64 ZONE STANDARDS

ZONES

(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.

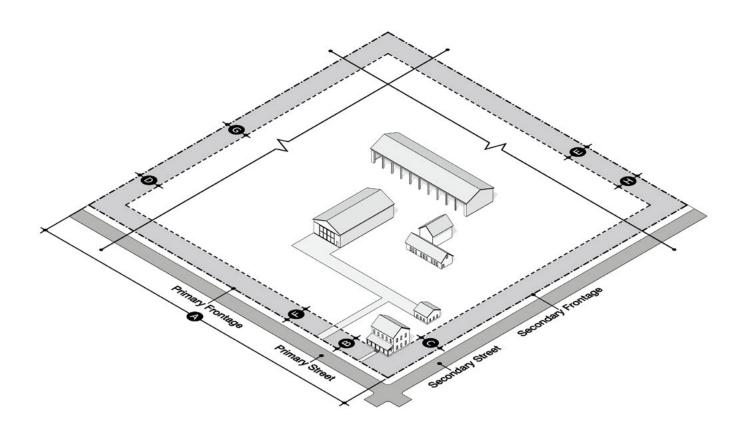
- (f) Stormwater Management
 - (1) The design and construction of stormwater management systems is subject to Chapter 19, Article X (Floodplains), Chapter 30, Article VIII (Site Development) of County Code, and Chapter 34, Article VII (Stormwater Management), Article IV (Specifications for Plans and 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.
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Table 5: T2.1 Low Density Ag, Large Lot

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



L	Lot Size and Occupation (See Sec. 40-66)					
Α	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		
В	Primary Frontage	35 ft. min.	В	Primary Frontage	35 ft. min.	
С	Secondary Frontage	35 ft. min.	С	Secondary Frontage	35 ft. min.	
D	Side	20 ft. min.	G	Side	20 ft. min.	
Е	Rear	50 ft. min.	Е	Rear	25 ft. min.	
Н	Rear (alley)	N/A	Н	Rear (alley)	N/A	

Setbacks - Garages & Parking Lots (See Sec. 40-67)					
F	Primary Frontage	Principal building setback + 10 ft. min.			
С	Secondary Frontage	35 ft. min.			
G	Side (interior)	20 ft. min.			
Н	Rear (alley)	N/A			
Е	Rear	25 ft. min.			
Structure Height (See Sec. 40-69)					
ı	Principal Building	3 stories max.			

2 stories and 40 ft. max.

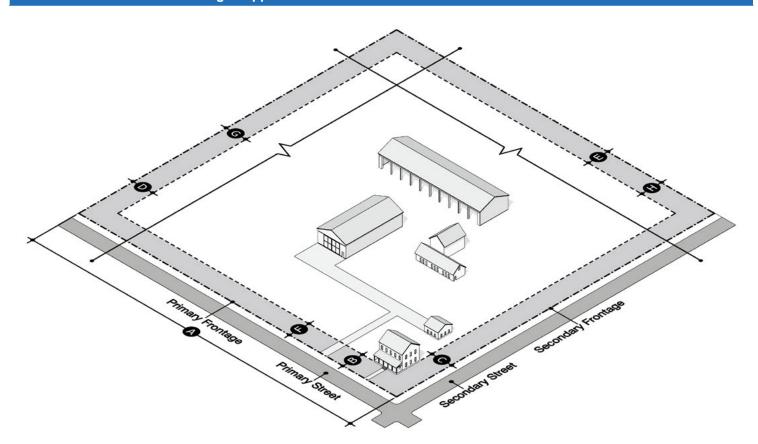
See detailed requirements in Division 3: Sites and Buildings.

J Accessory Structures

^{*} 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)					
Α	Lot Width and Area		150 ft. min. and 2 acre min.		
	Lot coverage		20% max.		
	Impervious surface		30% max.		
	Frontage Occupation		No	minimum required	
S	Setbacks - Structures (See S			. 40-67)	
	Principal Buildings		Accessory Structures		
В	Primary Frontage	35 ft. min.	В	Primary Frontage	35 ft. min.
С	Secondary Frontage	25 ft. min.	С	Secondary Frontage	35 ft. min.
D	Side	20 ft. min.	G	Side	20 ft. min.
Е	Rear	50 ft. min.	Е	Rear	25 ft. min.
Н	Rear (alley)	N/A	Н	Rear (alley)	N/A

F Primary Frontage Principal building somin.	etback + 10 ft.			
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)				

3 stories max.

2 stories and 40 ft. max.

See detailed requirements in Division 3: Sites and Buildings.

I Principal Building

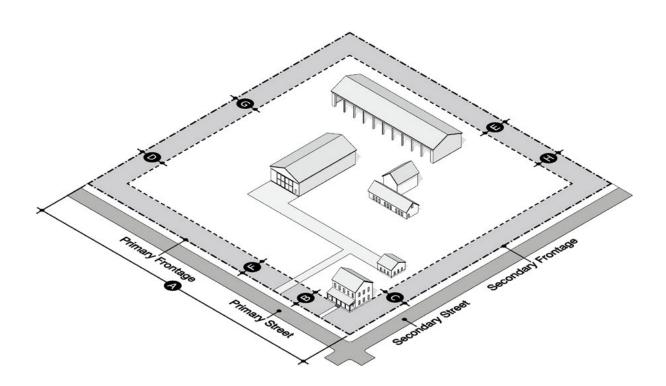
J Accessory Structures

ZONE STANDARDS 67

ZONES

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

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



L	Lot Size and Occupation (See Sec. 40-66)					
Α	Lot Width and Area		120 ft. min. and 1 acre min.			
	Lot coverage		30% max.			
	Impervious surface		40% max.			
	Frontage Occupation		No	No minimum required		
S	Setbacks - Structures (See S			:. 40-67)		
	Principal Buildings			Accessory Structures		
В	Primary Frontage	35 ft. min.	В	Primary Frontage	35 ft. min.	
С	Secondary Frontage	35 ft. min.	С	Secondary Frontage	25 ft. min.	
D	Side	10 ft. min.	G	Side	10 ft. min.	
Е	Rear	50 ft. min.	Е	Rear	25 ft. min.	
Н	Rear (alley)	N/A	Н	Rear (alley)	N/A	

F	Primary Frontage	Principal building setback + 10 ft. min.		
С	Secondary Frontage	25 ft. min.		
G	Side (interior)	20 ft. min.		
Н	Rear (alley)	N/A		
Е	Rear	25 ft. min.		
Structure Height (See Sec. 40-69)				

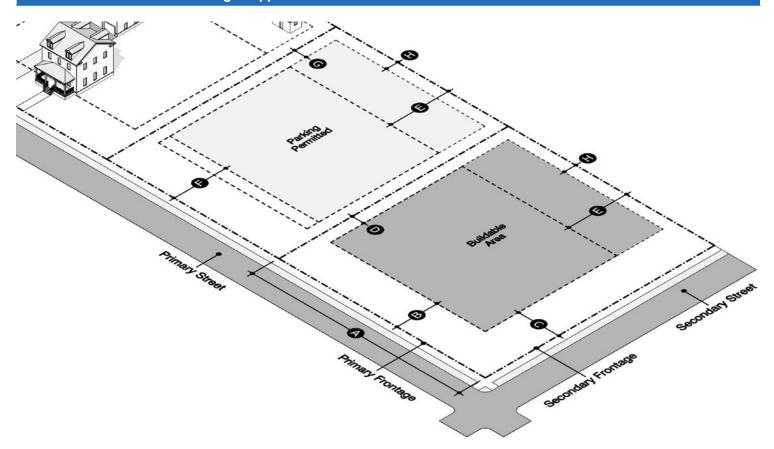
Setbacks - Garages & Parking Lots (See Sec. 40-67)

Si	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.

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

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



L	Lot Size and Occupation (See Sec. 40-66)				
Α	Lot Width	100 ft. min.			
	Lot coverage	30% max.			
	Impervious surface	50% max.			
	Frontage Occupation	No minimum required			
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S	Setbacks - Structures (See Sec. 40-67)					
	Principal Buildings			Accessory Str	uctures	
В	Primary Frontage	35 ft. min.	В	Primary Frontage	35 ft. min.	
С	Secondary Frontage	25 ft. min.	С	Secondary Frontage	25 ft. min.	
D	Side	10 ft. min.	G	Side	10 ft. min.	
Е	Rear	50 ft. min.	Е	Rear	15 ft. min.	
Н	Rear (alley)	50 ft. min.	Н	Rear (alley) 1	1 ft. min.	

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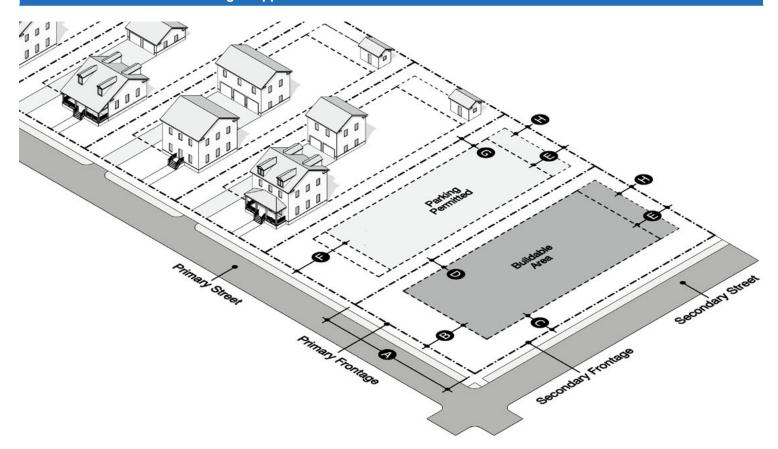
S	Setbacks - Garages & Parking Lots (See Sec. 40-67)					
F	Primary Frontage	Principal building setback + 10 ft. min.				
С	Secondary Frontage	35 ft. min.				
G	Side (interior)	10 ft. min.				
Н	Rear (alley) 1	5 ft. max. or 20 ft. min				
Е	Rear	15 ft. min.				

S	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.

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

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



L	Lot Size and Occupation (See Sec. 40-66)			
Α	Lot Width	75 ft. min.		
	Lot coverage	40% max.		
	Impervious surface	60% max.		
	Frontage Occupation	No minimum required		

3					
S	etbacks - Struc	tures (See S	Sec	:. 40-67)	
Principal Buildings				Accessory Str	uctures
В	Primary Frontage	30 ft. min.	В	Primary Frontage	30 ft. min.
С	Secondary Frontage	20 ft. min.	С	Secondary Frontage	20 ft. min.
D	Side	10 ft. min.	G	Side	10 ft. min.
Е	Rear	25 ft. min.	Е	Rear	10 ft. min.
Н	Rear (alley) 1	25 ft. min.	Н	Rear (alley) 1	1 ft. min.

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Primary Street	Cocos	\$385	Sacondan S	Print	STY STEET

Setbacks - Garages & Parkin	g Lots (See Sec. 40-67)
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F	Primary Frontage	Principal building setback + 10 ft. min.
С	Secondary Frontage	30 ft. min.
G	Side (interior)	10 ft. min.
Н	Rear (alley) 1	5 ft. max. or 20 ft. min.
Е	Rear	10 ft. min.

Structure Height (See Sec. 40-69)				
I	Principal Building	2.5 stories max.		
J	Accessory Structures	2 stories max.		

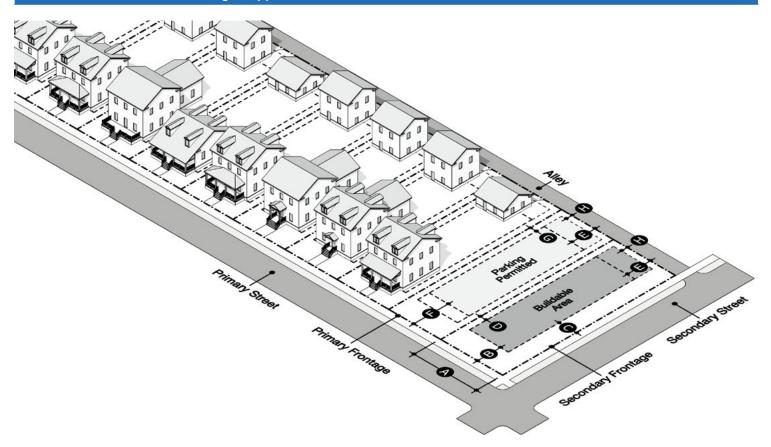
See detailed requirements in Division 3: Sites and Buildings.

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



H Rear (alley) 4

Accessory Structures

Rear

L	Lot Size and Occupation (See Sec. 40-66)			
Α	Lot Width	45 ft. min.		
	Lot coverage	50% max.		
	Impervious surface	65% max.		
	Frontage Occupation	No minimum required		
_				

S	Setbacks - Structures (See Sec. 40-67)					
Principal Buildings			Accessory Structures ²			
В	Primary Frontage	20 ft. min.	В	Primary Frontage	20 ft. min.	
С	Secondary Frontage	15 ft. min.	С	Secondary Frontage	15 ft. min.	
D	Side	5 ft. min. ¹	G	Side	5 ft. min. ¹	
Е	Rear	20 ft. min.	Е	Rear	10 ft. min.	
Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.	

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Se	etbacks For Si	tes With and	l W	ithout an Alley	,
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F	Primary Frontage	Principal building setback + 10 ft. min.
С	Secondary Frontage	12 ft. min.
G	Side (interior)	5 ft. min. ^{1,3}

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

St	tructure Height (See Sec. 4	0-69)
ı	Principal Building	2.5 stories max.

5 ft. max. or 20 ft. min.

10 ft. min.

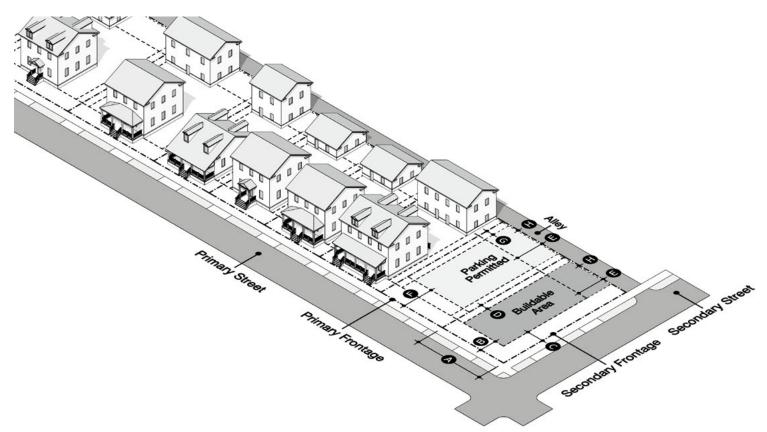
2 stories max.

See detailed requirements in Division 3: Sites and Buildings.

- 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.
 ⁴Additional 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



L	Lot Size and Occupation (See Sec. 40-66)					
Α	A Lot Width		30	30 ft. min. or 18 ft. for townhouses		
	Lot coverage		609	60% max.		
	Impervious surface		709	% max.		
	Frontage Occupation			No minimum required		
S	etbacks - Struc	ctures (See S	ec.	40-67)		
	Principal Bu	ldings	Accessory Structures 5			
В	Primary Frontage	12 ft. min.	В	Primary Frontage	12 ft. min.	
С	Secondary Frontage	12 ft. min. ²	С	Secondary Frontage	12 ft. min.	
	O					
D	Side	0 or 5 ft. min. 1,2	G	Side	0 or 5 ft. min. 1,2	
D E		0 or 5 ft. min. ^{1,2} 20 ft. min.	G E	Side Rear	0 or 5 ft. min. ^{1,2} 10 ft. min.	

Without an Alley
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Setbacks	- Garages	& Parking Lots (See S	Sec. 40-67)

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

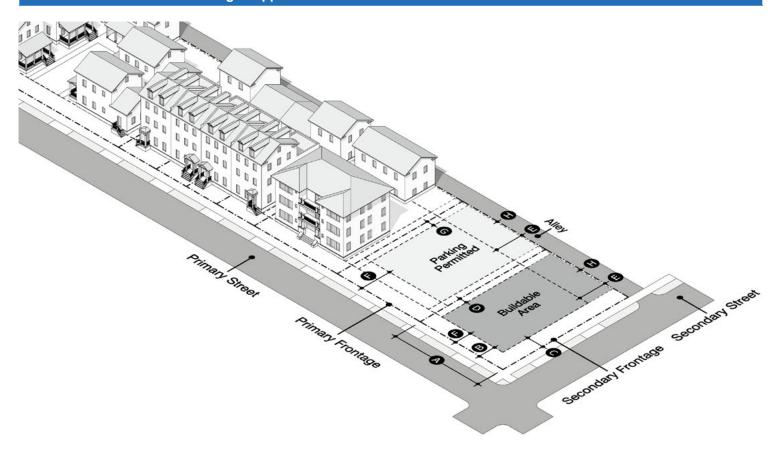
S	Structure Height (See Sec. 40-69)			
I	Principal Building	2.5 stories max.		
J	Accessory Structures	2 stories max.		

See detailed requirements in Division 3: Sites and Buildings.

- 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.
- ⁴Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.
- gency access, see Sec. 40-216 Alleys.
 ⁵Accessory 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)					
Α	Lot Width		18	ft. min.	
	Lot coverage		709	% max.	
	Impervious surfac	е	709	% max. or 80% for t	ownhouses
Frontage Occupation		No	minimum required	t	
Setbacks - Structures (See Se			ec.	40-67)	
Principal Buildings			Accessory St	ructures ⁵	
В	Primary Frontage	8 ft. min.	В	Primary Frontage	8 ft. min.
С	Secondary Frontage	12 ft. min. ²	С	Secondary Frontage	12 ft. min.
D	Side	0 or 5 ft. min. 1,2	G	Side	0 or 5 ft. min. 1,2
Е	Rear	20 ft. min.	Е	Rear	5 ft. min.
Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.

Setbacks For Si	tes With and	Without an Alley	
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Setbacks ·	· Garages	& Parking L	ots (See S	Sec. 40-67)

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

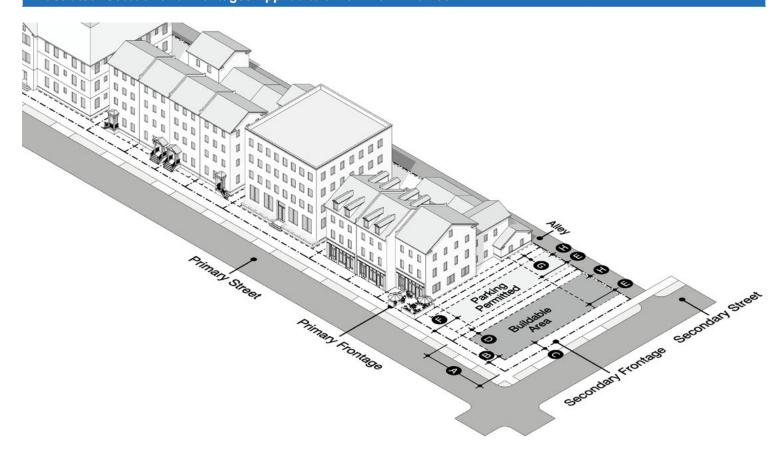
Structure Height (See Sec. 40-69)			
I	Principal Building	3 stories max.	
J	Accessory Structures	2 stories max.	

See detailed requirements in Division 3: Sites and Buildings.

- 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.
- ⁴Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.
- ⁵Accessory 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 13: T4.3 High Density Neighborhood

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



L	Lot Size and Occupation (See Sec. 40-66)					
Α	Lot Width		16	ft. min.		
	Lot coverage		70°	% max.		
	Impervious surfac	е	800	% max.		
	Frontage Occupat	ion	60°	% min. primary; No n	nin. secondary	
S	etbacks - Struc	tures (See	Se	c. 40-67)		
	Principal Buil	dings		Accessory Str	ructures 3	
В	Primary Frontage	6 - 20 ft.	В	Primary Frontage	6 ft. min.	
С	Secondary Frontage	8 - 20 ft.	С	Secondary Frontage	8 ft. min.	
D	Side	0 or 5 ft. min.1	G	Side	0 or 5 ft. min. 1	
Е	Rear	10 ft. min.	Е	Rear	5 ft. min.	
Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.	
S	Setbacks For Sites With and Without an Alley					

Setbacks For Sites With and Without an Alley			
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S	Setbacks - Garages & Parking Lots (See Sec. 40-67)			
F	Primary Frontage	Principal building setback + 10 ft. min. ⁵		
С	Secondary Frontage	6 ft. min.		
G	Side (interior)	0 or 5 ft. min. ^{1,2}		
Н	Rear (alley) 4	5 ft. max. or 20 ft. min.		
Е	Rear	8 ft. min.		
0	Structure Height (See See 40 60)			

S	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.

- 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 build-
- ing. 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.

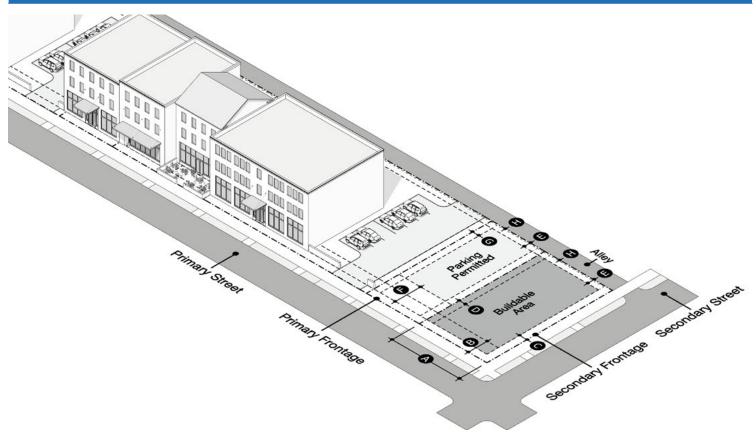
 ⁴ Additional setback from alleys may be required for gravity sewer and emer-
- additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-216 Alleys.
- ⁵ Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see Sec. 40-205(h)(7) Frontage Parking Lanes.

E Rear

Rear (alley) 4

Table 14: T5.1 Low Intensity Mixed-use

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



L	ot Size and Oc	cupation (Se	e S	Sec. 40-66)	
Α	Lot Width		16	ft. min.	
	Lot coverage		709	% max.	
	Impervious surfac	е	709	% max. or 80% for to	wnhouses
	Frontage Occupat	ion	709	% min. primary; No n	nin. secondary
S	etbacks - Struc	tures (See S	Sec	. 40-67)	
	Principal Buil	ldings		Accessory Str	uctures ²
В	Primary Frontage	20 ft. max.	В	Primary Frontage	6 ft. min.
С	Secondary Frontage	5 - 20ft.	С	Secondary Frontage	5 ft. min.
D	Side	0 or 5 ft. min.1	G	Side	0 or 5 ft. min.1

5 ft. min.

1 ft. min.

Setbacks For Sites With and	d Without an Alley
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Rear (alley) 4

5 ft. min.

1 ft. min.

S	Setbacks - Garages & Parking Lots (See Sec. 40-67)			
F	Primary Frontage	Principal building setback + 20 ft. min. ⁶		
С	Secondary Frontage	6 ft. min.		
G	Side (interior)	0 or 5 ft. min. ^{1,3}		
Н	Rear (alley) 4	5 ft. max. or 20 ft. min.		
Е	Rear	8 ft. min.		
Structure Height (See Sec. 40-69)				

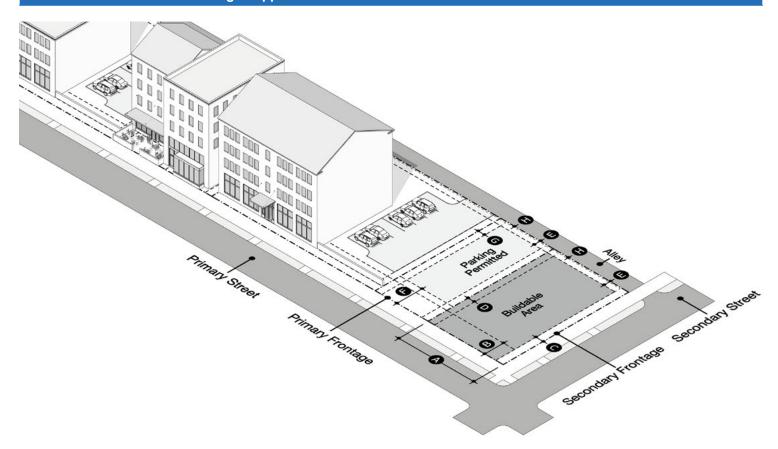
	Structure Height (See Sec. 40-69)		
ı	Principal Building	3 stories max. ⁵	
J	Accessory Structures	2 stories max.	
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See detailed requirements in Division 3: Sites and Buildings.

- 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.
- ⁴Additional 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.

Table 15: T5.2 Medium Intensity Mixed-use

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



L	Lot Size and Occupation (See Sec. 40-66)		
Α	Lot Width	16 ft. min.	
	Lot coverage	80% max.	
	Impervious surface	100% max.	
	Frontage Occupation	70% min. primary; No min. secondary	

S	Setbacks - Structures (See Sec. 40-67)				
Principal Buildings			Accessory Structures ²		
В	Primary Frontage	20 ft. max.	В	Primary Frontage	6 ft. min.
С	Secondary Frontage	20 ft. max.	С	Secondary Frontage	2 ft. min.
D	Side	0 or 5 ft. min. ¹	G	Side	0 or 5 ft. min.1
Е	Rear	5 ft. min.	Е	Rear	5 ft. min.
Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.

Setbacks For Sites With and	Without an Alley	
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Setbacks - Garages	& Parking Lots	(See Sec. 40-67)
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F	Primary Frontage	Principal building setback + 20 ft. min. ⁵
С	Secondary Frontage	6 ft. min.
G	Side (interior)	0 or 5 ft. min. ^{1,3}
Н	Rear (alley) 4	5 ft. max. or 20 ft. min.
Е	Rear	8 ft. min.

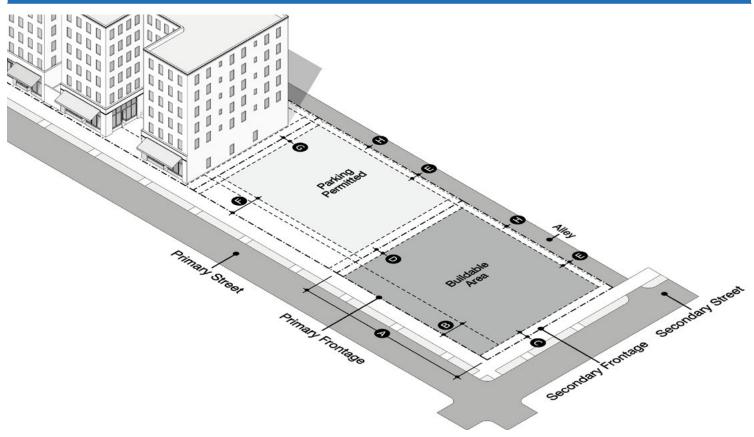
\$	Structure Height (See Sec. 40-69)		
ı	Principal Building	4 stories max.	
J	Accessory Structures	2.5 stories max.	

See detailed requirements in Division 3: Sites and Buildings.

- 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.
- ⁴Additional 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



L	Lot Size and Occupation (See Sec. 40-66)		
Α	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		
В	Primary Frontage	20 ft. max.	В	Primary Frontage	6 ft. min.
С	Secondary Frontage	20 ft. max.	С	Secondary Frontage	2 ft. min.
D	Side	0 or 5 ft. min. ¹	G	Side	0 or 5 ft. min.1
Е	Rear	5 ft. min.	Е	Rear	5 ft. min.
Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.

Setbacks For Sit	es With and	l Without an	Alley	
6	secondary agency	SEROTHAND STREET	9	New York

Setbacks - Garages	& Parking Lots	(See Sec. 40-67)
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F	Primary Frontage	Principal building setback + 20 ft. min. ⁵
С	Secondary Frontage	6 ft. min.
G	Side (interior)	0 or 5 ft. min. ^{1,3}
Н	Rear (alley) 4	5 ft. max. or 20 ft. min.
Е	Rear	8 ft. min.

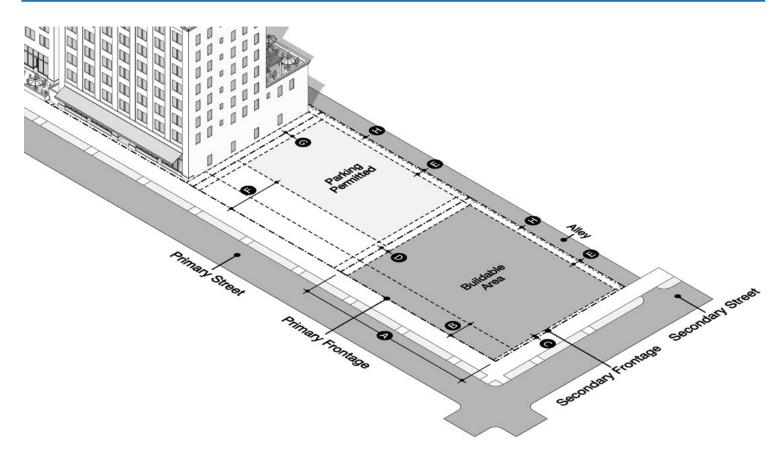
S	Structure Height (See Sec. 40-69)		
I	Principal Building	6 stories max.	
J	Accessory Structures	2.5 stories max.	

See detailed requirements in Division 3: Sites and Buildings.

- 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.
- ⁴Additional 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 17: T6.1 Low Intensity High-rise

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



L	Lot Size and Occupation (See Sec. 40-66)		
Α	Lot Width	16 ft. min.	
	Lot coverage	90% max.	
	Impervious surface	100% max.	
	Frontage Occupation	80% min. primary; No min. secondary	

S	Setbacks - Structures (See Sec. 40-67)					
	Principal Bui	ldings		Accessory Structures ²		
В	Primary Frontage	20 ft. max.	В	Primary Frontage	6 ft. min.	
С	Secondary Frontage	20 ft. max.	С	Secondary Frontage	6 ft. min.	
D	Side	0 or 5 ft. min.1	G	Side	0 or 5 ft. min.1	
Е	Rear	5 ft. min.	Е	Rear	5 ft. min.	
Н	Rear (alley) 4	1 ft. min.	Н	Rear (alley) 4	1 ft. min.	

п	Rear (alley)	i it. min.	п	Rear (alley)	i it. min.
S	etbacks For S	ites With an	d W	ithout an Alle	ey
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;'/			\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.		9-12
	Pilinary Sheet 2:	Secondary Steed		Secondary Sheet	Printy Sheet
		5			>

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

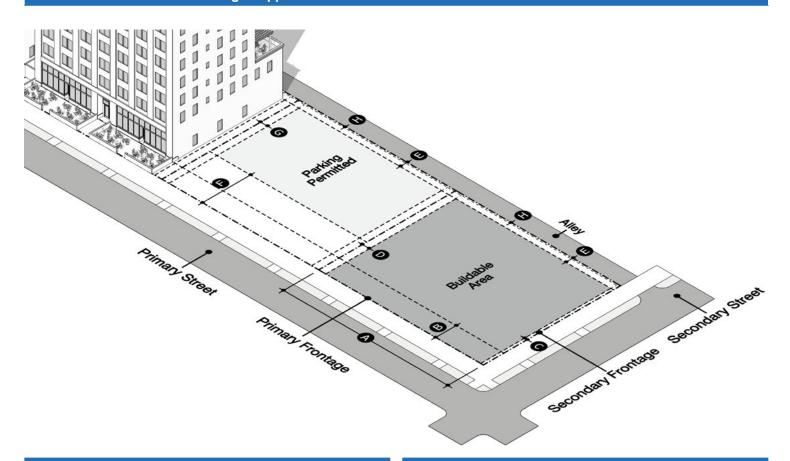
Structure Height (See Sec. 40-69)			
ı	Principal Building	8 stories max.	
J	Accessory Structures	2.5 stories max.	

See detailed requirements in Division 3: Sites and Buildings.

- ¹ Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.
- $^{2}\mbox{Accessory}$ 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.
- ⁴Additional 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



L	Lot Size and Occupation (See Sec. 40-66)		
Α	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		
В	Primary Frontage	20 ft. max.	В	Primary Frontage	15 ft. min.	
С	Secondary Frontage	20 ft. max.	С	Secondary Frontage	2 ft. min.	
D	Side	0 or 5 ft. min.1	G	Side	0 or 5 ft. min.1	
Е	Rear	5 ft. min.	Е	Rear	5 ft. min.	
Н	Rear (alley) 3	1 ft. min.	Н	Rear (alley) 3	1 ft. min.	

Н	Rear (alley) 3	1 ft. min.	Н	Rear (alley) 3	1 ft. min.
S	etbacks For Si	tes With and	l W	ithout an Alley	,
\ .'!/	Aman Sings	Secondary Street	` \\ \	Secretary of the second	Primari Street

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

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

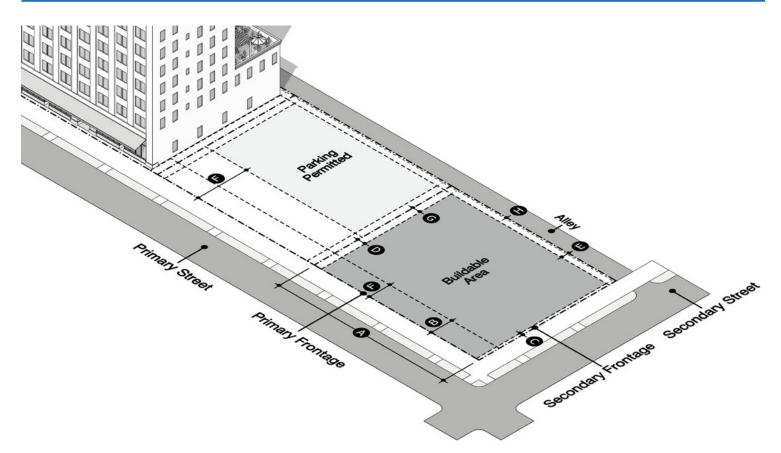
S	Structure Height (See Sec. 40-69)			
I	Principal Building	10 stories max.		
J	Accessory Structures	2.5 stories max.		

See detailed requirements in Division 3: Sites and Buildings.

- $^{\rm 1}$ 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.

Table 19: T6.3 High Intensity High-rise

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



ı	Lot Size and Occupation (See Sec. 40-66)			
Δ	Lot Width	16 ft. min.		
	Lot coverage	90% max.		
	Impervious surface	100% max.		
	Frontage Occupation	80% min. primary; 40% min. secondary		
		40.000		

Setbacks - Structures (See Sec. 40-67)						
	Principal Buil	ldings		Accessory Structures		
В	Primary Frontage	20 ft. max.	В	Primary Frontage	15 ft. min.	
С	Secondary Frontage	20 ft. max.	С	Secondary Frontage	15 ft. min.	
D	Side	0 or 5 ft. min. ¹	G	Side	0 or 5 ft. min.1	
Е	Rear	5 ft. min.	Е	Rear	5 ft. min.	
Н	Rear (alley) 3	1 ft. min.	Н	Rear (alley) 3	1 ft. min.	

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Setbacks For	Sites With ar	nd Without an	Alley
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Setbacks -	Garages 8	& Parking	Lots (See	Sec. 40-67)

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

Structure	Height ((See Sec.	40-69)

		40 may
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.

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