

Table 2: Specific Function/Uses Within Transect Zones

	T3		T4		T5	T6
	R	M	R	M		
RESIDENTIAL						
Single family house	P	P	-	-	-	-
Duplex	-	P	P	-	-	-
Attached dwellings*	-	P	P	P	P	-
Multifamily building*	-	-	P	P	P	P
Accessory unit	-	P	P	-	-	-
Group housing (up to 12 residents)	-	P	P	P	-	-
Group housing (no max. capacity)	-	-	P	P	P	P
CIVIC & INSTITUTIONAL*						
Civic, social & fraternal organizations	S	P	P	P	P	P
Cemetery	-	S	S	-	-	-
Library	-	S	P	P	P	P
Religious assembly	S	S	P	P	P	P
Public administration buildings	S	S	P	P	P	P
EATING & DRINKING ESTABLISHMENTS						
Alcoholic Beverage Establishment	-	-	S	P	P	P
Restaurant	-	-	-	P	P	P
EDUCATION						
College	-	-	S	P	P	P
Professional schools	-	-	S	P	P	P
Research development & testing	-	-	S	P	P	P
School (elementary, middle, high)	S	S	P	P	P	P
Vocational/Trade school	-	-	S	P	P	P
INDUSTRIAL & WAREHOUSING						
Industrial Light	-	-	-	P	P	-
Mini-warehouse/Self-storage	-	-	-	P	P	-
RECREATION, CULTURAL & TOURISM						
Bed & Breakfast	S	S	P	-	-	-
Hotel (no room limit)	-	-	S	P	P	P
Inn (up to 12 rooms)	-	-	P	P	P	-
Recreation, indoor	-	S	P	P	P	P
Recreation, outdoor	-	S	S	P	P	-
Public parks	S	S	P	P	P	P
Museums and galleries	-	-	S	P	P	P

	T3		T4		T5	T6
	R	M	R	M		
RETAIL						
Automobile Sales (no outdoor display)	-	-	-	P	P	P
Farmers Market	-	-	-	P	P	P
Itinerant Food Vendor	-	-	-	P	P	P
Large Scale Retailer*	-	-	-	P	P	P
Liquor Stores	-	-	-	P	P	P
Retail	-	-	-	P	P	P
SERVICES						
Automobile repair*	-	-	-	P	P	-
Automobile services*	-	-	-	P	P	-
Emergency shelter	-	-	-	P	P	P
Food distribution for the needy	-	-	-	S	S	S
Gasoline service station*	-	-	-	P	P	-
Hospital	-	-	-	S	S	S
Nursing home	-	-	-	P	P	P
Residences for destitute people	-	-	-	S	S	S
Services, business	-	-	-	P	P	P
Services, health	-	-	-	P	P	P
Services, personal	-	-	-	P	P	P
Services, social	-	-	-	P	P	P
Veterinary clinic	-	-	-	S	S	-
OFFICE						
Live-work unit	-	-	P	P	-	-
Medical & professional offices	-	-	S	P	P	P
AUTOMOTIVE-ORIENTED						
Drive-through Facility*	-	-	-	P	P	P
Parking structure* (principal use)	-	-	S	P	P	P
Parking lot* (principal use)	-	-	-	-	P	P
Passenger terminal	-	-	S	P	P	P
UTILITIES						
Wireless communication services*	-	S	S	A	A	A
Public utility facilities	S	S	S	S	S	S


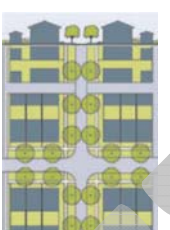
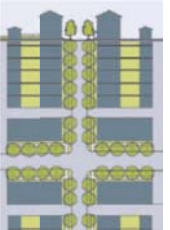
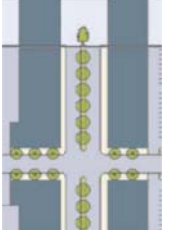
P = Permitted

S = Special Use Permit

A = Accessory Use

* See Article VI, Specially Regulated Uses, for additional standards.

Table 3: T-Zone Development Standards

	T-3	T-4	T-5	T-6
				
BLOCK STANDARDS				
Block Length (max.)	600'	500'	450'	450'
DENSITY/INTENSITY*				
Building Coverage (max.)	60%	70%	80%	100%
Intensity (FAR/Density)	Must comply with Future Land Use Element			
Floor Area (max. 1st Floor)	20,000 sq. ft.	30,000 sq. ft.	NA	NA
LOT CONFIGURATION				
Lot Width	40' min/120' max	18' min.	18' min.	18' min.
BUILDING FRONTAGE				
Primary Frontage (min.)	50%	60%	70%	80%
Secondary Frontage (min.)	30%	40%	50%	60%
SETBACKS**				
Front/Street Side	12' min/20' max. Res. Garages 20 min.	8' min/20' max. Res. Garages 20 min.	8' (Build-to-Line)	8' (Build-to-Line)
Side (min.)	5'	0' in T-4M/5' in T-4R	0' or 7.5'	0' or 7.5'
Rear (min.)	15'	3' or 15' (alley) 10' (no alley)	3' or 15' (alley) 10' (no alley)	3' or 15' (alley) 0' (no alley)
CIVIC SPACE (Sec. 30-5.11.D)				
Requirement per site	25% min.	15% min.	10% min.	5% min.
Playground	YES	YES	YES	YES
Plazas	NO	NO	YES	YES
Squares	NO	YES	YES	YES
Greens	YES	YES	YES	NO

* See Bonus Criteria (Section 30-4.##)

** See Section 30.5-11.B.9 for Development Compatibility standards

See Section 30-5.11.D for Civic Building Standards

Table 2: T-Zone Development Standards (Cont.)

	T-3	T-4	T-5	T-6
BUILDING HEIGHT				
Minimum	NA	24 ft.	24 ft.	24 ft.
Maximum	T-3R=2 stories T-3M=3 stories (6 with bonus*)	6 stories (8 with bonus*)	8 stories (10 with bonus*)	12 stories (14 with bonus*)
FLOOR HEIGHT				
First Floor (min nonresidential/residential)	10'/NA	T-4R=12'/NA T-4M=15'/NA	15'/12'	15'/12'
Additional Floor(s)	NA	8 ft. min.	8 ft. min.	8 ft. min.
Base Floor Elevation (Residential)	1.5 ft. min.	1.5 ft. min.	1.5 ft. min.	1.5 ft. min.
PRIVATE FRONTAGE ZONE (Section 30-5.11.C)				
Storefront	NO	YES	YES	YES
Gallery	NO	YES	YES	YES
Arcade	NO	NO	YES	YES
Forecourt	NO	YES	YES	YES
Stoop	YES	YES	YES	YES
Porch	YES	YES	NO	NO
Street walls	YES	YES	YES	YES
Fences	YES	YES	NO (unless adjacent to residential district)	NO (unless adjacent to residential district)

* See Bonus Criteria (Section 30-4.##)

** See Section 30.5-11.B.9 for Development Compatibility standards

See Section 30-5.11.D for Civic Building Standards