

Figure 405.5.B: Transect District Dimensional Standards Summary

	T5 Urban Center			T4 Neighborhood			T3 Neighborhood		T3 Large Lot	T2 Conservation	T1 Natural	Special District					
	T5-MS	T5-F	T5N	T4-MS	T4N-O	T4N	T3N-O	T3N	T3L	T2C	T1N	SD-W	SD-WMU	SD-C	SD-MF	SD-I	SD-F
<b>Building Form</b>																	
Front Build-to-Zone or Setback	0' min to 5' max	0' min to 15' max	0' min to 10' max	0' min to 5' max	Contextual BTZ, or 5' min to 15' max		Contextual BTZ, or 10' min / 25' max		20' min	20' min	30' min	25' min	15' min to 25' max	10' min	30' min	n/a	10' min
Frontage Occupancy	90% min	n/a	70% min	70% min	50% min		n/a		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Bldg Footprint	25,000 sf	no max	10,000 sf	6,000 sf		5,000 sf	4,000 sf		4,000 sf	4,000 sf	n/a	n/a	20,000 sf	n/a	n/a	n/a	n/a
Side Setback (mid-block)	0' min	0' min	0' min	0' min	3' min		Contextual Setback or 8' min		10' min	15' min	20' min	12' min	0' min	10' min	15' min	n/a	10' min
Side Build-to-Zone (street)	0' min to 10' max	0' min to 15' max	0' min to 10' max	0' min to 10' max	Contextual BTZ, or 5' min to 15' max		Contextual BTZ, or 10' min / 25' max		20' min	20' min	30' min	n/a	n/a	10' min	15' min	n/a	10' min
Rear Setback (lot)	5' min	10' min	5' min	10' min	10' min		15' min		20' min	20' min	20' min	n/a*	n/a*	10' min	10' min	10' min	10' min
Rear Setback (alley)	5' min	5' min	5' min	5' min	5' min		10' min		20' min	20' min	20' min	n/a	n/a	10' min	10' min	10' min	10' min
Floor Area Ratio	n/a	n/a	n/a	n/a	n/a		n/a		n/a	n/a	n/a	1.2	n/a	See Special Districts Map			
<b>Lot Standards</b>																	
Lot Width	no min, 200' max			no min, 150' max			no min, 100' max		50' min, no max	75' min, no max	no min, no max	40' min, no max	no min, no max	50' min	50' min	n/a	50' min
Lot Depth	no min, 200' max			no min, 200' max			no min, 180' max		100' min, no max	100' min, no max	no min, no max	no min, no max	no min, no max	100' min	100' min	n/a	100' min
Lot Coverage (% maximum)	100%			80%	70%		50%		30%	25%	n/a	60%	80%	See Special Districts Map			
<b>Building Heights</b>																	

	T5 Urban Center			T4 Neighborhood			T3 Neighborhood		T3 Large Lot	T2 Conservation	T1 Natural	Special District								
Principal Building Height (in stories)	2 min	no min	no min	no min	no min	no min	no min	no min	no min	no min	no min	no min	no min	no min	See Special Districts Map					
	4 max	4 max	3.5 max	3 max	3 max	2.5 max	2.5 max	2.5 max	2.5 max	2.5 max	2.5 max	2.5 max	3 max							
Special Height Overlay (maximum, in stories)	6 max	6 max	4.5 max	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	4 max	n/a	n/a	n/a	n/a			
Potential bonus height	2 stories	2 stories	2 stories	1 story	1 story		1 story	n/a	n/a	n/a	n/a	n/a	1 to 2 stories	n/a	n/a	n/a	n/a			
Accessory Building Height (in stories)	2.5 max	2.5 max	2.5 max	2.5 max	2.5 max		2.5 max	2.5 max	2.5 max	n/a	2.5 max	2.5 max	2.5 max	2.5 max	2.5 max	2.5 max	2.5 max			
Ground Finished Floor (above sidewalk or finished grade)	0" min (Commercial use) 18" min (Residential use)			0" min (Commercial use) 18" min (Residential use)			0" min (Commercial use) 18" min (Residential use)		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a			
Parking																				
Location	Behind	Behind, Side	Behind	Behind, Side			Behind, Side		Behind, Side	Behind, Side	n/a	Varies	Side, Under, Structured	Behind, Side, Front						
Front Setback	30' min			30' min			30' min		30' min	30' min	n/a	30' min	30' min	n/a	30' min	n/a	n/a			
Side Setback (mid-block)	0' min			0' min			10' min		10' min	10' min	n/a	0' min	0' min	n/a	10' min	n/a	n/a			
Side Setback (street)	15' min			15' min			15' min		15' min	15' min	n/a	n/a	n/a	n/a	15' min	n/a	n/a			
Rear Setback (lot or alley)	5' min			5' min			10' min		10' min	10' min	n/a	30' min. (water side)	30' min. (water side)	n/a	10' min	n/a	n/a			

\* A Waterfront Setback applies in the SD-W and SD-WMU, see [Sec 405.11](#) for details.

Notes:

1. Minor or Major waivers to dimensional standards that are consistent with the intent of this Chapter may be approved as described in 405.26 .F.

Figure 405.5. C: Transect District Permitted Uses Summary

	T5			T4			T3			T2	T1	Special District						Supplemental Use Standards
	T5-MS	T5-F	T5N	T4-MS	T4N-O	T4N	T3N-O	T3-N	T3L	T2C	T1N	SD-W	SD-WMU	SD-C	SD-MF	SD-I	SD-F	
<b>Residential</b>																		
Accessory Dwelling Unit (see Sec 405.18)	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	-	-	-
Dwelling Unit	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	-	-	-
Home Occupation	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	-	-	-
<b>Lodging</b>																		
Bed and Breakfasts	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	-	-	SP	-	-	-	-	-
<b>Boardinghouse</b>	SP	SP	SP	SP	SP	SP	-	-	-	-	-	-	SP	SP	SP	-	-	-
<b>Emergency Shelter</b>	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	-	-	SP	SP	-	-	-	-
Lodging	P	P	P	P	-	-	-	-	-	SP	-	-	P	P	-	-	-	-
Residential Care Facility	P	P	P	P	P	SP	P	SP	SP	SP	-	-	P	SP	-	-	-	-
Short-Term Rental, Full (STR-F)	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Short-Term Rental, Limited (STR-L) and Resident Occupied (STR-RO)	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	-	-	-
Transitional Housing	SP	PS	SP	SP	SP	SP	SP	SP	SP	SP	-	-	SP	SP	SP	-	-	-
<b>Commerce</b>																		
Neighborhood Business (see Sec 405.12.L)	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	P	-
General Commercial	P	P	P	P	P	SP	P	-	-	-	-	-	P	P	-	-	P	-
General Commercial, with any of the following uses:																		
Adult Uses	SP	SP	-	SP	SP	-	-	-	-	-	-	-	SP	P	-	-	P	-
Animal Boarding	SP	P	-	SP	SP	-	SP	-	-	-	-	-	SP	P	-	-	P	-
Auto-Oriented Services	-	SP	-	-	SP	-	SP	-	-	-	-	-	-	P	-	-	P	-
Controlled Substance Sales	P	P	P	P	P	SP	SP	-	-	-	-	-	P	P	-	-	P	-
<b>Controlled Substance Sales / Consumption</b>	P	P	P	P	SP	-	SP	-	-	-	-	-	P	P	-	-	P	-
Eating/Drinking Establishments	P	P	P	P	P	-	P	-	-	SP	-	-	P	P	-	-	P	-
Eating/Drinking Establishments with any of the following uses:																		

	T5		T4		T3		T2	T1	Special District										
Auto-Oriented Services	-	SP	-	-	SP	-	SP	-	-	-	-	-	-	-	P	-	-	P	Sec 405.21.I
Controlled Substance Sales / Consumption	P	P	P	P	SP	-	SP	-	-	-	-	-	-	P	P	-	-	P	-
Outdoor Entertainment	P	P	SP	P	-	-	SP	-	-	-	-	-	-	P	P	-	-	P	Sec 405.21.J
Healthcare Services	P	P	P	P	P	-	P	-	-	-	-	-	-	P	P	-	P	-	-
Meeting Facilities	P	P	P	P	P	-	P	-	-	SP	-	-	-	P	P	P	P	-	-
General Office	P	P	P	P	P	-	P	-	-	-	-	-	-	P	P	-	P	-	-
<b>General Office with any of the following uses:</b>																			
Auto-Oriented Services	SP	SP	-	SP	-	-	SP	-	-	-	-	-	-	-	P	-	-	-	Sec 405.21.I
All Permitted Commerce uses with the following features:																			
Footprint greater than 15,000sf	SP	SP	SP	-	-	-	-	-	-	-	-	-	-	SP	P	P	P	P	-
Footprint greater than 10,000sf	SP	SP	SP	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-
Footprint greater than 6,000sf	P	P	P	SP	SP	-	SP	-	SP	-	-	-	-	P	P	P	P	P	-
<b>Civic / Civic Support</b>																			
Cultural Institution	P	P	P	P	P	SP	P	-	-	SP	-	-	-	P	P	-	P	-	-
Education	P	P	P	P	P	SP	P	-	P	SP	-	-	-	P	P	-	P	-	-
Surface Parking Lot (as a primary Use)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	-	-	SP	SP	SP	SP	Sec 405.21.K
Parking Structure	SP	SP	SP	SP	-	-	-	-	-	-	-	-	-	SP	SP	-	P	-	Sec 405.21.L
Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
<b>Parks and Open Space with any of the following uses:</b>																			
OvernightAccommodations	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-
Staff Support Facilities	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-
Places of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Public Safety Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Public Transit Uses	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	SP	P	P	-
Public Utilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	-
All Civic / Civic Support uses, excluding Places of Worship and Parks and Open Space, with the following features:																			
Footprint greater than 10,000sf	SP	SP	SP	-	-	-	-	-	-	-	-	-	SP	SP	P	P	P	P	-
Footprint greater than 6,000sf	P	P	P	SP	SP	SP	SP	SP	SP	-	-	-	P	P	P	P	P	P	-

	T5			T4			T3			T2	T1	Special District								
<b>Industrial</b>																				
Agriculture	-	-	-	-	SP	SP	SP	SP	P	P	P	-	-	SP	-	-	P	-	-	
Urban Agriculture	SP	P	P	SP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">Sec 405.21.M</a>
Heavy Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SP	-	
Light Industrial	SP	P	SP	SP	SP	-	-	-	-	-	-	P	SP	P	-	-	P	-	-	
Light Industrial with any of the following uses:																				
Artisanal Manufacturing / Industry with Community Focus	P	P	P	P	SP	-	SP	-	-	-	-	P	P	P	-	-	P	-	-	
Open Storage Area over 10,000sf	-	SP	-	-	-	-	-	-	-	-	-	SP	SP	SP	-	-	SP	-	-	
Medium Industrial	-	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
<b>Open Storage</b>	-	SP	-	-	SP	-	SP	-	-	-	-	SP	SP	SP	-	-	SP	-	-	
Renewable Energy System (Small-Scale)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">Sec 405.21.O</a>
Telecommunications uses	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	<a href="#">Sec 405.21.P</a>
Warehousing	-	P	-	-	-	-	-	-	-	-	-	SP	SP	-	-	-	P	-	-	
Water-Dependent uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-

P = PERMITTED USE    SP = SPECIAL PERMIT

Notes:

1. See [Sec 405.2](#) for Permitted Use Definitions.
2. See [Sec 405.21](#) for Supplemental Use Standards, which provide site planning, development, and operating standards require special standards to ensure their compatibility with site features and existing surrounding uses.
3. Existing uses that do not meet the above standards may be permitted as described in [Sec 405.26 .I.1](#) (Non-conforming Buildings and Uses).