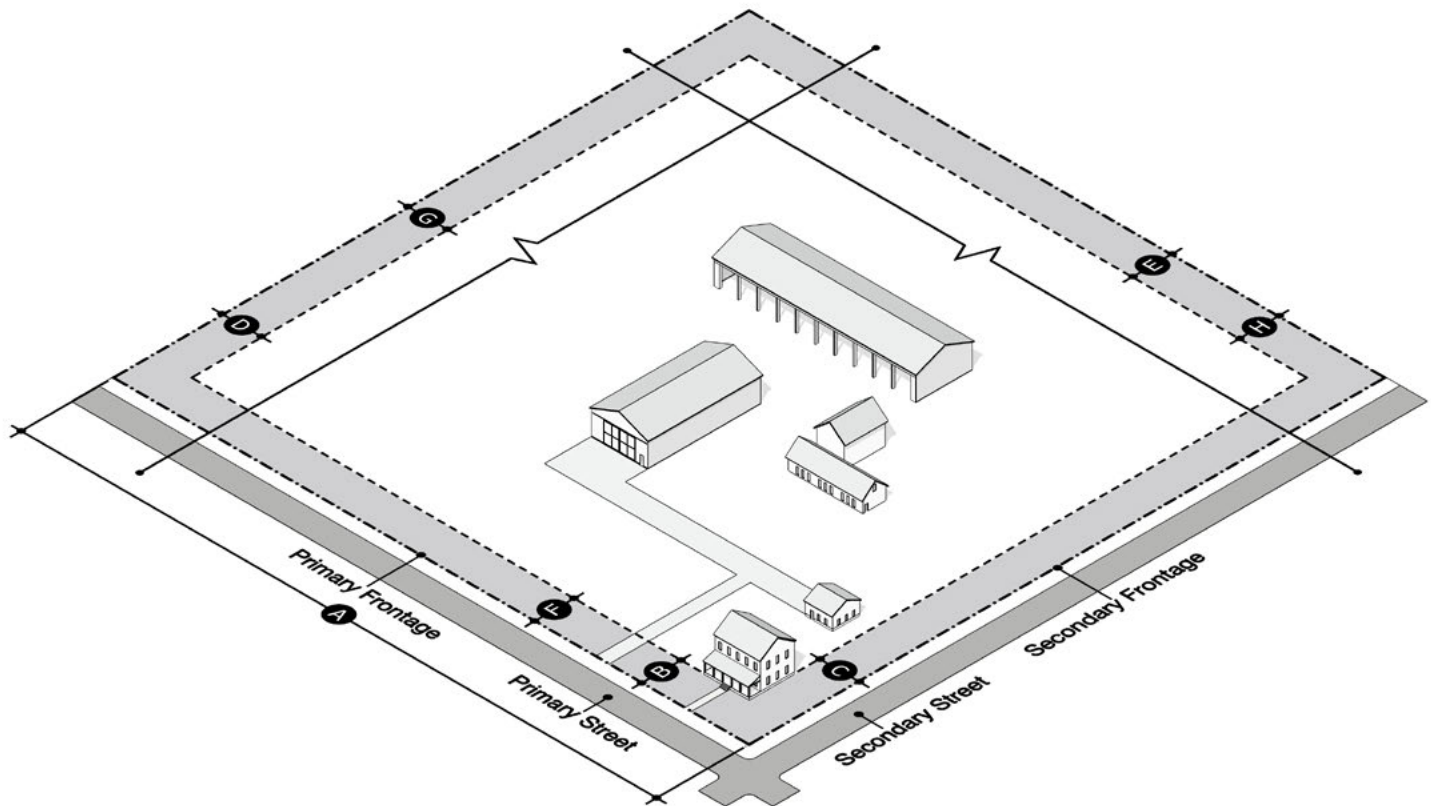
Structure Height (See Sec. 40-69)

I Principal Building	3 stories max.
J Accessory Structures	2 stories and 40 ft. max.

See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

* Minimum lot size is reduced to 4.5 acres for properties within the Lake Avalon Rural Settlement.

Table 6: T2.2 Low Density Ag, Medium Lot**Illustrated: Setback and Frontages Applied to a Common T2.2 Lot****Lot Size and Occupation (See Sec. 40-66)**

A Lot Width and Area	150 ft. min. and 2 acre min.
Lot coverage	20% max.
Impervious surface	30% max.
Frontage Occupation	No minimum required

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures	
B Primary Frontage	35 ft. min.	B Primary Frontage	35 ft. min.
C Secondary Frontage	25 ft. min.	C Secondary Frontage	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 - Garages & Parking Lots (See Sec. 40-67)

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

Structure Height (See Sec. 40-69)

I Principal Building	3 stories max.
J Accessory Structures	2 stories and 40 ft. max.

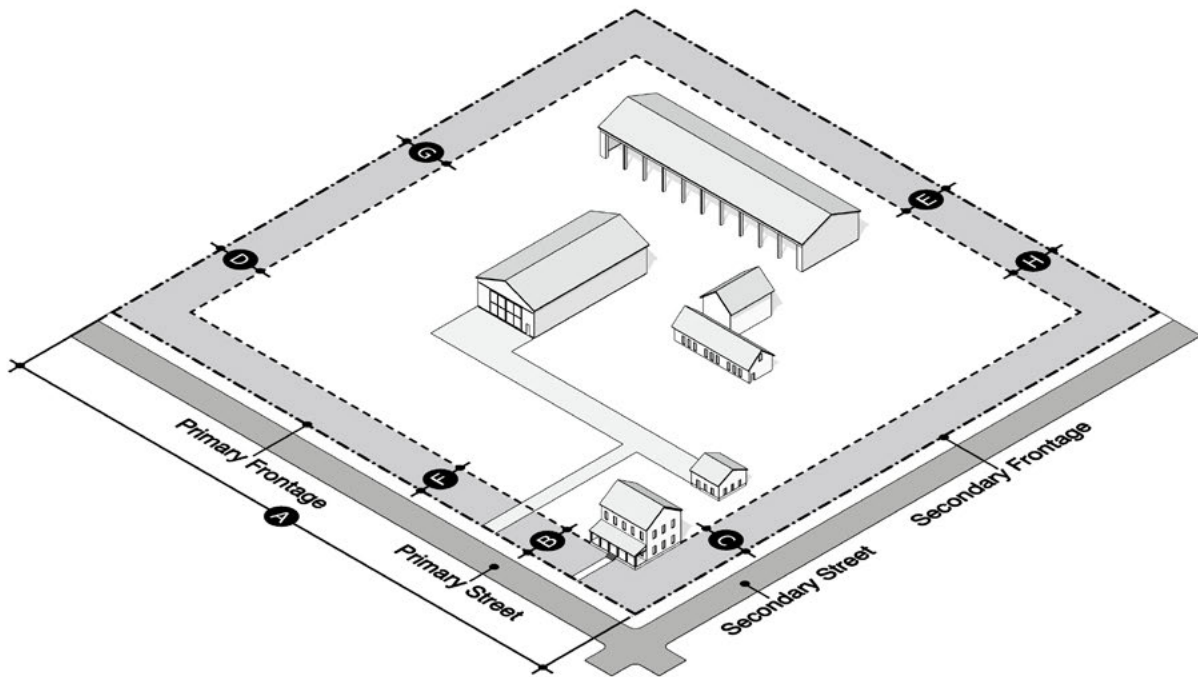
See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

ZONES

Table 7: T2.3 Low Density Ag, Small Lot

Illustrated: Setback and Frontages Applied to a Common T2.3 Lot



Lot Size and Occupation (See Sec. 40-66)

A Lot Width and Area	120 ft. min. and 1 acre min.
Lot coverage	30% max.
Impervious surface	40% max.
Frontage Occupation	No minimum required

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures	
B Primary Frontage	35 ft. min.	B Primary Frontage	35 ft. min.
C Secondary Frontage	35 ft. min.	C Secondary Frontage	25 ft. min.
D Side	10 ft. min.	G Side	10 ft. min.
E Rear	50 ft. min.	E Rear	25 ft. min.
H Rear (alley)	N/A	H Rear (alley)	N/A

Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 10 ft. min.
C Secondary Frontage	25 ft. min.
G Side (interior)	20 ft. min.
H Rear (alley)	N/A
E Rear	25 ft. min.

Structure Height (See Sec. 40-69)

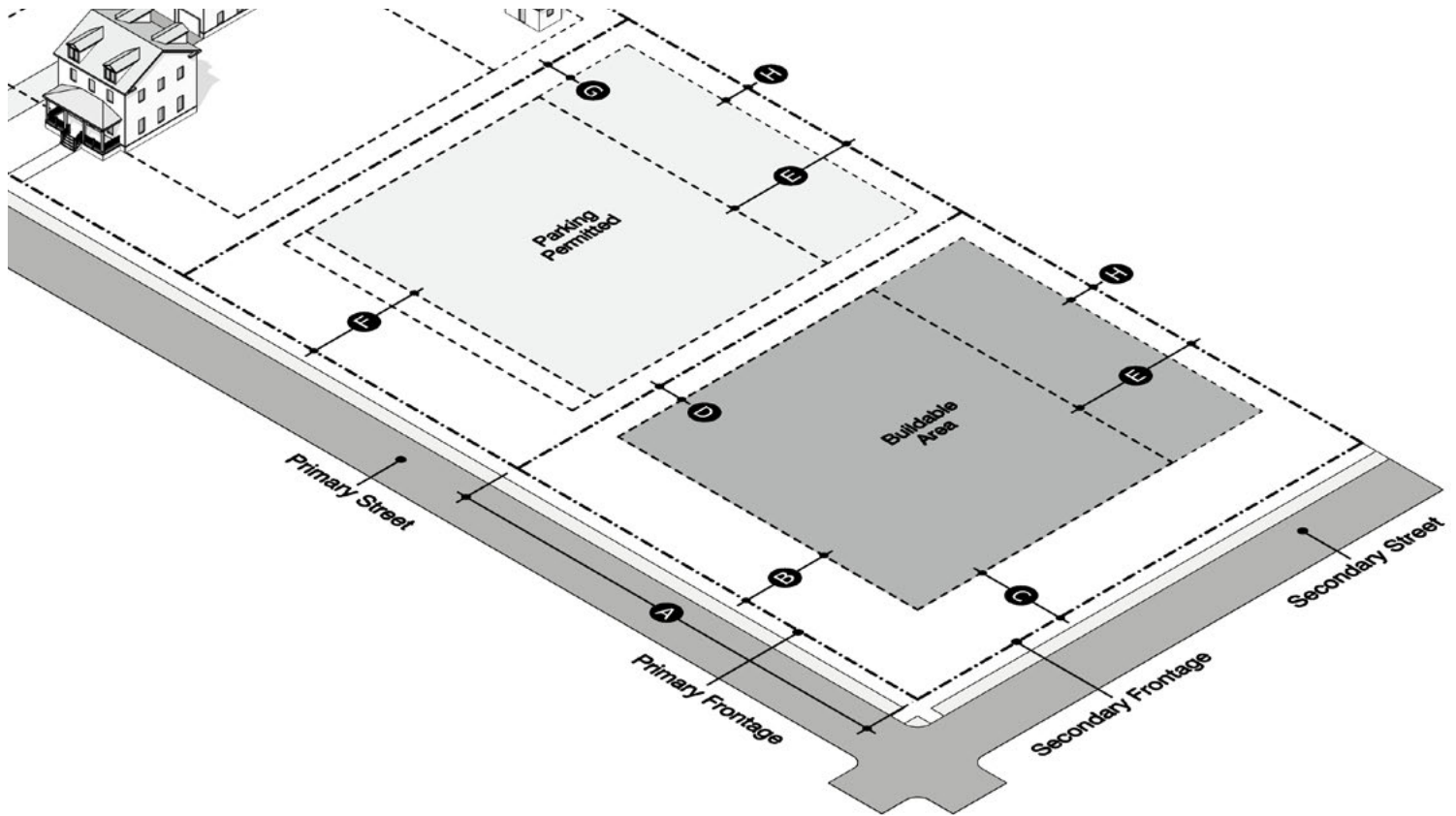
I Principal Building	2.5 stories max.
J Accessory Structures	2 stories and 40 ft. max.

See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

Table 8: T3.1 Low Density Neighborhood, Large Lot

Illustrated: Setback and Frontages Applied to a Common T3.1 Lot



Lot Size and Occupation (See Sec. 40-66)

A Lot Width	100 ft. min.
Lot coverage	30% max.
Impervious surface	50% max.
Frontage Occupation	No minimum required

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures	
B Primary Frontage	35 ft. min.	B Primary Frontage	35 ft. min.
C Secondary Frontage	25 ft. min.	C Secondary Frontage	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	1 ft. min.

Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 10 ft. min.
C Secondary Frontage	35 ft. min.
G Side (interior)	10 ft. min.
H Rear (alley) ¹	5 ft. max. or 20 ft. min
E Rear	15 ft. min.

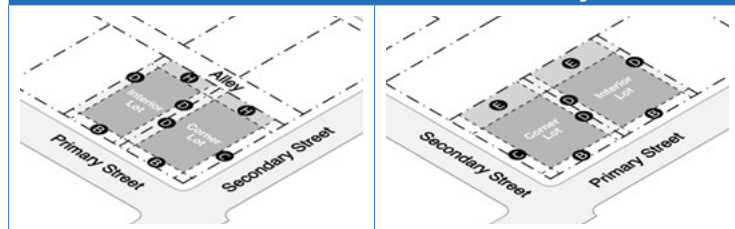
Structure Height (See Sec. 40-69)

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

See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

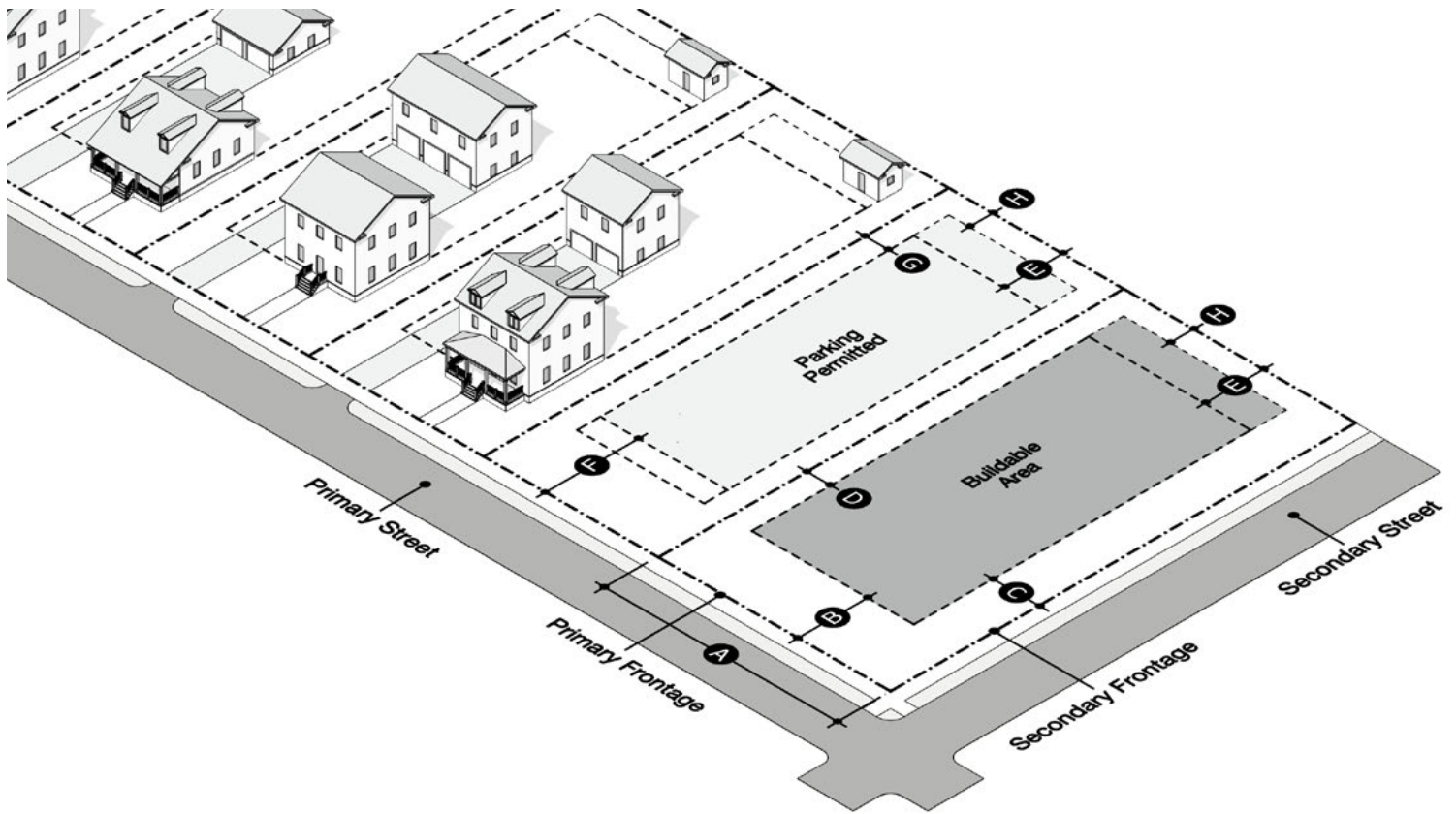
Setbacks For Sites With and Without an Alley



ZONES

Table 9: T3.2 Low Density Neighborhood, Medium Lot

Illustrated: Setback and Frontages Applied to a Common T3.2 Lot



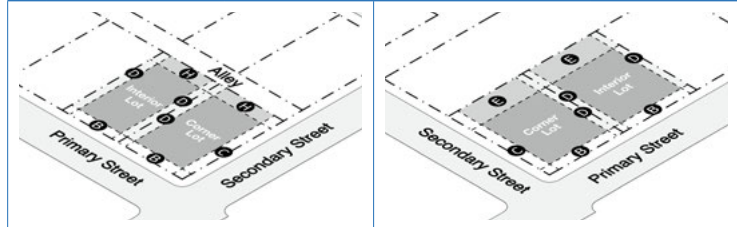
Lot Size and Occupation (See Sec. 40-66)

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

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures	
B Primary Frontage	30 ft. min.	B Primary Frontage	30 ft. min.
C Secondary Frontage	20 ft. min.	C Secondary Frontage	20 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) ¹	25 ft. min.	H Rear (alley) ¹	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 10 ft. min.
C Secondary Frontage	30 ft. min.
G Side (interior)	10 ft. min.
H Rear (alley) ¹	5 ft. max. or 20 ft. min.
E Rear	10 ft. min.

Structure Height (See Sec. 40-69)

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

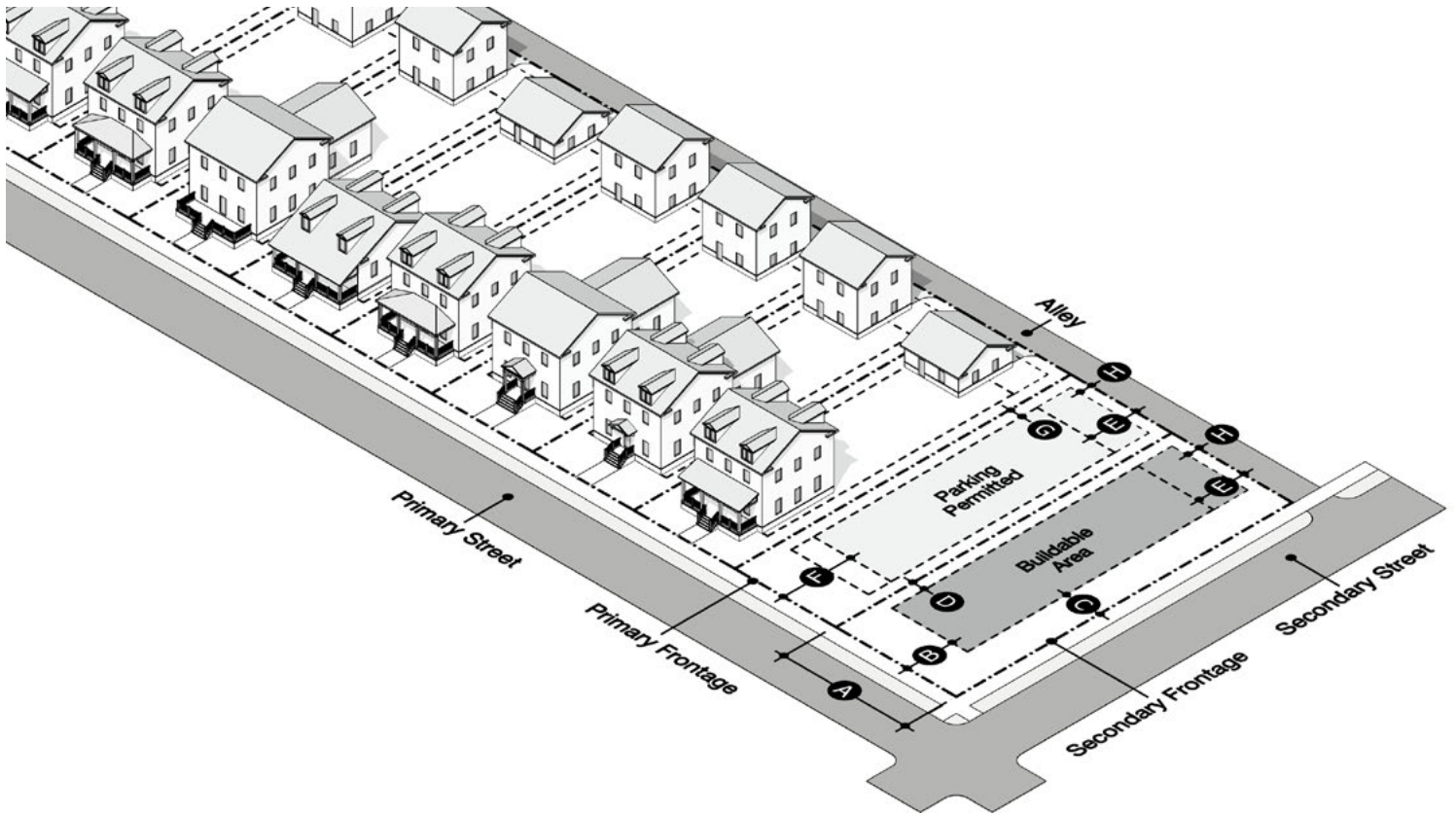
See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

¹Additional setback from alleys may be required for gravity sewer and emergency access, see [Sec. 40-216 Alleys](#).

Table 10: T3.3 Low Density Neighborhood, Small Lot

Illustrated: Setback and Frontages Applied to a Common T3.3 Lot



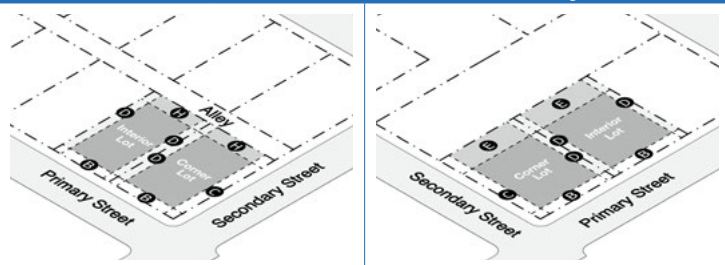
Lot Size and Occupation (See Sec. 40-66)

A Lot Width	45 ft. min.
Lot coverage	50% max.
Impervious surface	65% max.
Frontage Occupation	No minimum required

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures ²	
B Primary Frontage	20 ft. min.	B Primary Frontage	20 ft. min.
C Secondary Frontage	15 ft. min.	C Secondary Frontage	15 ft. min.
D Side	5 ft. min. ¹	G Side	5 ft. min. ¹
E Rear	20 ft. min.	E Rear	10 ft. min.
H Rear (alley) ⁴	1 ft. min.	H Rear (alley) ⁴	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 10 ft. min.
C Secondary Frontage	12 ft. min.
G Side (interior)	5 ft. min. ^{1,3}
H Rear (alley) ⁴	5 ft. max. or 20 ft. min.
E Rear	10 ft. min.

Structure Height (See Sec. 40-69)

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

See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

¹ Per [Sec. 40-60\(a\)\(1\)d](#) increased side setbacks are required for infill projects.

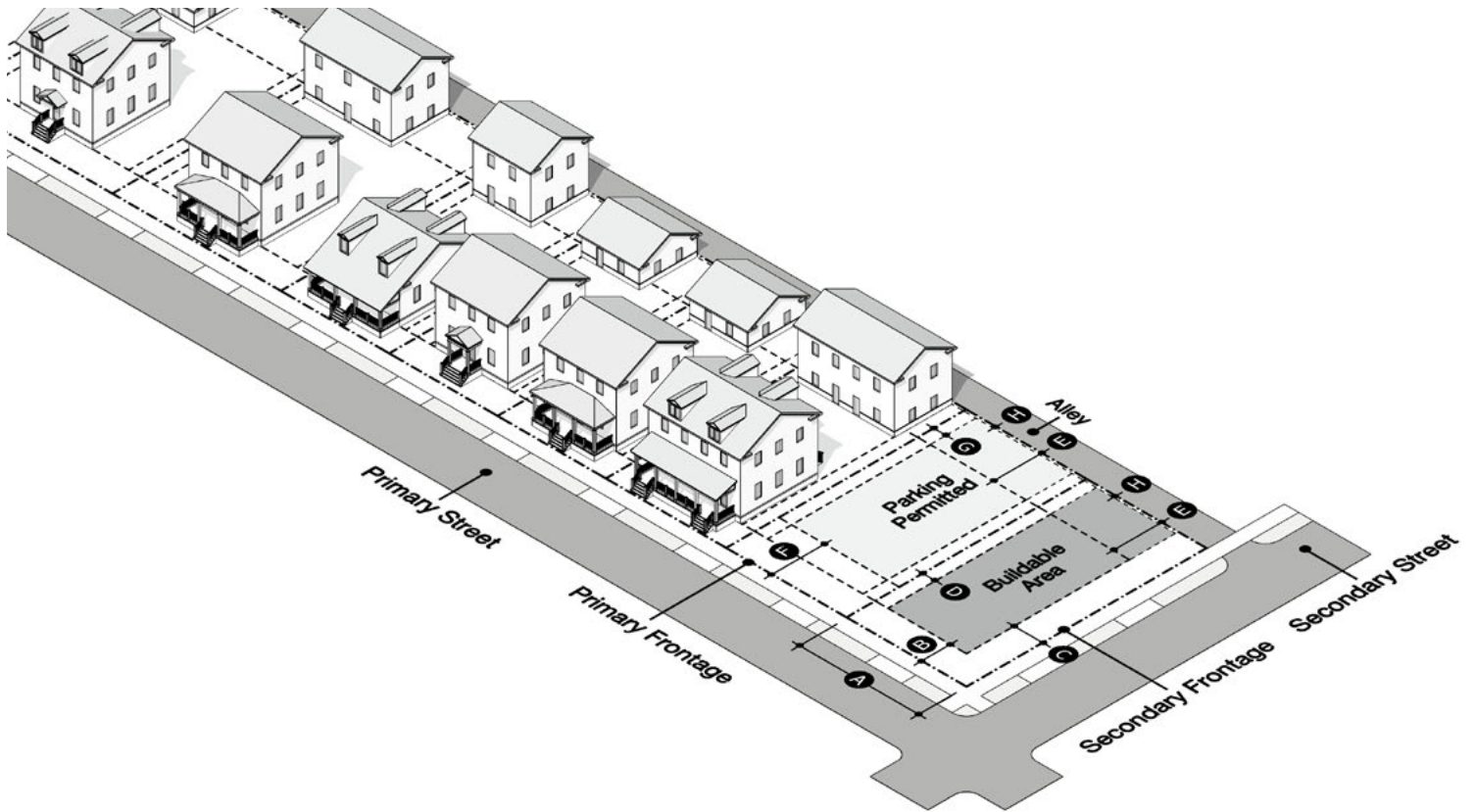
² Accessory structures must not be located between the primary structure façade and the street.

³ Surface parking lots require an 8ft. min. setback to accommodate landscape.

⁴ Additional setback from alleys may be required for gravity sewer and emergency access, see [Sec. 40-216 Alleys](#).

Table 11: T4.1 Mixed Intensity Neighborhood

Illustrated: Setback and Frontages Applied to a Common T4.1 Lot



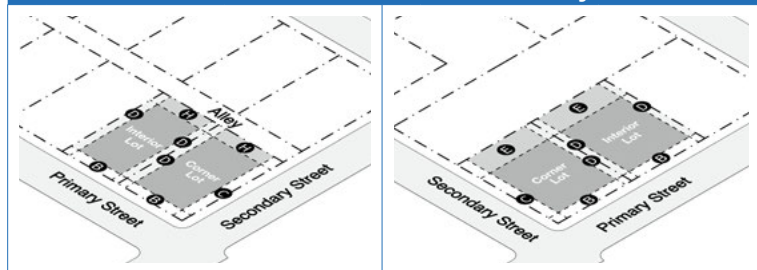
Lot Size and Occupation (See Sec. 40-66)

A Lot Width	30 ft. min. or 18 ft. for townhouses
Lot coverage	60% max.
Impervious surface	70% max.
Frontage Occupation	No minimum required

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures ⁵	
B Primary Frontage	12 ft. min.	B Primary Frontage	12 ft. min.
C Secondary Frontage	12 ft. min. ²	C Secondary Frontage	12 ft. min.
D Side	0 or 5 ft. min. ^{1,2}	G Side	0 or 5 ft. min. ^{1,2}
E Rear	20 ft. min.	E Rear	10 ft. min.
H Rear (alley) ⁴	1 ft. min.	H Rear (alley) ⁴	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 10 ft. min. ⁶
C Secondary Frontage	12 ft. min.
G Side (interior)	0 or 5 ft. min. ^{1,2,3}
H Rear (alley) ⁴	5 ft. max. or 20 ft. min.
E Rear	8 ft. min.

Structure Height (See Sec. 40-69)

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

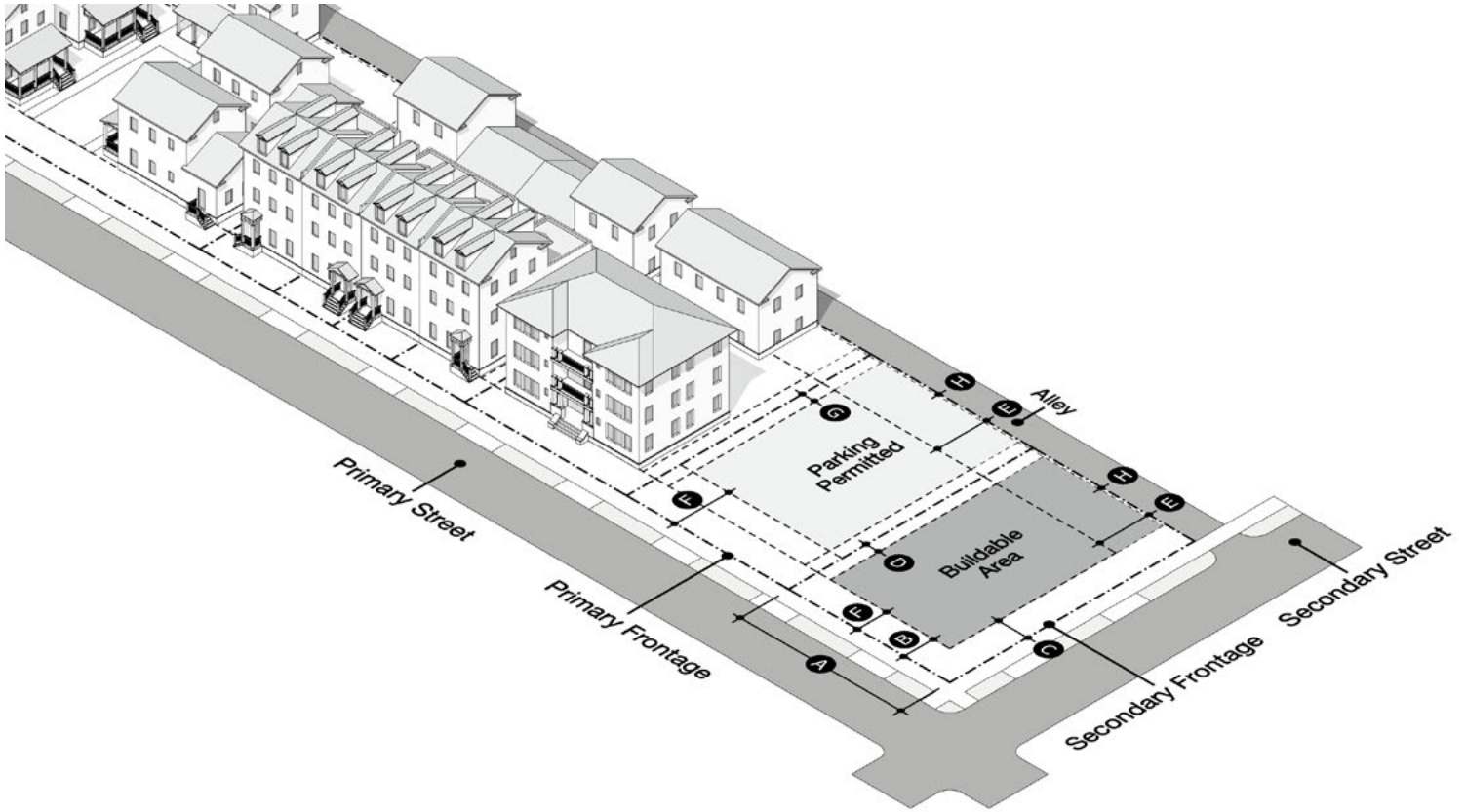
See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

¹ Per [Sec. 40-60\(a\)\(1\)d](#) increased side setbacks are required for infill projects.
² Townhouses and garages can be attached and therefore a 0 foot setback.
³ Surface parking lots require an 8ft. min. setback to accommodate landscape.
⁴ Additional setback from alleys may be required for gravity sewer and emergency access, see [Sec. 40-216 Alleys](#).
⁵ Accessory structures must not be located between the primary structure façade and the street.
⁶ Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see [Sec. 40-205\(h\)\(7\) Frontage Parking Lanes](#).

Table 12: T4.2 Medium Density Neighborhood

Illustrated: Setback and Frontages Applied to a Common T4.2 Lot



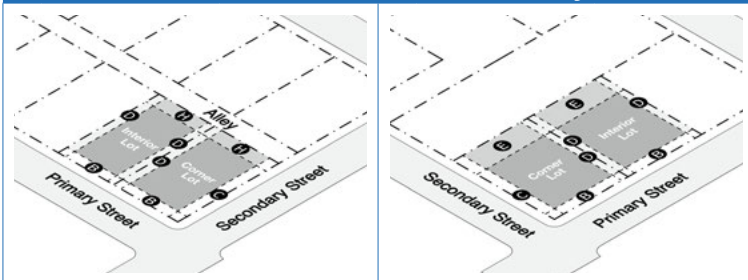
Lot Size and Occupation (See Sec. 40-66)

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

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures ⁵	
B Primary Frontage	8 ft. min.	B Primary Frontage	8 ft. min.
C Secondary Frontage	12 ft. min. ²	C Secondary Frontage	12 ft. min.
D Side	0 or 5 ft. min. ^{1,2}	G Side	0 or 5 ft. min. ^{1,2}
E Rear	20 ft. min.	E Rear	5 ft. min.
H Rear (alley) ⁴	1 ft. min.	H Rear (alley) ⁴	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 10 ft. min. ⁶
C Secondary Frontage	8 ft. min.
G Side (interior)	0 or 5 ft. min. ^{1,2,3}
H Rear (alley) ⁴	5 ft. max. or 20 ft. min.
E Rear	8 ft. min.

Structure Height (See Sec. 40-69)

I Principal Building	3 stories max.
J Accessory Structures	2 stories max.

See detailed requirements in [Division 3: Sites and Buildings](#).

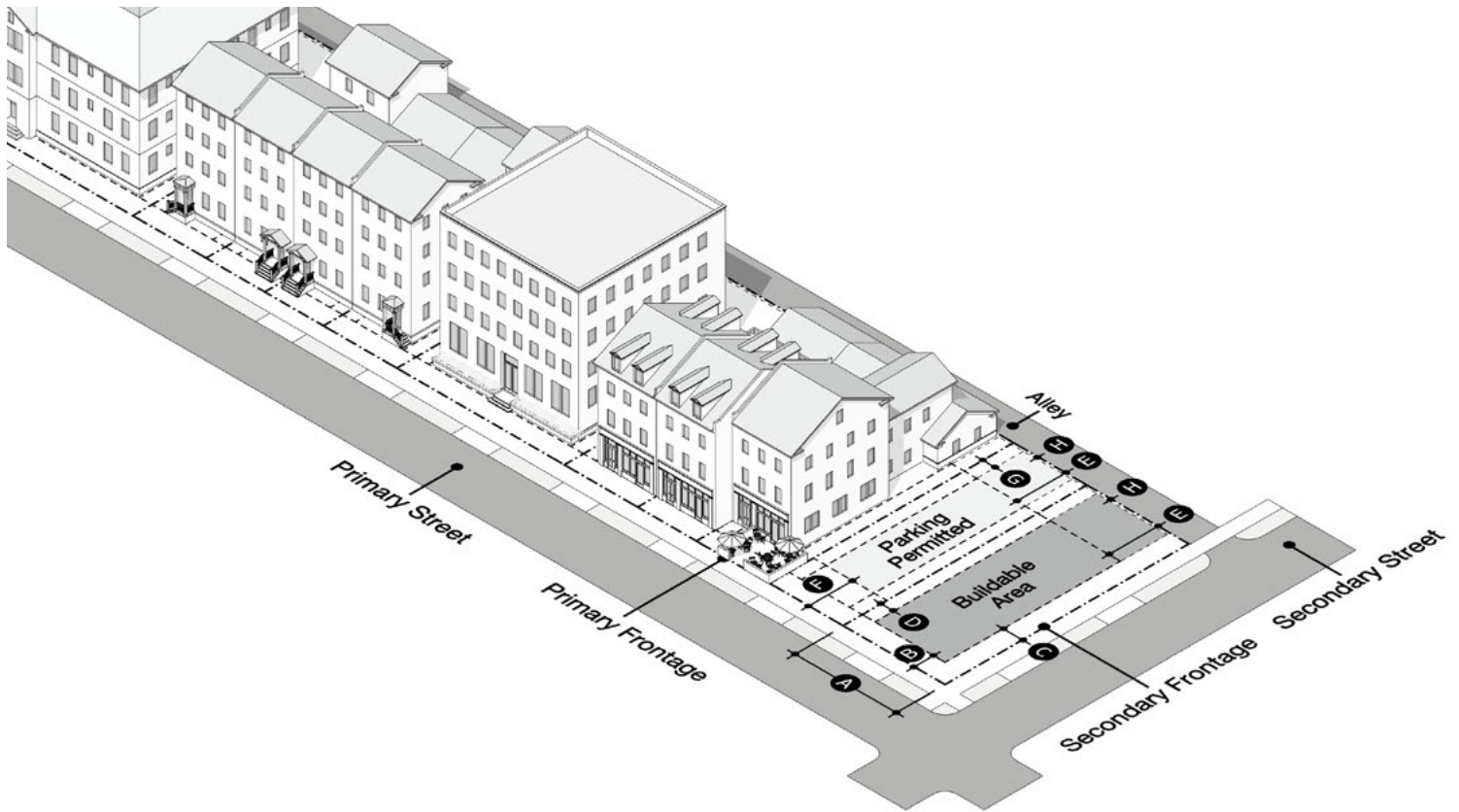
Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

¹ Per [Sec. 40-60\(a\)\(1\)d](#) increased side setbacks are required for infill projects.
² Townhouses and garages can be attached and therefore a 0 foot setback.
³ Surface parking lots require an 8ft. min. setback to accommodate landscape.
⁴ Additional setback from alleys may be required for gravity sewer and emergency access, see [Sec. 40-216 Alleys](#).
⁵ Accessory structures must not be located between the primary structure façade and the street.
⁶ Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see [Sec. 40-205\(h\)\(7\) Frontage Parking Lanes](#).

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Table 13: T4.3 High Density Neighborhood

Illustrated: Setback and Frontages Applied to a Common T4.3 Lot



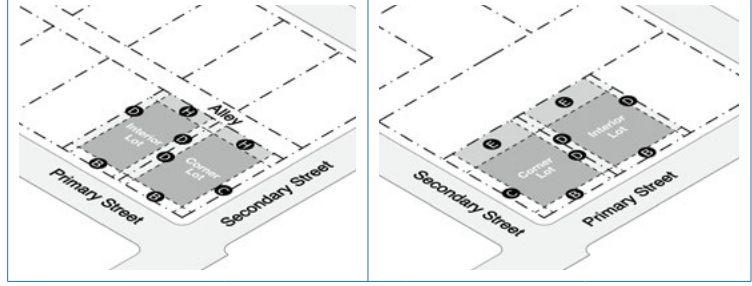
Lot Size and Occupation (See Sec. 40-66)

A Lot Width	16 ft. min.
Lot coverage	70% max.
Impervious surface	80% max.
Frontage Occupation	60% min. primary; No min. secondary

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures ³	
B Primary Frontage	6 - 20 ft.	B Primary Frontage	6 ft. min.
C Secondary Frontage	8 - 20 ft.	C Secondary Frontage	8 ft. min.
D Side	0 or 5 ft. min. ¹	G Side	0 or 5 ft. min. ¹
E Rear	10 ft. min.	E Rear	5 ft. min.
H Rear (alley) ⁴	1 ft. min.	H Rear (alley) ⁴	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 10 ft. min. ⁵
C Secondary Frontage	6 ft. min.
G Side (interior)	0 or 5 ft. min. ^{1,2}
H Rear (alley) ⁴	5 ft. max. or 20 ft. min.
E Rear	8 ft. min.

Structure Height (See Sec. 40-69)

I Principal Building	4 stories max.
J Accessory Structures	2.5 stories max.

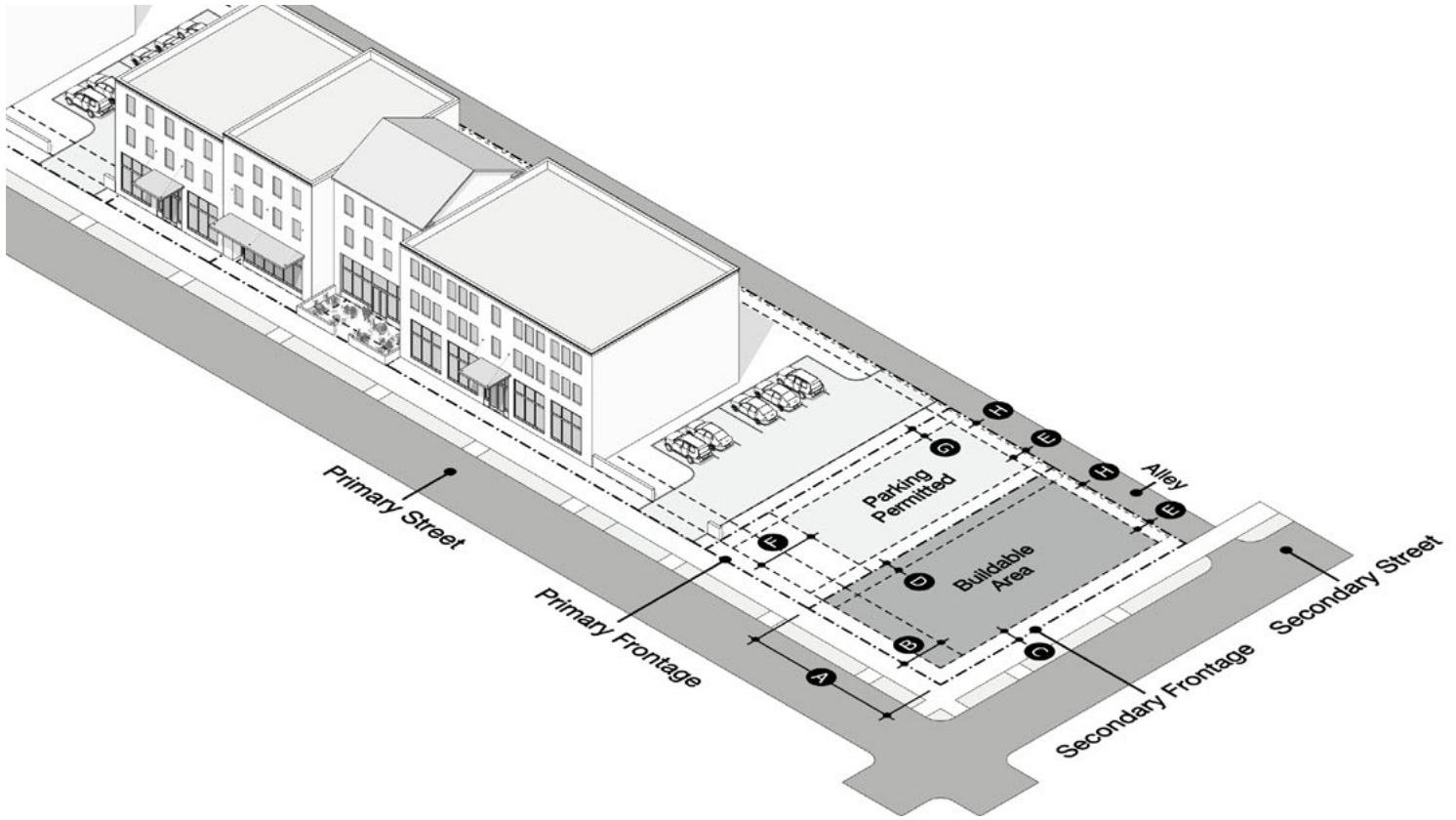
See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

¹ Per [Sec. 40-60\(a\)\(1\)d](#) increased side setbacks are required for infill projects.
² Garages may be attached, as accessory structures or within the principal building. Surface parking lots require an 8ft. min. side setback for landscape.
³ Accessory structures must not be located between the primary structure façade and the street.
⁴ Additional setback from alleys may be required for gravity sewer and emergency access, see [Sec. 40-216 Alleys](#).
⁵ Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see [Sec. 40-205\(h\)\(7\) Frontage Parking Lanes](#).

Table 14: T5.1 Low Intensity Mixed-use

Illustrated: Setback and Frontages Applied to a Common T5.1 Lot



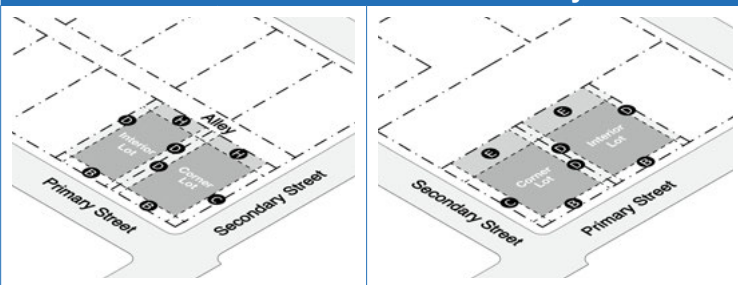
Lot Size and Occupation (See Sec. 40-66)

A Lot Width	16 ft. min.
Lot coverage	70% max.
Impervious surface	70% max. or 80% for townhouses
Frontage Occupation	70% min. primary; No min. secondary

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures ²	
B Primary Frontage	20 ft. max.	B Primary Frontage	6 ft. min.
C Secondary Frontage	5 - 20ft.	C Secondary Frontage	5 ft. min.
D Side	0 or 5 ft. min. ¹	G Side	0 or 5 ft. min. ¹
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley) ⁴	1 ft. min.	H Rear (alley) ⁴	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 20 ft. min. ⁶
C Secondary Frontage	6 ft. min.
G Side (interior)	0 or 5 ft. min. ^{1,3}
H Rear (alley) ⁴	5 ft. max. or 20 ft. min.
E Rear	8 ft. min.

Structure Height (See Sec. 40-69)

I Principal Building	3 stories max. ⁵
J Accessory Structures	2 stories max.

See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

¹ Per [Sec. 40-60\(a\)\(1\)d](#) increased side setbacks are required for infill projects.
² Accessory structures must not be located between the primary structure façade and the street.

³ Surface parking lots may require an 8ft. min. side setback for landscape.

⁴ Additional setback from alleys may be required for gravity sewer and emergency access, see [Sec. 40-216 Alleys](#).

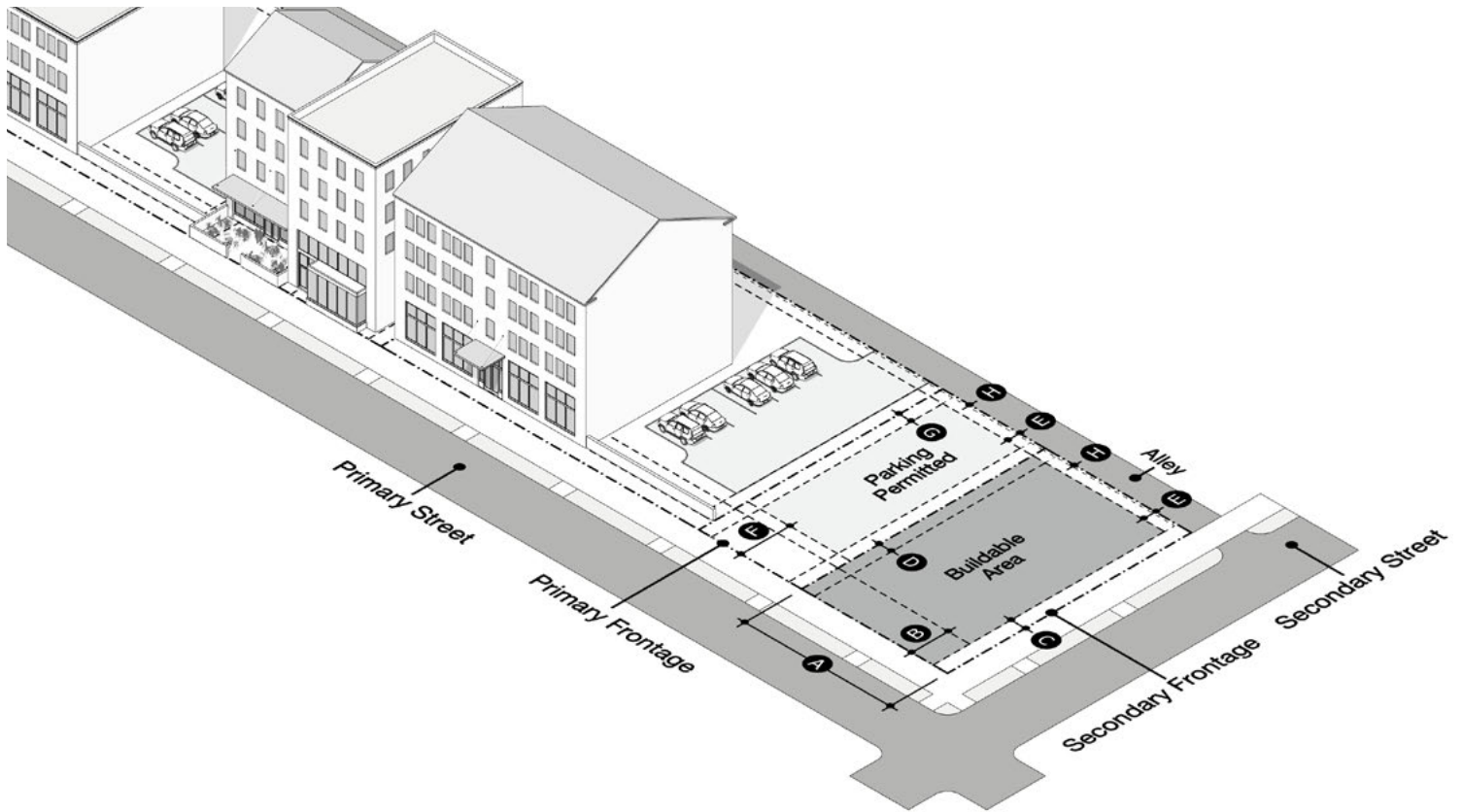
⁵ In Rural Center Place Types, the maximum building height is 2.5 stories for Principal Buildings.

⁶ Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see [Sec. 40-205\(h\)\(7\) Frontage Parking Lanes](#).

ZONES

Table 15: T5.2 Medium Intensity Mixed-use

Illustrated: Setback and Frontages Applied to a Common T5.2 Lot



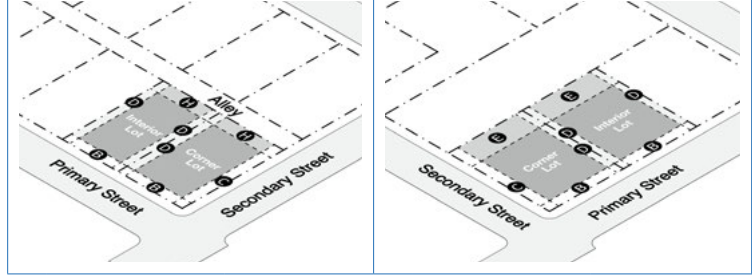
Lot Size and Occupation (See Sec. 40-66)

A Lot Width	16 ft. min.
Lot coverage	80% max.
Impervious surface	100% max.
Frontage Occupation	70% min. primary; No min. secondary

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures ²	
B Primary Frontage	20 ft. max.	B Primary Frontage	6 ft. min.
C Secondary Frontage	20 ft. max.	C Secondary Frontage	2 ft. min.
D Side	0 or 5 ft. min. ¹	G Side	0 or 5 ft. min. ¹
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley) ⁴	1 ft. min.	H Rear (alley) ⁴	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 20 ft. min. ⁵
C Secondary Frontage	6 ft. min.
G Side (interior)	0 or 5 ft. min. ^{1,3}
H Rear (alley) ⁴	5 ft. max. or 20 ft. min.
E Rear	8 ft. min.

Structure Height (See Sec. 40-69)

I Principal Building	4 stories max.
J Accessory Structures	2.5 stories max.

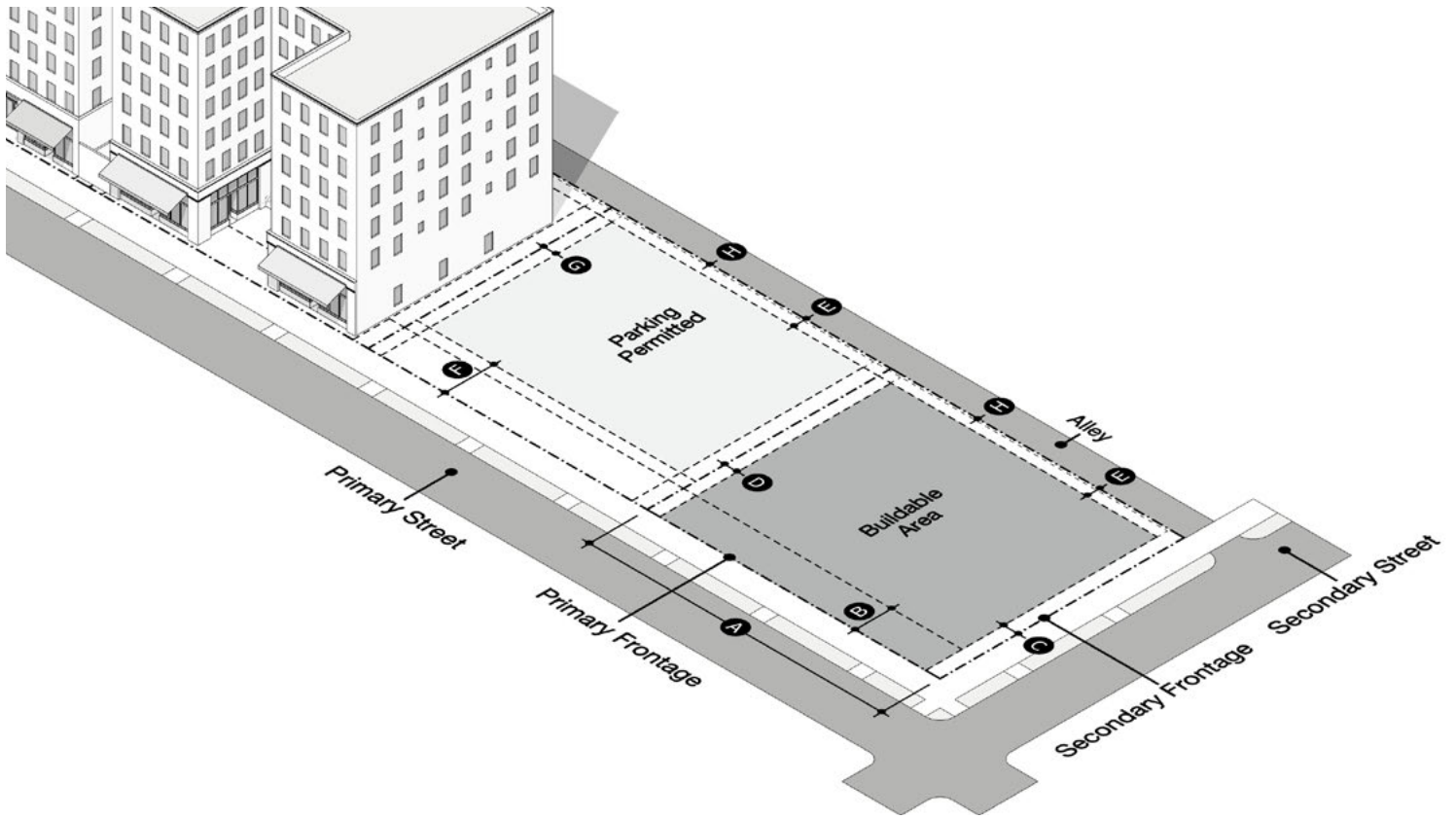
See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

¹ Per [Sec. 40-60\(a\)\(1\)d](#) increased side setbacks are required for infill projects.
² Accessory structures must not be located between the primary structure façade and the street.
³ Surface parking lots require an 8ft. min. side setback for landscape.
⁴ Additional setback from alleys may be required for gravity sewer and emergency access, see [Sec. 40-216 Alleys](#).
⁵ Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see [Sec. 40-205\(h\)\(7\) Frontage Parking Lanes](#).

Table 16: T5.3 High Intensity Mixed-use

Illustrated: Setback and Frontages Applied to a Common T5.3 Lot



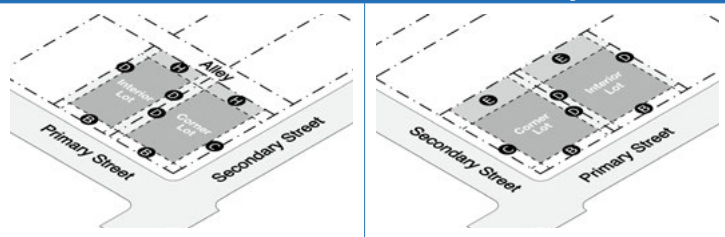
Lot Size and Occupation (See Sec. 40-66)

A Lot Width	16 ft. min.
Lot coverage	90% max.
Impervious surface	100% max.
Frontage Occupation	70% min. primary; No min. secondary

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures ²	
B Primary Frontage	20 ft. max.	B Primary Frontage	6 ft. min.
C Secondary Frontage	20 ft. max.	C Secondary Frontage	2 ft. min.
D Side	0 or 5 ft. min. ¹	G Side	0 or 5 ft. min. ¹
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley) ⁴	1 ft. min.	H Rear (alley) ⁴	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 20 ft. min. ⁵
C Secondary Frontage	6 ft. min.
G Side (interior)	0 or 5 ft. min. ^{1,3}
H Rear (alley) ⁴	5 ft. max. or 20 ft. min.
E Rear	8 ft. min.

Structure Height (See Sec. 40-69)

I Principal Building	6 stories max.
J Accessory Structures	2.5 stories max.

See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

¹ Per [Sec. 40-60\(a\)\(1\)d](#) increased side setbacks are required for infill projects.

² Accessory structures must not be located between the primary structure façade and the street.

³ Surface parking lots require an 8ft. min. side setback for landscape.

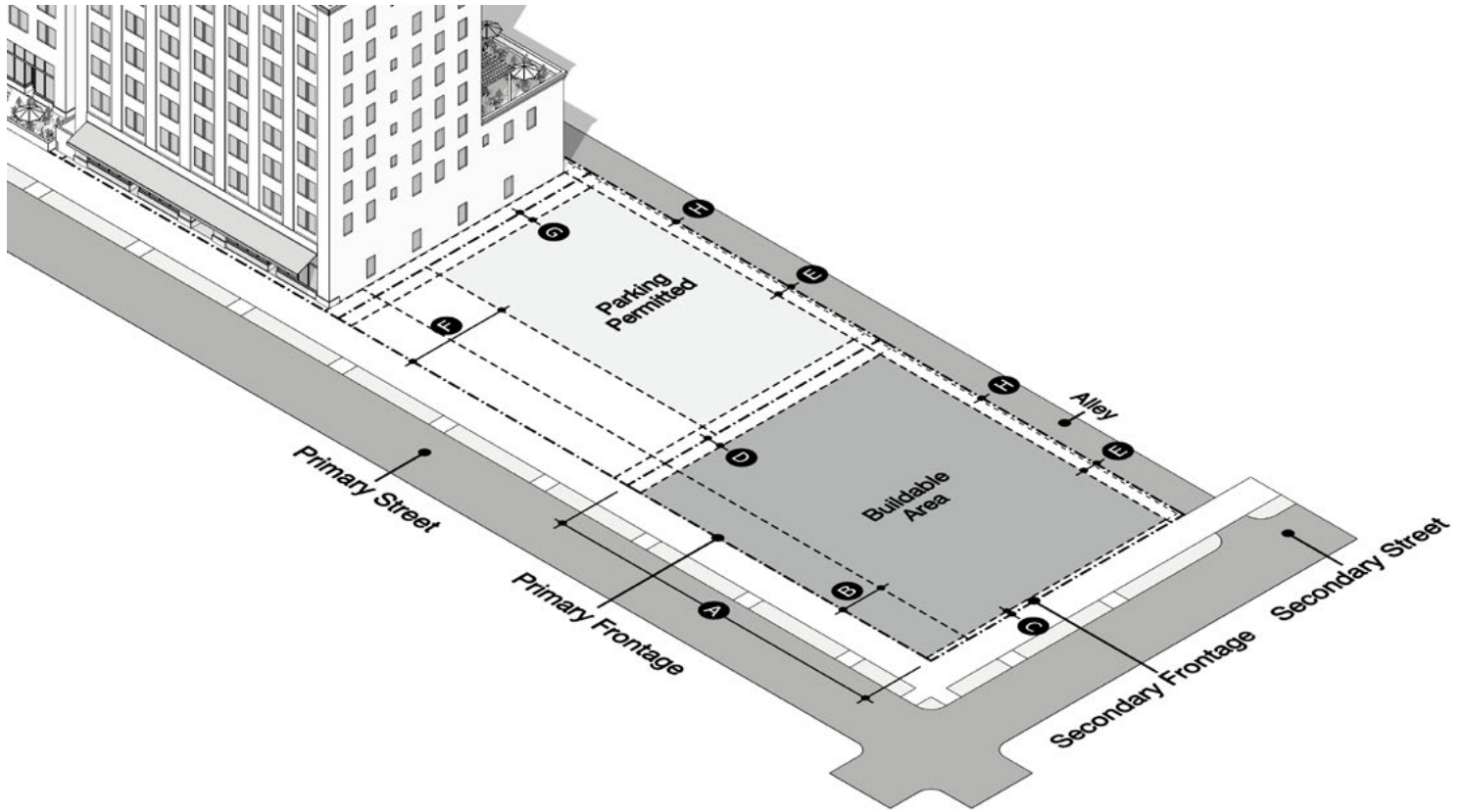
⁴ Additional setback from alleys may be required for gravity sewer and emergency access, see [Sec. 40-216 Alleys](#).

⁵ Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see [Sec. 40-205\(h\)\(7\) Frontage Parking Lanes](#).

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Table 17: T6.1 Low Intensity High-rise

Illustrated: Setback and Frontages Applied to a Common T6.1 Lot



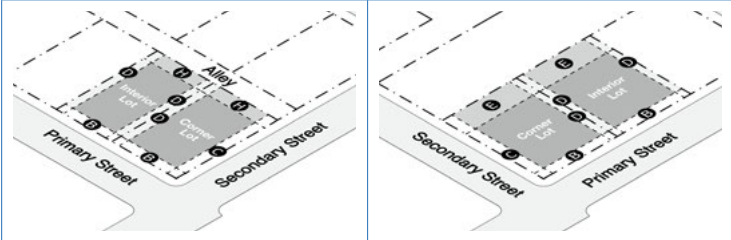
Lot Size and Occupation (See Sec. 40-66)

A Lot Width	16 ft. min.
Lot coverage	90% max.
Impervious surface	100% max.
Frontage Occupation	80% min. primary; No min. secondary

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures ²	
B Primary Frontage	20 ft. max.	B Primary Frontage	6 ft. min.
C Secondary Frontage	20 ft. max.	C Secondary Frontage	6 ft. min.
D Side	0 or 5 ft. min. ¹	G Side	0 or 5 ft. min. ¹
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley) ⁴	1 ft. min.	H Rear (alley) ⁴	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 20 ft. min. ⁵
C Secondary Frontage	6 ft. min.
G Side (interior)	0 or 5 ft. min. ^{1,3}
H Rear (alley) ⁴	5 ft. max. or 20 ft. min.
E Rear	8 ft. min.

Structure Height (See Sec. 40-69)

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

See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

¹ Per [Sec. 40-60\(a\)\(1\)d](#) increased side setbacks are required for infill projects.

² Accessory structures must not be located between the primary structure façade and the street.

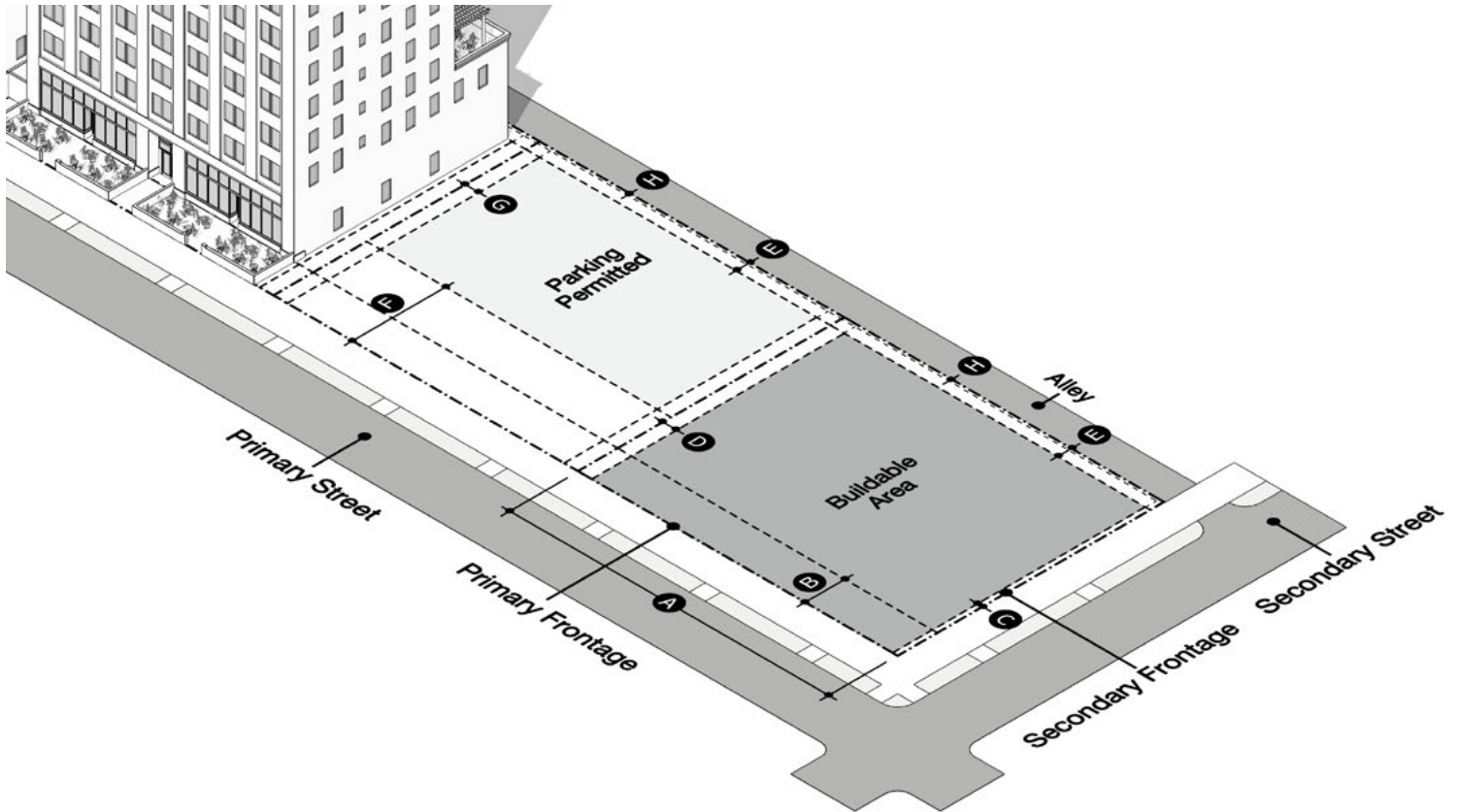
³ Surface parking lots require an 8ft. min. side setback for landscape.

⁴ Additional setback from alleys may be required for gravity sewer and emergency access, see [Sec. 40-216 Alleys](#).

⁵ Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see [Sec. 40-205\(h\)\(7\) Frontage Parking Lanes](#).

Table 18: T6.2 Medium Intensity High-rise

Illustrated: Setback and Frontages Applied to a Common T6.2 Lot



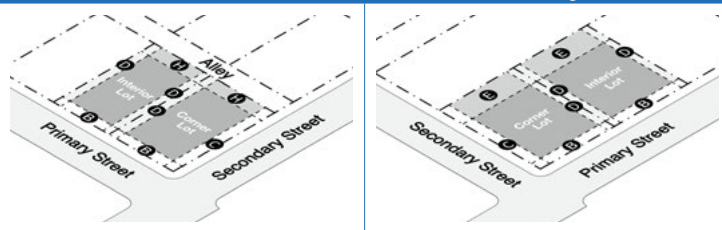
Lot Size and Occupation (See Sec. 40-66)

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

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures	
B Primary Frontage	20 ft. max.	B Primary Frontage	15 ft. min.
C Secondary Frontage	20 ft. max.	C Secondary Frontage	2 ft. min.
D Side	0 or 5 ft. min. ¹	G Side	0 or 5 ft. min. ¹
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley) ³	1 ft. min.	H Rear (alley) ³	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 20 ft. min. ⁴
C Secondary Frontage	6 ft. min.
G Side (interior)	0 or 5 ft. min. ^{1,2}
H Rear (alley) ³	5 ft. max. or 20 ft. min.
E Rear	8 ft. min.

Structure Height (See Sec. 40-69)

I Principal Building	10 stories max.
J Accessory Structures	2.5 stories max.

See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

¹ Per [Sec. 40-60\(a\)\(1\)d](#) increased side setbacks are required for infill projects.

² Surface parking lots require an 8ft. min. side setback for landscape.

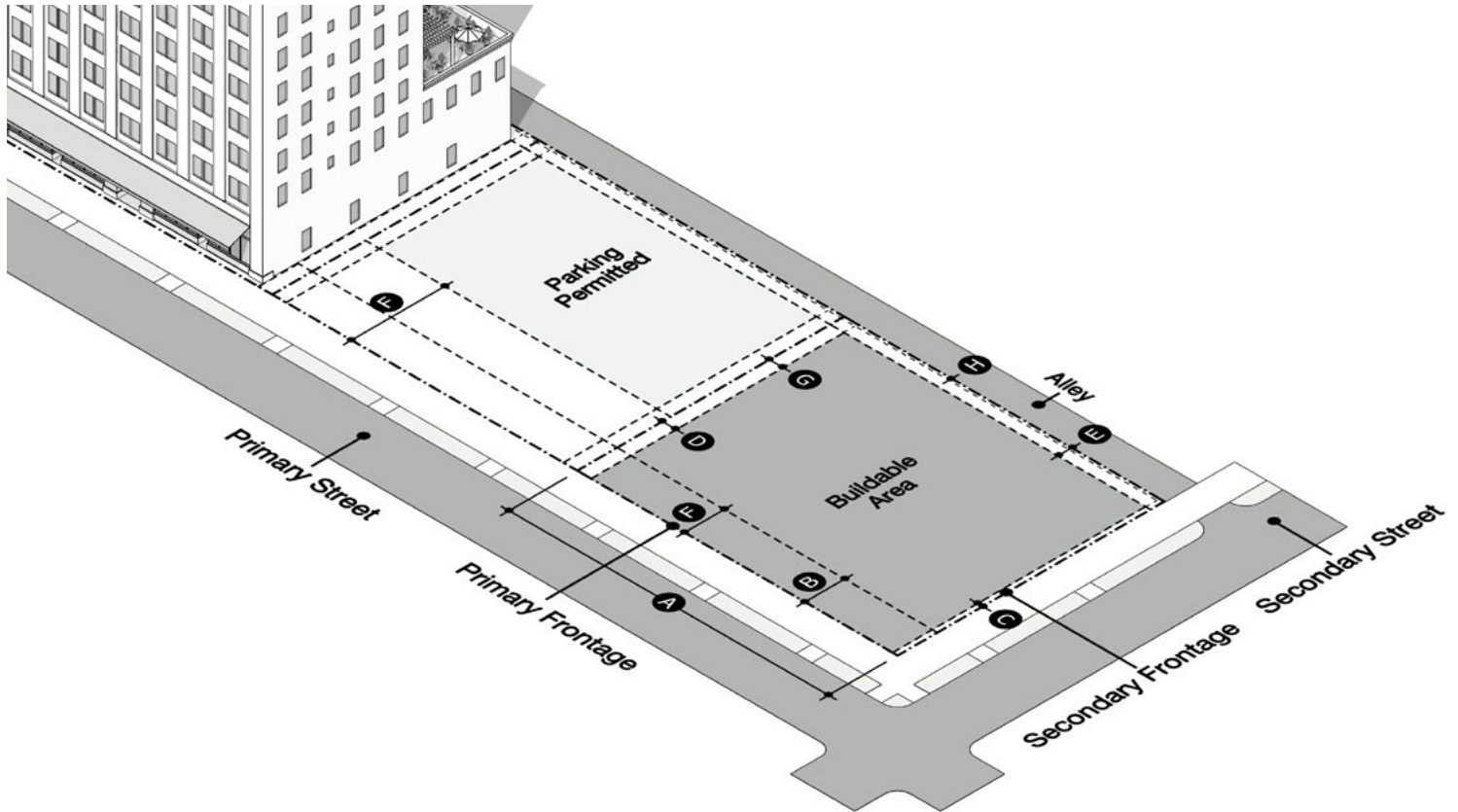
³ Additional setback from alleys may be required for gravity sewer and emergency access, see [Sec. 40-216 Alleys](#).

⁴ Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see [Sec. 40-205\(h\)\(7\) Frontage Parking Lanes](#).

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Table 19: T6.3 High Intensity High-rise

Illustrated: Setback and Frontages Applied to a Common T6.3 Lot



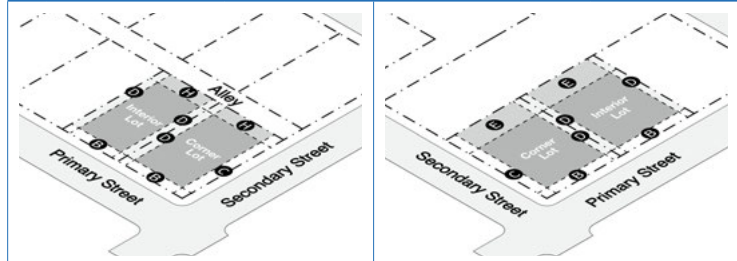
Lot Size and Occupation (See Sec. 40-66)

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

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures	
B Primary Frontage	20 ft. max.	B Primary Frontage	15 ft. min.
C Secondary Frontage	20 ft. max.	C Secondary Frontage	15 ft. min.
D Side	0 or 5 ft. min. ¹	G Side	0 or 5 ft. min. ¹
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley) ³	1 ft. min.	H Rear (alley) ³	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 20 ft. min. ⁴
C Secondary Frontage	6 ft. min.
G Side (interior)	0 or 5 ft. min. ^{1,2}
H Rear (alley) ³	5 ft. max. or 20 ft. min.
E Rear	8 ft. min.

Structure Height (See Sec. 40-69)

I Principal Building	12 max. Max. 25 stories in Tourist Activity Center
J Accessory Structures	2.5 stories max.

See detailed requirements in [Division 3: Sites and Buildings](#).

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in [Sec. 40-67\(a\) Structure Setbacks](#).

¹ Per [Sec. 40-60\(a\)\(1\)d](#) increased side setbacks are required for infill projects.
² Surface parking lots require an 8ft. min. side setback for landscape.
³ Additional setback from alleys may be required for gravity sewer and emergency access, see [Sec. 40-216 Alleys](#).
⁴ Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see [Sec. 40-205\(h\)\(7\) Frontage Parking Lanes](#).