

BUILDING TYPES FOR NEIGHBORHOOD CONDITIONS

RURAL-TO-URBAN TRANSECT

T-1



T-2



T-3



T-4



T-5



T-6



SIX ZONES DEFINE THE NEIGHBORHOOD: EDGE-TO-CENTER

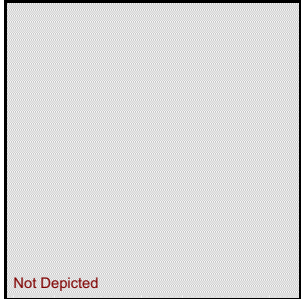


NEIGHBORHOOD CONTEXT

TRANSECT ZONES

RANGE OF CONDITIONS - FOR SIX ZONES - IN WALKABLE MIXED USE NEIGHBORHOODS WITH TRADITIONAL TOWN PATTERNS

T-1



T-2



2.0

T-3



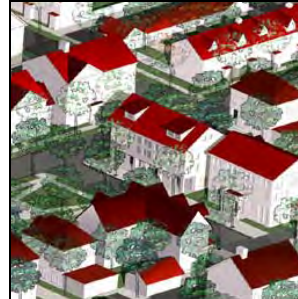
3.0

T-4



4.0

T-5



5.0

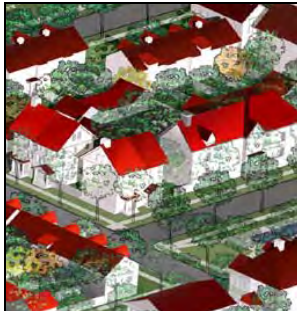
T-6



2.5



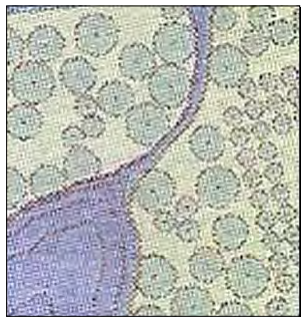
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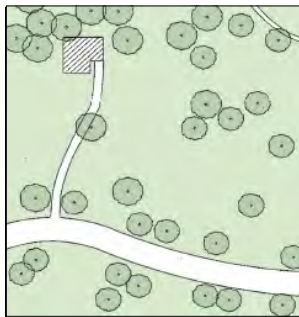
4.5



5.5



Plan View: Natural Zone



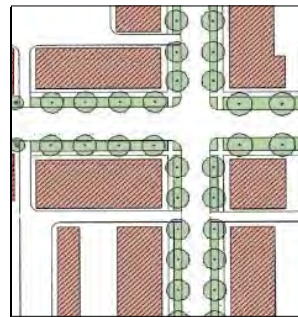
Plan View: Rural Zone



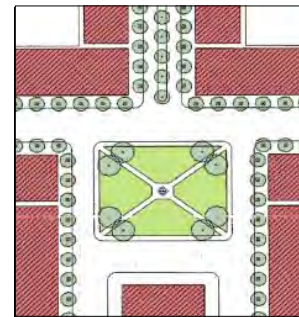
Plan View: Sub-Urban Zone



Plan View: General Urban Zone



Plan View: Urban Center Zone



Plan View: Urban Core Zone

CHARACTER OF THE ZONE

Within the T-2 Rural Zone, the T-2.5 sub-zone consists of a low density settlement pattern, with a balance between sparsely platted residences and lands in open or cultivated condition.

The sub-zone does not exceed a defined area; contiguous to a higher density zone.

Building types range from agricultural structures and ranch compounds to cottages, cabins, and large lot / large houses. Uses are single family residential, with minor husbandry and farming.

Building frontages are Common Lawn types, with naturalistic tree planting.

Roadways and building groups are minimal, subservient to land character and topography. The characteristics of blocks are minimally perceived - land character is dominant.

Sidewalks are infrequently introduced - narrow, independent of road, and adjusted to land form.

Building setbacks are variable, depending on local character and land, ranging moderate to deep.

Two neighborhood contexts (A & B) are identified for illustration.

BUILDING TYPES T-2.5 ZONE

SPECIALIZED			
1. CIVIC	A. PUBLIC	B. RECREATION	C. SERVICE
MULTIPLE UNIT			
2. MIXED USE	A. SMALL	B. MODERATE	C. LARGE
3. COMMERCIAL	A. SMALL	B. MODERATE	C. LARGE
4. STACKED RESIDENCE	A. SMALL	B. MODERATE	C. LARGE
5. ATTACHED RESIDENCE	A. BLOCK	B. COURT	C. CLUSTER
SINGLE UNIT			
6. SIDE - COURT RESIDENCE	A. SINGLE	B. DOUBLE	C. COURT
7. DETACHED HOUSE	A. SMALL	B. MODERATE	C. LARGE
8. DETACHED COTTAGE	A. SMALL	B. MODERATE	C. LARGE
9. MINOR BUILDING	A. OWNER DWELLING	B. RENTER DWELLING	C. UTILITY

Building types available for use in T - 2.5, subject to local regulation, are highlighted in the T-2 zone color.

BUILDING TYPE				
General	Courtyard	Rearyard	Sidyard	Edgeyard
Specific				7A Small House 7B Standard House 7C Large House 8A Small Cottage 8B Standard Cottage

LOCATION OF T-ZONES WITHIN NEIGHBORHOOD STRUCTURE



ZONE T-2.5(A)



GENERAL CHARACTER	Context	Uses	Buildings	Landscape
Residential Mixed Use	Residential Primary Minimal	Density 3 - 6 d.u./acre Home office, Agric-work.	Detached single family. Accessory office, ag-shop.	Fence, hedge, large lawn.
BUILDING SETBACKS	Front: 40 ft (min) 60 ft (max)	Side: 30 ft (min) 40 ft (max)		
FRONTAGE TYPES	a. Common Yard			
FRONTAGE BUILD-OUT	30% (min)	% (max)	32% (average depicted)	
LOT WIDTH	75 ft (min)	120 ft (max)	100 ft (average depicted)	
BUILDING HEIGHT	1.5 st (min)	2.5 st (max)	2.0 st (average depicted)	

BUILDING TYPE	Courtyard	Rearyard	Sideyard	Edgeyard
General:				
Specific:				7A Small House 7B Standard House 7C Large House 8A Small Cottage 8B Standard Cottage

ZONE T-2.5(B)



GENERAL CHARACTER	Context	Uses	Buildings	Landscape
Residential Mixed Use	Residential Primary Minimal	Density 3 - 6 d.u./acre Home office, Agric-work.	Detached single family. Accessory office, ag-shop.	Fence, hedge, large lawn.
BUILDING SETBACKS	Front: 40 ft (min) 60 ft (max)	Side: 30 ft (min) 40 ft (max)		
FRONTAGE TYPES	a. Common Yard			
FRONTAGE BUILD-OUT	30% (min)	% (max)	38% (average depicted)	
LOT WIDTH	75 ft (min)	120 ft (max)	80 ft (average depicted)	
BUILDING HEIGHT	1.5 st (min)	2.5 st (max)	2.0 st (average depicted)	

BUILDING TYPE	Courtyard	Rearyard	Sideyard	Edgeyard
General:				
Specific:				7A Small House 7B Standard House 7C Large House 8A Small Cottage 8B Standard Cottage

CHARACTER OF THE ZONE

Within the T-3 Sub-Urban Zone, the T-3.0 sub-zone consists of a lower density residential pattern, with commercial enterprise permitted as home occupations and out-buildings. The sub-zone does not exceed a defined area; contiguous to a higher density zone.

Building types range from small cottages and houses to large lot / large houses. A minor amount of agricultural uses are available, organized as private or common endeavors. Building frontages are Common Lawn types, with naturalistic tree planting. Roadways and their plantings may be naturalistic or tightly grained in small areas, with blocks ranging from small to large - adjusted to land character and type of community unit. Sidewalks are generally employed - narrow and separated from the road with a planter strip. Building setbacks are moderate to deep, depending on local character and land. Two neighborhood contexts (A & B) are identified for illustration.

BUILDING TYPES T - 3.0 ZONE

SPECIALIZED			
1. CIVIC	A. PUBLIC	B. RECREATION	C. SERVICE
MULTIPLE UNIT			
2. MIXED USE	A. SMALL	B. MODERATE	C. LARGE
3. COMMERCIAL	A. SMALL	B. MODERATE	C. LARGE
4. STACKED RESIDENCE	A. SMALL	B. MODERATE	C. LARGE
5. ATTACHED RESIDENCE	A. BLOCK	B. COURT	C. CLUSTER
SINGLE UNIT			
6. SIDE - COURT RESIDENCE	A. SINGLE	B. DOUBLE	C. COURT
7. DETACHED HOUSE	A. SMALL	B. MODERATE	C. LARGE
8. DETACHED COTTAGE	A. SMALL	B. MODERATE	C. LARGE
9. MINOR BUILDING	A. OWNER DWELLING	B. RENTER DWELLING	C. UTILITY

Building types available for use in T - 2.5, subject to local regulation, are highlighted in the T- 2 zone color.

BUILDING TYPE				
General	Courtyard	Rearyard	Sideyard	Edgeyard
Specific				7A Small House 7B Standard House 7C Large House 8A Small Cottage 8B Standard Cottage

LOCATION OF T-ZONES WITHIN NEIGHBORHOOD STRUCTURE



ZONE T-3.0 (A)



GENERAL CHARACTER		Context	Uses	Buildings	Landscape	BUILDING TYPE								
Residential	Mixed Use	Residential Primary Minimal	Density 4 - 8 d.u./acre Home office, Live-work.	Detached single family. Accessory office, workshop.	Fence, hedge, moderate lawn.	General:	Courtyard	Rearyard	Sideyard	Edgeyard				
BUILDING SETBACKS	Front: 24 ft (min) 40 ft (max)		Side: 12 ft (min) 24 ft (max)			Specific:					8A	Small Cottage		
FRONTAGE TYPES	a. Common Yard		b. Porch & Fence								8B	Standard Cottage		
FRONTAGE BUILD-OUT	40% (min)	% (max)		42% (average depicted)							8C	Large Cottage		
LOT WIDTH	50 ft (min)	120 ft (max)		55 ft (average depicted)										
BUILDING HEIGHT	1.5 st (min)	2.5 st (max)		1.5 st (average depicted)										

ZONE T-3.0 (B)



GENERAL CHARACTER		Context	Uses	Buildings	Landscape	BUILDING TYPE						
Residential	Mixed Use	Residential Primary Minimal	Density 4 - 8 d.u./acre Home office, Live-work.	Detached single family. Accessory office, workshop.	Fence, hedge, moderate lawn.	General:	Courtyard	Rearyard	Sideyard	Edgeyard		
BUILDING SETBACKS	Front: 24 ft (min) 40 ft (max)		Side: 12 ft (min) 24 ft (max)			Specific:					7A	Small House
FRONTAGE TYPES	a. Common Yard		b. Porch & Fence								7B	Standard House
FRONTAGE BUILD-OUT	40% (min)	% (max)		48% (average depicted)							7C	Large House
LOT WIDTH	50 ft (min)	120 ft (max)		50 ft (average depicted)							8A	Small Cottage
BUILDING HEIGHT	1.5 st (min)	2.5 st (max)		2.0 st (average depicted)							8B	Standard Cottage

CHARACTER OF THE ZONE

Within the T-3 Sub-Urban Zone, the T-3.5 sub-zone consists of a lower density residential pattern, with commercial enterprise permitted as home occupations and out-buildings.

The sub-zone does not exceed a defined area; contiguous to higher density zones of mixed use.

Building types range from small cottages and houses to large lot / large houses. A minimal amount of agricultural uses are available, organized as private or small common endeavors.

Building frontages are Common Lawn and Porch & Fence types.

Roadways and their plantings are regularized - and tightly grained in areas, with blocks ranging from small to moderate - adjusted to land character and type of community unit.

Sidewalks are narrow and aligned to the road, separated by a planter strip of varying widths.

Building setbacks are moderate.

Two neighborhood contexts (A & B) are identified for illustration.

BUILDING TYPES T-3.5 ZONE

SPECIALIZED			
1. CIVIC	A. PUBLIC	B. RECREATION	C. SERVICE
MULTIPLE UNIT			
2. MIXED USE	A. SMALL	B. MODERATE	C. LARGE
3. COMMERCIAL	A. SMALL	B. MODERATE	C. LARGE
4. STACKED RESIDENCE	A. SMALL	B. MODERATE	C. LARGE
5. ATTACHED RESIDENCE	A. BLOCK	B. COURT	C. CLUSTER
SINGLE UNIT			
6. SIDE-COURT RESIDENCE	A. SINGLE	B. DOUBLE	C. COURT
7. DETACHED HOUSE	A. SMALL	B. MODERATE	C. LARGE
8. DETACHED COTTAGE	A. SMALL	B. MODERATE	C. LARGE
9. MINOR BUILDING	A. OWNER DWELLING	B. RENTER DWELLING	C. UTILITY

Building types available for use in T-2.5, subject to local regulation, are highlighted in the T-2 zone color.

BUILDING TYPE	General			
	Courtyard	Rearyard	Sideyard	Edgeyard
Specific				7A Small House 7B Standard House 7C Large House 8A Small Cottage 8B Standard Cottage

LOCATION OF T-ZONES WITHIN NEIGHBORHOOD STRUCTURE



ZONE T-3.5(A)



GENERAL CHARACTER	Context	Uses	Buildings	Landscape
Residential Mixed Use	Residential Primary Minimal	Density 6 - 10 d.u./acre Home office, Live-work.	Detached single family. Accessory office, workshop.	Fence, hedge, small lawn.

BUILDING TYPE	Courtyard	Rearyard	Sideyard	Edgeyard
General:				

BUILDING SETBACKS	Front: 20 ft (min) 30 ft (max)	Side: 10 ft (min) 24 ft (max)	
FRONTAGE TYPES	a. Common Yard	b. Porch & Fence	
FRONTAGE BUILD-OUT	50% (min)	% (max)	52% (average depicted)
LOT WIDTH	40 ft (min)	75 ft (max)	50 ft (average depicted)
BUILDING HEIGHT	2.0 st (min)	2.5 st (max)	2.0 st (average depicted)

Specific:				7A Small House 7B Standard House 7C Large House 8A Small Cottage 8B Standard Cottage
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ZONE T-3.5(B)



GENERAL CHARACTER	Context	Uses	Buildings	Landscape
Residential Mixed Use	Residential Primary Minimal	Density 6 - 10 d.u./acre Home office, Live-work.	Detached single family. Accessory office, workshop.	Fence, hedge, small lawn.

BUILDING TYPE	Courtyard	Rearyard	Sideyard	Edgeyard
General:				

BUILDING SETBACKS	Front: 20 ft (min) 30 ft (max)	Side: 10 ft (min) 24 ft (max)	
FRONTAGE TYPES	a. Common Yard	b. Porch & Fence	
FRONTAGE BUILD-OUT	50% (min)	% (max)	58% (average depicted)
LOT WIDTH	40 ft (min)	75 ft (max)	45 ft (average depicted)
BUILDING HEIGHT	2.0 st (min)	2.5 st (max)	2.0 st (average depicted)

Specific:				7A Small House 7B Standard House 7C Large House 8A Small Cottage 8B Standard Cottage
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CHARACTER OF THE ZONE

Within the T-4 General Urban Zone, the T-4.0 sub-zone consists of moderate density residential and a small scale mixed use pattern of occasional commercial locations.

The sub-zone does not exceed a defined area; contiguous to a higher density zone of mixed use.

Building types range from detached and side-court houses to attached townhouses, with a mix of 2 and 3 story heights. Small commercial use is available within the variety of small buildings.

Building frontages are Porch & Fence, Terrace / Lightwell, and Forecourt types.

Streets and their streetscape are regularized - and tightly grained in areas, with blocks ranging from small to moderate. Street trees are uniform in type and alignment, set within planter strips.

Sidewalks are regular and narrow in width.

Building setbacks are small, except where commercial frontage exists close to the sidewalk.

Two neighborhood contexts (A & B) are identified for illustration.

BUILDING TYPES T-4.0 ZONE

SPECIALIZED

1. CIVIC	A. PUBLIC	B. RECREATION	C. SERVICE
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MULTIPLE UNIT

2. MIXED USE	A. SMALL	B. MODERATE	C. LARGE
3. COMMERCIAL	A. SMALL	B. MODERATE	C. LARGE
4. STACKED RESIDENCE	A. SMALL	B. MODERATE	C. LARGE
5. ATTACHED RESIDENCE	A. BLOCK	B. COURT	C. CLUSTER

SINGLE UNIT

6. SIDE-COURT RESIDENCE	A. SINGLE	B. DOUBLE	C. COURT
7. DETACHED HOUSE	A. SMALL	B. MODERATE	C. LARGE
8. DETACHED COTTAGE	A. SMALL	B. MODERATE	C. LARGE
9. MINOR BUILDING	A. OWNER DWELLING	B. RENTER DWELLING	C. UTILITY

Building types available for use in T-2.5, subject to local regulation, are highlighted in the T-2 zone color.

BUILDING TYPE

General	Courtyard	Rearyard	Sideward	Edgeyard
Specific		4A Small Stacked 5A Row Townhouse	6A Single House 6B Duplex 6C Court	7A Small House 7B Standard House 7C Large House

LOCATION OF T-ZONES WITHIN NEIGHBORHOOD STRUCTURE



ZONE T-4.0 (A)



GENERAL CHARACTER	Context	Uses	Buildings	Landscape
Residential Mixed Use	Residential Primary Mixed Use Secondary	Density 8 - 15 d.u./acre Live-work, Small commercial.	Side - Court, Detached. Small flex-house.	Fence, shallow front garden.
BUILDING SETBACKS	Front: 6 ft (min) 18 ft (max) Side: 0 ft (min) 18 ft (max)			
FRONTAGE TYPES	a. Porch & Fence b. Terrace / Lightwell c. Forecourt			
FRONTAGE BUILD-OUT	60% (min)	% (max)	62% (average depicted)	
LOT WIDTH	18 ft (min)	90 ft (max)	40 ft (average depicted)	
BUILDING HEIGHT	2.0 st (min)	3.0 st (max)	2.5 st (average depicted)	

BUILDING TYPE	Courtyard	Rearyard	Sideyard	Edgeyard
General:				
Specific:		4A Small Stacked 5A Townhouse	6A Single House 6B Duplex 6C Court	7A Small House 7B Standard House 7C Large House

ZONE T-4.0 (B)



GENERAL CHARACTER	Context	Uses	Buildings	Landscape
Residential Mixed Use	Residential Primary Mixed Use Secondary	Density 8 - 15 d.u./acre Live-work, Small commercial.	Side - Court, Detached. Small flex-house.	Fence, shallow front garden.
BUILDING SETBACKS	Front: 6 ft (min) 18 ft (max) Side: 0 ft (min) 18 ft (max)			
FRONTAGE TYPES	a. Porch & Fence b. Terrace / Lightwell c. Forecourt			
FRONTAGE BUILD-OUT	60% (min)	% (max)	75% (average depicted)	
LOT WIDTH	18 ft (min)	90 ft (max)	35 ft (average depicted)	
BUILDING HEIGHT	2.0 st (min)	3.0 st (max)	2.5 st (average depicted)	

BUILDING TYPE	Courtyard	Rearyard	Sideyard	Edgeyard
General:				
Specific:		4A Small Stacked 5A Townhouse	6A Single House 6B Duplex 6C Court	

CHARACTER OF THE ZONE

Within the T-4 General Urban Zone, the T-4.5 sub-zone consists of a moderately high density residential and a small-to-moderate scale mixed use pattern of selected commercial locations.

The sub-zone does not exceed a defined area; contiguous to a higher density zone of mixed use. (subject to context of Community Unit type)

Building types range from courtyard houses and attached townhouses to small and moderate stacked unit buildings, with an average 3 story height. Small commercial use is available.

Building frontages are Terrace / Lightwell, Forecourt, Stoop, and Shopfront types.

Streets and their streetscape are regularized - and tightly grained in areas, with blocks ranging from small to moderate. Street trees are uniform in type and alignment, set within planter strips.

Sidewalks are regular and moderate in width.

Building setbacks are small, except where commercial frontage exists directly against the sidewalk.

Two neighborhood contexts (A & B) are identified for illustration.

BUILDING TYPES T - 4.5 ZONE

SPECIALIZED

1. CIVIC	A. PUBLIC	B. RECREATION	C. SERVICE
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MULTIPLE UNIT

2. MIXED USE	A. SINGLE	B. MODERATE	C. LARGE
3. COMMERCIAL	A. SMALL	B. MODERATE	C. LARGE
4. STACKED RESIDENCE	A. SMALL	B. MODERATE	C. LARGE
5. ATTACHED RESIDENCE	A. BLOCK	B. COURT	C. CLUSTER

SINGLE UNIT

6. SIDE - COURT RESIDENCE	A. SINGLE	B. DOUBLE	C. COURT
7. DETACHED HOUSE	A. SMALL	B. MODERATE	C. LARGE
8. DETACHED COTTAGE	A. SMALL	B. MODERATE	C. LARGE
9. MINOR BUILDING	A. OWNER DWELLING	B. RENTER DWELLING	C. UTILITY

Building types available for use in T - 2.5, subject to local regulation, are highlighted in the T- 2 zone color.

BUILDING TYPE

General	Courtyard	Rearyard	Sideyard	Edgeyard
Specific	4B.2 Moderate Stacked (Court)	2A.1 Flex House 2A.2 Flex Stacked 2B Shopfront Stacked 4A Small Stacked 5A Row Townhouse	6C Court	

LOCATION OF T-ZONES WITHIN NEIGHBORHOOD STRUCTURE



ZONE T-4.5 (A)



GENERAL CHARACTER	Context	Uses	Buildings	Landscape
Residential Mixed Use	Residential Primary Mixed Use Secondary	Density 10 - 18 d.u./acre Small commercial.	Small stacked, Townhouse. Small flex-house / mixed use.	Fences, small planted beds.
BUILDING SETBACKS	Front: 3 ft (min) 12 ft (max) Side: 0 ft (min) 16 ft (max)			
FRONTAGE TYPES	a. Terrace / Lightwell b. Forecourt c. Stoop d. Shopfront			
FRONTAGE BUILD-OUT	70% (min)	% (max)	72% (average depicted)	
LOT WIDTH	18 ft (min)	40 ft (max)	40 ft (average depicted)	
BUILDING HEIGHT	2.0 st (min)	3.5 st (max)	2.5 st (average depicted)	

BUILDING TYPE				
General:	Courtyard	Rearyard	Sideyard	Edgeyard
Specific:	4B Moderate Stacked (Court)	2A.1 Flex House 2A.2 Flex Stacked 4A Small Stacked 5A Townhouse		

ZONE T-4.5 (B)



GENERAL CHARACTER	Context	Uses	Buildings	Landscape
Residential Mixed Use	Residential Primary Mixed Use Secondary	Density 10 - 18 d.u./acre Small commercial.	Small stacked, Townhouse. Small flex-house / mixed use.	Fences, small planted beds.
BUILDING SETBACKS	Front: 3 ft (min) 12 ft (max) Side: 0 ft (min) 16 ft (max)			
FRONTAGE TYPES	a. Terrace / Lightwell b. Forecourt c. Stoop d. Shopfront			
FRONTAGE BUILD-OUT	70% (min)	% (max)	78% (average depicted)	
LOT WIDTH	18 ft (min)	40 ft (max)	40 ft (average depicted)	
BUILDING HEIGHT	2.0 st (min)	3.5 st (max)	3.0 st (average depicted)	

BUILDING TYPE				
General:	Courtyard	Rearyard	Sideyard	Edgeyard
Specific:	4B Moderate Stacked (Court)	2A.1 Flex House 2A.2 Flex Stacked 2B Shopfront Stacked 4A Small Stacked 4B Moderate Stacked		

CHARACTER OF THE ZONE

Within the T-5 Urban Center Zone, the T-5.0 sub-zone ranges to higher density residential and mixed use, with a moderate scale mixed use pattern of regular commercial locations.

The sub-zone does not exceed a defined area; contiguous to a higher density zone of mixed use. (subject to context of Community Unit type)

Building types range from attached townhouses to moderate scale stacked unit and mixed use buildings, with a mix of 3 to 5 story heights. Small-to-moderate commercial use is available.

Building frontages are Stoop, Shopfront, and Gallery types.

Streets and their streetscape are regularized - and tightly grained in areas, with blocks generally moderate in size. Street trees are highly uniform in type and alignment.

Sidewalks are moderate in width, with a mix of palnter strips and grated wells for street trees.

Building setbacks are shallow-to-none, with buildings placed along the sidewalk to form a street wall.

Two neighborhood contexts (A & B) are identified for illustration.

BUILDING TYPES T - 5.0 ZONE

SPECIALIZED

- | | | | |
|----------|-----------|---------------|------------|
| 1. CIVIC | A. PUBLIC | B. RECREATION | C. SERVICE |
|----------|-----------|---------------|------------|

MULTIPLE UNIT

- | | | | |
|-----------------------|-----------|-------------|------------|
| 2. MIXED USE | A. SINGLE | B. MODERATE | C. LARGE |
| 3. COMMERCIAL | A. SMALL | B. MODERATE | C. LARGE |
| 4. STACKED RESIDENCE | A. SMALL | B. MODERATE | C. LARGE |
| 5. ATTACHED RESIDENCE | A. BLOCK | B. COURT | C. CLUSTER |

SINGLE UNIT

- | | | | |
|---------------------------|-------------------|--------------------|------------|
| 6. SIDE - COURT RESIDENCE | A. SINGLE | B. DOUBLE | C. COURT |
| 7. DETACHED HOUSE | A. SMALL | B. MODERATE | C. LARGE |
| 8. DETACHED COTTAGE | A. SMALL | B. MODERATE | C. LARGE |
| 9. MINOR BUILDING | A. OWNER DWELLING | B. RENTER DWELLING | C. UTILITY |

Building types available for use in T - 2.5, subject to local regulation, are highlighted in the T- 2 zone color.

BUILDING TYPE

General	Courtyard	Rearyard	Sideyard	Edgeyard
Specific	4B.2 Moderate Stacked (Court)	2A.1 Flex House 2A.2 Flex Stacked 2B Shopfront Stacked 4A Small Stacked 4B.1 Moderate Stacked		

LOCATION OF T-ZONES WITHIN NEIGHBORHOOD STRUCTURE



CHARACTER OF THE ZONE

Within the T-5 Urban Center Zone, the T-5.5 sub-zone ranges to higher density residential and mixed use, with a moderate scale mixed use pattern of regular commercial locations.

The sub-zone does not exceed a defined area; contiguous to a higher density zone of mixed use. (subject to context of Community Unit type)

Building types range from moderate scale stacked unit to mixed use buildings, with a mix of 3 to 5 story heights. Small-to-moderate commercial use is available.

Building frontages are Stoop, Shopfront, Gallery, and Arcade types.

Streets and their streetscape are regularized - and tightly grained in areas, with blocks generally moderate in size. Street trees are highly uniform in type and alignment.

Sidewalks are moderate in width, with a mix of planter strips and grated wells for street trees.

Building setbacks are shallow-to-none, with buildings placed along the sidewalk to form a street wall.

Two neighborhood contexts (A & B) are identified for illustration.

BUILDING TYPES T - 5.5 ZONE

SPECIALIZED

1. CIVIC	A. PUBLIC	B. RECREATION	C. SERVICE
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MULTIPLE UNIT

2. MIXED USE	A. SINGLE	B. MODERATE	C. LARGE
3. COMMERCIAL	A. SMALL	B. MODERATE	C. LARGE
4. STACKED RESIDENCE	A. SMALL	B. MODERATE	C. LARGE
5. ATTACHED RESIDENCE	A. BLOCK	B. COURT	C. CLUSTER

SINGLE UNIT

6. SIDE - COURT RESIDENCE	A. SINGLE	B. DOUBLE	C. COURT
7. DETACHED HOUSE	A. SMALL	B. MODERATE	C. LARGE
8. DETACHED COTTAGE	A. SMALL	B. MODERATE	C. LARGE
9. MINOR BUILDING	A. OWNER DWELLING	B. RENTER DWELLING	C. UTILITY

Building types available for use in T - 5.5, subject to local regulation, are highlighted in the T - 5 zone color.

BUILDING TYPE

General	Courtyard	Rearyard	Sidyard	Edgeyard
Specific	4B.2 Moderate Stacked (Court) 4C Large Stacked	2A.2 Flex Stacked 2B Shopfront Stacked 2C Multi-Shop Stacked 4A Small Stacked 4B.1 Moderate Stacked		

LOCATION OF T-ZONES WITHIN NEIGHBORHOOD STRUCTURE



BUILDING TYPE & TRANSECT

ZONE: T-5.5

ZONE T-5.5 (A)



GENERAL CHARACTER	Context	Uses	Buildings	Landscape
Residential Mixed Use	Residential (Secondary) Mixed Use (Primary)	Density 15 - 25 d.u./acre Small-to-moderate commercial.	Stacked residence. Flex-house, mixed use.	Hardscape.
BUILDING SETBACKS	Front: 0 ft (min) 12 ft (max)	Side: 0 ft (min) 8 ft (max)		
FRONTAGE TYPES	a. Forecourt b. Stoop c. Shopfront d. Gallery e. Arcade			
FRONTAGE BUILD-OUT	85% (min)	% (max)	85% (average depicted)	
LOT WIDTH	18 ft (min)	80 ft (max)	45 ft (average depicted)	
BUILDING HEIGHT	2.5 st (min)	5.0 st (max)	3.5 st (average depicted)	

BUILDING TYPE	Courtyard	Rearyard	Sideyard	Edgeyard
General:	Courtyard	Rearyard	Sideyard	Edgeyard
Specific:	4B Moderate Stacked (Court)	2A.2 Flex Stacked 2B Shopfront Stacked	2C Multi-Shop Stacked 4A Small Stacked	
	4C Large Stacked	4B Moderate Stacked		

ZONE T-5.5 (B)



GENERAL CHARACTER	Context	Uses	Buildings	Landscape
Residential Mixed Use	Residential (Secondary) Mixed Use (Primary)	Density 15 - 25 d.u./acre Small-to-moderate commercial.	Stacked residence. Flex-house, mixed use.	Hardscape.
BUILDING SETBACKS	Front: 0 ft (min) 12 ft (max)	Side: 0 ft (min) 8 ft (max)		
FRONTAGE TYPES	a. Forecourt b. Stoop c. Shopfront d. Gallery e. Arcade			
FRONTAGE BUILD-OUT	85% (min)	% (max)	88% (average depicted)	
LOT WIDTH	18 ft (min)	80 ft (max)	45 ft (average depicted)	
BUILDING HEIGHT	2.5 st (min)	5.0 st (max)	4.0 st (average depicted)	

BUILDING TYPE	Courtyard	Rearyard	Sideyard	Edgeyard
General:	Courtyard	Rearyard	Sideyard	Edgeyard
Specific:	4B Moderate Stacked (Court)	2A.2 Flex Stacked 2B Shopfront Stacked	2C Multi-Shop Stacked 4A Small Stacked	
	4C Large Stacked	4B Moderate Stacked		