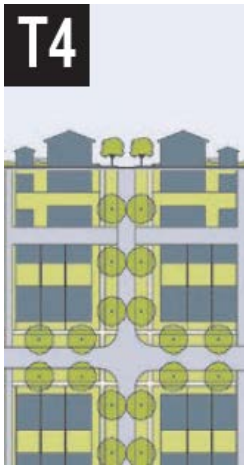


Proposed T4-0: General Urban

T4-Open consists of the same development patterns as T4, but permits open non-residential uses. It is intended to be a transition between T4 and T5, or applied in areas with existing non-residential zoning rights where a more “residential” character is envisioned.



FORM-BASED CODE AND TDR
Enabling the Crabapple Vision

DENSITY

By Right	5 building unit/ac.
By TDR	9 buildings units/ac.

LOT

Width	18 ft min / 96 ft max
Coverage	70% max

SETBACKS

Front	10 ft min / 30 ft max
Side	0 ft min
Rear	3 ft min

BUILDING PLACEMENT

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

PRIVATE FRONTAGE

Common Lawn	not permitted
Porch & Fence	permitted
Dooryard	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	permitted

HEIGHT

Principal Building	3 stories max
Outbuilding	3 stories max

BUILDING FUNCTION

Residential	open use
Lodging	open use
Office	open use
Retail	open use