



CodeNext Research Group

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Differences Between SF-3 Residential Districts and T4 Residential Zones

Summary

Transect 4 zones (T4) are designed to replace MF-2 and MF-3 districts, but they are also being placed on some areas zoned as SF-3. T4 permits smaller lots with even more dwelling units than T3, including multiplexes. At the same time they cut the parking in half.

Overview

There are three T4 residential zones: T4N.DS, T4N.IS, and T4N.SS (deep, intermediate and shallow setback).

Smaller lots

Although historically the minimum lot¹ size for a SF-3 home today is 5,750 sq. ft., in T4 zones the minimums go down to 2,625 square feet with an alley and 3,500 square feet without an alley.

More units

In a SF-3 district, a house and an ADU (2 total dwelling units) are permitted on a 5,750 sq. ft. lot. The minimum lot size for a duplex in a SF-3 district is 7,000 square feet. Transect zones T4N.DS, T4N.IS, and T4N.SS would increase the permitted density. For example, Transect Zones T4N.DS and T4N.IS would allow a duplex and an additional dwelling unit (3 total dwelling units) on a smaller 4,000 square foot lot or on a 3,000 square foot lot located on an alley. In Transect Zones T4N.DS and T4N.IS, 5 units would be allowed on a 6,000 square foot lot; if on an alley, the lot would only need to be 4500 square feet. T4N.SS allows up to 9 units on a 5,000 square foot lot, or on a 3750 square foot lot if located on an alley.

¹ This discussion does not include the 25' lots eligible for development under small lot amnesty in the current code or pursuant to part D, footnote 1 in Sections 23-4D-2100 and 23-4D-2110 in CodeNEXT.

In Transect Zones T4N.DS and T4N.IS, a 6,000 sq. ft. lot is permitted to increase the density to a 4-unit multiplex and an ADU, creating 5 total dwelling units. In T4N.SS, an 8 unit multiplex and an ADU for a total of 9 units can be built on a 5,000 square foot lot. With a 12,500 square foot lot, 6 separate units can be built in T4N.DS and T4N.IS and 8 separate units in T4N.SS.

More Small Lots

Today, in a SF-3 district, to create more than one lot out of an existing lot, you generally have to go through the subdivision process. In a Transect zone, including T4s, if you have a lot large enough for multiple smaller “parcels”, you would no longer have to subdivide to place multiple buildings on a lot – only a site plan with "design site lines" is required.²

Less Parking

While the density would be increased in T4 zones, the on-site parking requirement for residential uses would be cut to one parking space per dwelling unit – half of what is required today for single-family homes.

Bigger ADUs

Under SF-3, ADUs are limited to 1,100 sq feet. Under T3N.DS, a two-story ADU may be as large as 1,344 sq feet.

Some Commercial Uses

The “open” sub-zone category (designated by –O) under T4N.IS and T4N.SS allows, by right, commercial uses such as restaurants less than 2,500 sq feet, food sales, and general retail of less than 5,000 sq feet, personal service, medical services of 2,500 sq. ft., offices, and with a conditional use permit, business and financial/professional services, restaurants with late night and alcohol permits plus bars without outside seating.

Disclaimer: While the contributors to this overview and appendices made a concerted effort to be accurate, given the code draft’s complexity, ambiguity, new terminology, and mistakes, there may be errors or misunderstandings herein. There is no pretense that this overview addresses all of the issues of importance to different neighborhoods or addresses any issue completely. The reader is encouraged to check statements in this document against the draft code, its amendments and additions.

² See 23-4D-2060