

[illegible]

CodeNEXT Transect Zoning																																T		
T4																T5N																		
T4N.DS								T4N.IS								T4N.SS								T4NC										
						cottage form								cottage form						cottage form														
2500	1875	3500	2625	4000	3000	12500	2500	1875	3500	2625	4000	3000	6000	4500	12500	2500	1875	3500	2625	5000	3750	12500	1800	1350	5000	3750	7500	5625	10000	7500	3750	5000	5625	
25	25	35	35	40	40	100	25	25	35	35	40	40	60	60	100	25	25	35	35	50	50	100	18	18	50	50	75	75	100	100	50	50	75	
100	75	100	75	100	75	125	100	75	100	75	100	75	100	75	125	100	75	100	75	100	75	125	100	75	100	75	100	75	100	75	75	100	75	
1	1	1	1	1	1	6	1	1	1	1	1	1	1	1	6	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	
2	2	2	2	2	2	1	2	2	2	2	2	2	4	4	1	2	2	2	2	8	8	1	3	3	12	12	15	15	40	30	8	8	12	
1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	0	1	1	1	1	0	0	?	?	1	1	0	
3	3	3	3	3	3	6	3	3	3	3	3	3	5	5	6	3	3	3	3	9	9	8	4	4	13	13	15	15	40.17	30.13	9	9	12	
1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	1344	
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
52.3	69.7	37.3	49.8	32.7	43.6	20.9	52.3	69.7	37.3	49.8	32.7	43.6	36.3	48.4	20.9	52.3	69.7	37.3	49.8	78.4	104.5	27.9	96.8	129.1	113.3	151.0	87.1	116.2	175.0	175.0	104.5	78.4	92.9	
yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	?	?	yes	yes	yes
yes	yes	?	?	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no	no	no	no	no	no	no	yes	yes	no
no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no
no	no	no	no	no	no	yes	no	no	no	no	no	no	no	no	yes	no	no	no	no	no	no	yes	no											

T5			CodeNEXT Non-Transect Residential Zoning																			
T5N.SS			Single Family						Multifamily													
			RR	VLDR	LDR	LMDR	LMDR	LMDR-SL	MDR	MDR	MDR	MHDR	MHDR	MHDR	HDR	HDR	VHDR	VHDR	VHDR			
										adj. <MDR or T3			adj. <MDR or T3			adj. <MDR or T3						
			Lot				duplex			<75' wide	>75' wide		<75' wide	>75' wide		<75' wide	>75' wide	adj. <MDR or T3	adj. MDR or T3	Lot		
7500	1350	1800	Minimum Lot Size	43560	10000	5750	5750	7000	3600	5750	5750	5750	8000	8000	8000	8000	8000	8000	8000	8000	Minimum Lot Size	
75	18	18	Minimum Lot Width	33	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Minimum Lot Width	
100	75	100	Minimum Lot Depth	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Minimum Lot Depth	
1	1	1	Maximum Buildings Per Lot (-ADU)	1	1	1	1	1	1	—	—	—	—	—	—	—	—	—	—	—	Maximum Buildings Per Lot (-ADU)	
12	3	3	Dwellings per unit (non-ADU)	1	1	1	1	2	2	—	—	—	—	—	—	—	—	—	—	—	Dwellings per unit (non-ADU)	
0	0	0	Accessory Dwelling Unit (ADU)	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	Accessory Dwelling Unit (ADU)	
12	3	3	Maximum Total Units per Lot	1	1	2	2	3	3	—	—	—	—	—	—	—	—	—	—	—	Maximum Total Units per Lot	
1344	1344	1344	Maximum ADU Size	1100(B)	1100(B)	1100(B)	1100(B)	1100(B)	1100(B)	—	—	—	—	—	—	—	—	—	—	—	Maximum ADU Size	
—	—	—	Building Size Limit	(D)	(D)	(D)	(D)	(D)	(D)	—	—	—	—	—	—	—	—	—	—	—	Building Size Limit	
—	—	—	FAR (Floor Area Ratio):1 limit	0.4(D)	0.4(D)	0.4(D)	0.4(D)	0.4(D)	—	—	—	—	—	—	—	—	—	—	—	—	FAR (Floor Area Ratio):1 limit	
—	—	—	Maximum Units per Acre	—	—	—	—	—	12	12	12	12	18	18	18	24	24	24	54	54	Maximum Units per Acre	
69.7	96.8	72.6	Calculated Units per acre	1	4.356	15.1513	15.151	18.669	—	—	—	—	—	—	—	—	—	—	—	—	Calculated Units per acre	
			Residential Uses																		Residential Uses	
yes	yes	yes	Accessory Dwelling Unit (ADU)	yes	yes	yes	yes	yes	yes	no	no	no	no	no	no	no	no	no	no	no	Accessory Dwelling Unit (ADU)	
no	no	no	Duplex (two Family Residential)	no	no	no	yes	yes	yes	no	no	no	no	no	no	no	no	no	no	no	Duplex (two Family Residential)	
no	no	no	Cottage Corner(4)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	Cottage Corner(4)	
no	no	no	Cottage Court(6 or 8)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	Cottage Court(6 or 8)	
yes	yes	yes	Live/Work	no	no	no	yes(c)	yes(c)	no	yes(c)	yes(c)	yes(c)	yes(m)	yes(m)	yes(m)	yes	yes	yes	yes	yes	Live/Work	
yes	yes	yes	Rowhouse(G)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	Rowhouse(G)	
yes	no	no	Multiplex	no	no	no	no	no	no	MUP	MUP	MUP	P	P	P	P	P	P	P	P	Multiplex	
no	no	no	Small Lot Single Family	no	no	no	no	no	yes	no	no	no	no	no	no	no	no	no	no	no	Small Lot Single Family	
no	no	no	Single Family	yes	yes	yes	yes	yes	yes	no	no	no	no	no	no	no	no	no	no	no	Single Family	
50%	50%	50%	Maximum Building Coverage	20%	35%	40%	40%	40%	55%	40%	40%	40%	50%	50%	50%	60%	60%	60%	70%	70%	70%	Maximum Building Coverage
60%	60%	60%	Maximum Impervious Cover	25%	40%	45%(F)	45%(F)	45%(F)	65%	55%	55%	55%	60%	60%	60%	70%	70%	70%	80%	80%	80%	Maximum Impervious Cover
			Massing																		Massing	
65	65	65	Maximum Height	35	35	35	35	35	35	—	—	—	—	—	—	—	—	—	—	—	Maximum Height	
—	—	—	•<50' adjacent or across alley for <MDR or T3	—	—	—	—	—	—	35	35	35	30	30	30	30	30	30	30	30	•<50' adjacent or across alley for <MDR or T3	
—	—	—	•50' -100' adjacent or across alley for <MDR or T3	—	—	—	—	—	—	—	—	—	—	—	40	40	40	40	40	40	•50' -100' adjacent or across alley for <MDR or T3	
			Minimum Setbacks																		Minimum Setbacks	
10	10	10	•Front yard	40	25	25	15	15	10	15	15	15	15	15	15	15	15	10	15	15	•Front yard	
5	5	5	•Street side yard	25	15	15	15	15	10	15	15	15	15	15	15	15	15	5	15	15	•Street side yard	
10	0	0	•Interior side yard	10	5	5	5	5	5	5	10	20	5	10	20	5	10	20	5	50	25	•Interior side yard
20	20	20	•Rear yard	20 (E)	10 (E)	10(E)	10(E)	10(E)	5	10	30	30	10	30	30	10	30	30	10	50	25	•Rear yard
			Maximum Setback																		Maximum Setback	
20	20	20	•Front yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	•Front yard	
15	15	15	•Street side yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	•Street side yard	