



CodeNext Research Group

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## Differences Between SF-3 Residential Districts and T3 Residential Zones

### Summary

Transect 3 zones (T3) are designed to significantly increase the density in SF-3 neighborhoods by permitting smaller lots with more dwelling units than permitted in SF-3 zoning. At the same time they cut the parking in half.

### Overview

There are five T3 zones. The scope of this discussion is a comparison between those T3 zones intended to replace current SF-3 zoning.

### Smaller lots

Although, historically the minimum lot<sup>1</sup> size for a SF-3 home today is 5,750 sq. ft., in T3 zones the minimums go down somewhat in T3N.DS and significantly in T3N.IS:

T3N.DS: 5,000 sq. ft.

T3N.IS: 4,000 sq. ft., or 3,000 sq. ft. if on 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. Both Transect zones T3N.DS and T3N.IS would increase the permitted density 50% by permitting a duplex and an additional dwelling unit (3 total dwelling units) on a smaller 5,000 sq. ft. lot. In fact, T3N.IS authorizes three dwelling units on an even smaller 3,750 sq. ft. alley-lot.

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<sup>1</sup> 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 a SF-3 district, the minimum lot size for a duplex is 7,000 sq. ft. In Transect Zones T3N.DS and T3N.IS, a 6,250 sq. ft. “corner lot” is permitted to double the density to 3 total buildings. In addition, on lots of sufficient size, “cottage court” allows up to six buildings.

#### No Need for Re-subdivision

Today in a SF-3 district, to create more than one lot out of an existing lot, you generally have to go through the re-subdivision process. In a Transect zone, including T3s, if you have a lot large enough for multiple smaller “parcels”, you no longer have to re-subdivide to place multiple houses on a lot – only a site plan with "design site lines" is required.<sup>2</sup>

#### Less Parking

While the density would be increased in T3 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. A duplex building with 2 dwelling units would be required to have only 2 on-site spaces as opposed to 4 today.

#### Bigger ADUs

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

#### Some Commercial Uses

The “open” sub-zone category under T3N.IS 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, and with a conditional use permit, other types of restaurants plus bars with no outside seating.

**Disclaimer:** While the contributors to this overview and appendices made a concerted effort to be accurate, given the 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.

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<sup>2</sup> See 23-4D-2060