


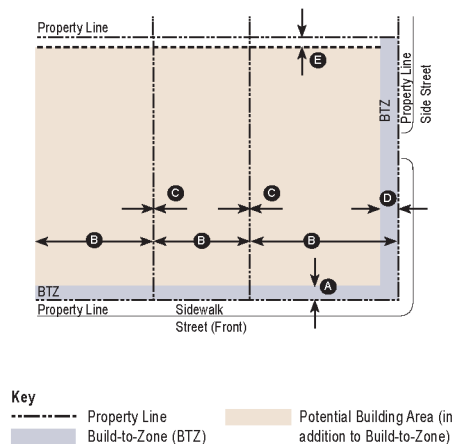


§ 405-6. T5 Urban Center Transect. [Amended 7-1-2025 by L.L. No. 4-2025, approved 7-16-2025]

A. T5 Transect form overview. [Note: Photos below are for illustrative purposes only.]

	(1) T5 Main Street (T5MS).	
	(a) Intent.	(b) Primary Characteristics.
	A walkable, vibrant urban main street serving multiple neighborhoods and the City with commercial, retail, entertainment and civic uses, public transportation, and small- to large-footprint, medium- to high-density building types.	Primarily attached
		Buildings at the right-of-way
		No side setbacks
		Up to 4 stories (6 with bonus)
		Parking in the rear
		Primarily shopfronts
	(2) T5 Flex (T5F).	
	(a) Intent.	(b) Primary Characteristics.
	To provide an urban form that can accommodate a very diverse range of uses and building types, including some light industrial as well as work/live, to reinforce the pattern of existing walkable neighborhoods and to encourage revitalization and investment.	Attached or detached
		Buildings at or close to the right-of-way
		Small to no side setbacks
		Up to 4 stories (6 with bonus)
		Parking to the side or rear
		Diverse mix of frontages
	(3) T5 Neighborhood (T5N).	
	(a) Intent.	(b) Primary Characteristics.
	To provide a variety of housing choices, in small- to large-footprint, medium- to high-density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation alternatives.	Attached or detached
		Buildings at or close to the right-of-way
		Small to no side setbacks
		Up to 3.5 stories (5.5 with bonus)
		Parking in the rear
		Diverse mix of frontages

B. Building form.



Standard	T5MS	T5F	T5N
A Front build-to zone (feet)	0 minimum to 5 maximum	0 minimum to 15 maximum	0 minimum to 10 maximum
B Frontage occupancy	90% minimum	n/a	70% minimum
Maximum building footprint (square feet)	25,000	No maximum	10,000
C Side setback (mid-block) (feet)	0 minimum	0 minimum	0 minimum
D Side build-to zone (street) (feet)	0 minimum to 10 maximum	0 minimum to 15 maximum	0 minimum to 10 maximum
E Rear setback (lot) (feet)	5 minimum	10 minimum	5 minimum
Rear setback (alley) (feet)	5 minimum	5 minimum	5 minimum
Rear setback (accessory) (feet)	0 minimum	0 minimum	3 minimum

NOTES:

- ¹ Front and side orientation shall be determined by the street hierarchy in § 405-22C(3).
- ² One or more PRINCIPAL BUILDINGS are permitted on a LOT. The PRINCIPAL BUILDING(S) PRIMARY FACADE shall be located within the BUILD-TO ZONE. All PRINCIPAL BUILDINGS must have a PRINCIPAL ENTRANCE along the PRIMARY FACADE.
- ³ Loading docks and other service entries shall not be located facing STREETS and public OPEN SPACES.

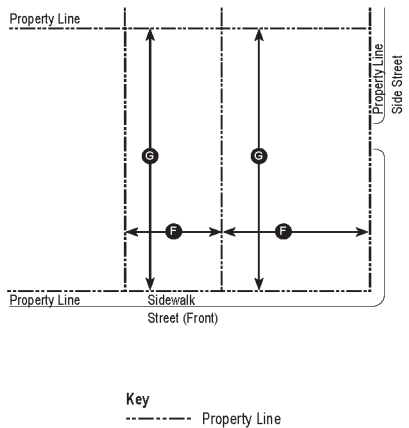
- 4

The maximum building footprint shall not apply to CIVIC USES, including houses of worship and schools. Grocery stores may exceed this limit with a MAJOR WAIVER. (See § 405-26F.) The maximum building footprint may be expanded by up to 100% for additions to existing buildings with a MAJOR WAIVER. (See § 405-26F.)
- 5

Building placement standards may be adjusted to the minimum extent needed to avoid impacts to sensitive natural features, such as steep slopes, exposed rock formations, sensitive habitats, wetlands, floodplains, streams and riparian areas, and mature trees. (See § 405-26F.)
- 6

Existing BUILDINGS that do not meet the building form standards may be reused and improved as described in § 405-26I(1)(c) (Nonconforming buildings and uses).

C. Lot standards.



Standard		T5MS	T5F	T5N
F	Lot width (feet)	No minimum, 200 maximum		
G	Lot depth (feet)	No minimum, 200 maximum		
	Lot coverage (% maximum)	100%		

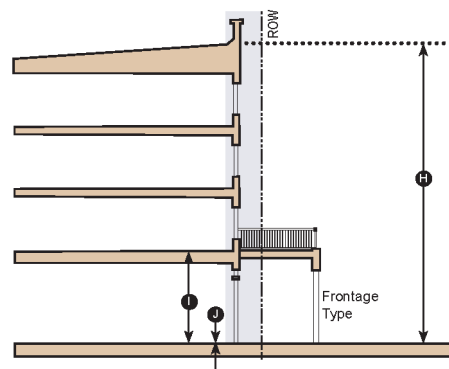
- NOTES:
- 1

A parking garage with LINER BUILDING may exceed the maximum LOT WIDTH/depth, with a MAJOR WAIVER. (See § 405-26F.)
- 2

LOTS larger than two acres shall follow the large site standards (Article 7).
- 3

Any existing LOT that exceeds the maximum lot size shall be considered a permitted non-conforming lot.

D. Building height.



Key
 Build-to-Zone (BTZ) Building

Building	T5MS	T5F	T5N
H Principal building height (in stories)	2 minimum	No minimum	No minimum
	4 maximum	4 maximum	3.5 maximum
	2 minimum	No minimum	No minimum
	6 maximum	6 maximum	4.5 maximum
	2	2	2
Potential bonus height (stories) (§ 405-20)			
Accessory building height (in stories)	2.5 maximum	2.5 maximum	2.5 maximum
I First floor height (floor to floor) (feet)	16 minimum Historic districts: 16 corner minimum; mid-block contextual minimum	14 minimum Historic districts: 14 corner minimum; mid-block contextual minimum	12 minimum
J Ground finished floor (above sidewalk or finished grade) (inches)	0 minimum (commercial use) 18 minimum (residential use)		

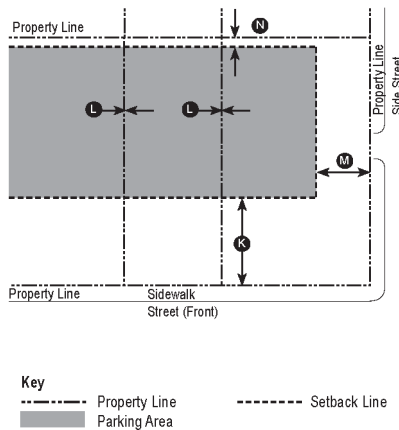
NOTES:

¹ See § 405-14H for requirements.

² See Special Requirements Map (Figure 405.3.B) to view the area of the Broadway/Cornell Corridor Height Overlay, where greater building heights are permitted.

³ Within 20 feet of the REAR LOT LINE, buildings may not be more than a half STORY taller than the allowed height of adjacent buildings.

E. Parking.

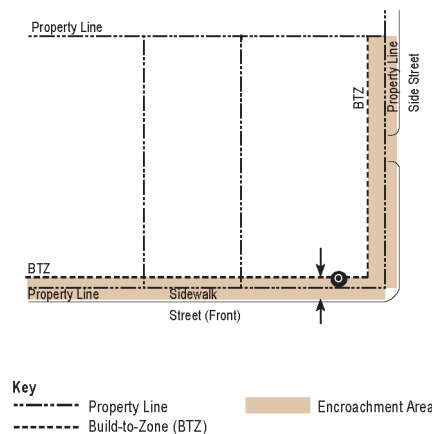


Parking Placement		T5MS	T5F	T5N
	General location	Behind	Behind, side	Behind
K	Front setback (feet)	30 minimum		
L	Side setback (mid-block) (feet)	0 minimum		
M	Side setback (street) (feet)	15 minimum		
N	Rear setback (lot or alley) (feet)	5 minimum		
Required Spaces		T5MS	T5F	T5N
Residential uses		No minimum, 2/dwelling maximum		
Lodging uses		No minimum, 1.5/guest room maximum		
Commerce/civic uses		No minimum, 4/1,000 square feet maximum		
Industrial uses				

NOTES:

- ¹ Parking setbacks apply to off-street aboveground parking; structured parking may be located forward of the parking setback if the LINER BUILDING requirements of § 405-14F are met.
- ² See § 405-16 for additional parking requirements.
- ³ Driveways are permitted forward of the parking SETBACK line. Parking access is further described in § 405-16E.

F. Encroachments.



Permitted Encroachments		T5MS	T5F	T5N
①	Maximum encroachment (feet)	15	15	15
	Allowed frontages (§ 405-13)	X	X	X
	Awning/marquee	X	X	X
	Balcony	X	X	X
	Other architectural elements (bay window, overhang, cornice, etc.)	X	X	X
	Signage	X	X	X

NOTES:

- ¹ Above elements may encroach forward of the BUILD-TO ZONE and/or into the RIGHT-OF-WAY barring any additional restrictions by the public entity that has control over the public RIGHT-OF-WAY. Elements may not encroach within two feet of the curb.
- ² See frontage standards (§ 405-13) for dimensional requirements.
- ³ Additional standards may apply in Historic Districts; see § 405-14.

G. Allowed signage types.

Signage Type	T5MS	T5F	T5N
Wall sign (per business)	1	1	
Wall mural sign (per building)	1	1	1
Awning or canopy (per awning)	1	1	1
Projecting or hanging (per entry)	1	1	1
Window sign (per shopfront)	1	1	1

Sidewalk sign (per business)	1	1	1
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NOTE:

¹ See signage standards (§ 405-17) for additional requirements.

H. Allowed building types.

Building Type	T5MS	T5F	T5N
Main street building	X	X	X
Flex building		X	
Liner building	X	X	X
Live/work building	X	X	X
Stacked flats	X	X	X
Courtyard		X	X
Multiplex		X	X
Small multiplex		X	X
Neighborhood business		X	X
Rowhouse		X	X
Cottage court			
Duplex			X
Detached house			X
Carriage house		X	X

NOTE:

¹ See building type standards (§ 405-12) for additional requirements.