



	GB1 GREENBELT	GB2 GREENBELT 2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	SD SPECIAL DISTRICT
a. ALLOCATION OF ZONES per Adjusted Pedestrian Shed (applicable to Article 3 only) (see Table 13)						
TND requires	no minimum	10% max	30% max	30 - 60%	10 - 40%	not applicable
RCD requires	no minimum	not permitted	30% max	20 - 40%	30 - 60%	20% max
b. RESIDENTIAL DENSITY (see Section 3.4)						
By Right	not applicable	.25 units / ac. gross	6 units / ac. gross	12 units / ac. gross	30 units / ac. gross	30 units / ac. gross
c. BLOCK SIZE						
Block Perimeter	no maximum	3000 ft. max	3000 ft. max	2400 ft. max	2000 ft. max	3000 ft. max
d. THOROUGHFARES (see Table 3 and Table 4)						
HW	permitted	permitted	not permitted	not permitted	not permitted	permitted
BV	not permitted	not permitted	not permitted	permitted	permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted	permitted
RD	permitted	permitted	not permitted	not permitted	not permitted	not permitted
Rear Lane	not permitted	not permitted	not permitted	permitted	not permitted	not permitted
Rear Alley	not permitted	not permitted	not permitted	permitted	required *	permitted
Path	permitted	permitted	permitted	permitted	not permitted	not permitted
Passage	not permitted	not permitted	not permitted	permitted	permitted	permitted
Bicycle Trail	permitted	permitted	permitted	not permitted *	not permitted	permitted
Bicycle Lane	permitted	permitted	not permitted	permitted	not permitted	permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted
e. CIVIC SPACES (see Table 10) * not required if access points are limited to 150 feet per block face						
Trail	permitted	permitted	permitted	by Warrant	by Warrant	by Warrant
Park	permitted	permitted	permitted	by Warrant	by Warrant	by Warrant
Cultural Site	permitted	permitted	permitted	permitted	permitted	permitted
Green	not permitted	not permitted	permitted	permitted	by Warrant	permitted
Square	not permitted	not permitted	not permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted	permitted
f. LOT OCCUPATION						
Lot Width	not applicable	180 ft. min	48 ft. min 90 ft. max	18 ft. min 96 ft. max	18 ft. min 180 ft. max	permitted
Lot Coverage	not applicable	not applicable	60% max	70% max	80% max	permitted
g. SETBACKS - PRINCIPAL BUILDING (see Table 15)						
(g.1) Front Setback (Principal)	not applicable	24 ft. min	11 ft. min	8 ft. min 18 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max
(g.2) Front Setback (Secondary)	not applicable	24 ft. min	11 ft. min	6 ft. min 18 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max
(g.3) Side Setback	not applicable	12 ft. min	12 ft. min	0 ft. min	0 ft. min 12 ft. max	0 ft. min 12 ft. max
(g.4) Rear Setback	not applicable	24 ft. min	12 ft. min	3 ft. min *	3 ft. min *	3 ft. min *
Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min	70% min
h. SETBACKS - OUTBUILDING (see Table 15) * 15' from center of Alley						
(h.1) Front Setback	not applicable	20 ft. min + bldg setback	20 ft. min + bldg setback	20 ft. min + bldg setback	40 ft. max from rear prop	20 ft. min + bldg setback
(h.2) Side Setback	not applicable	6 ft. min	3 ft. min or 6 ft. max	0 ft. min or 3 ft. max	0 ft. min or 3 ft. max	0 ft. min or 3 ft. max
(h.3) Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft. min	3 ft. min	3 ft. max
i. BUILDING DISPOSITION (see Table 9)						
Edgeyard	not applicable	permitted	permitted	permitted	by Warrant	by Warrant
Sidyard	not applicable	not permitted	not permitted	permitted	permitted	permitted
Rearyard	not applicable	not permitted	not permitted	permitted	permitted	permitted
Courtyard	not applicable	not permitted	not permitted	not permitted	permitted	permitted
j. PRIVATE FRONTAGES (see Table 7)						
Common Yard	not applicable	permitted	permitted	not permitted	not permitted	not permitted
Lanai & Fence	not applicable	not permitted	permitted	permitted	not permitted	not permitted
Terrace or Dooryard	not applicable	not permitted	not permitted	permitted	permitted	permitted
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	permitted
Stoop	not applicable	not permitted	not permitted	permitted	permitted	permitted
Shopfront & Canopy	not applicable	not permitted	not permitted	permitted	permitted	permitted
Gallery	not applicable	not permitted	not permitted	not permitted	permitted	permitted
k. BUILDING CONFIGURATION (see Table 8)						
Principal Building	not applicable	2 Stories max	2 Stories max	3 Stories max	5 Stories max, 2 min *	5 Stories max, 2 min *
Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max	permitted
l. BUILDING FUNCTION (see Table 10 & Table 12) * 1 by Warrant						
Residential	not applicable	restricted use	restricted use	limited use	open use	by Warrant
Lodging	not applicable	restricted use	restricted use	limited use	open use	by Warrant
Office	not applicable	prohibited	restricted use	limited use	open use	open use
Retail	not applicable	prohibited	restricted use	limited use	open use	open use

ARTICLE 5
ARTICLE 2, 3, 4

DISPOSITION

CONFIGURATION

FUNCTION