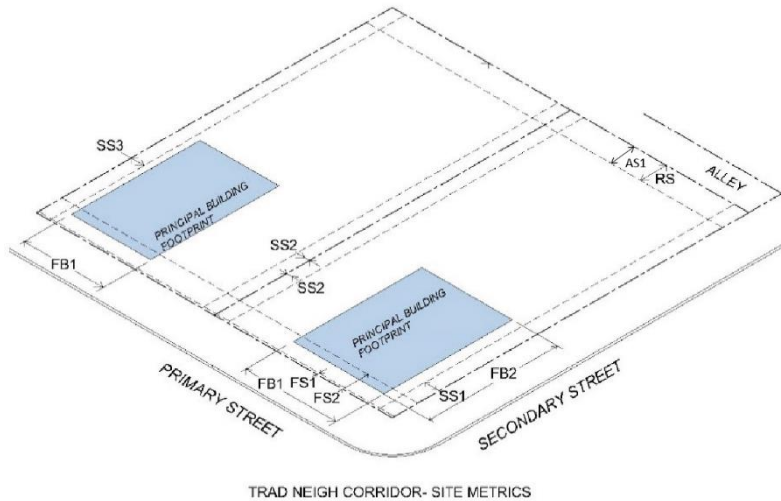


D. Traditional Neighborhood Corridor (TN-C)

GENERAL DESCRIPTION

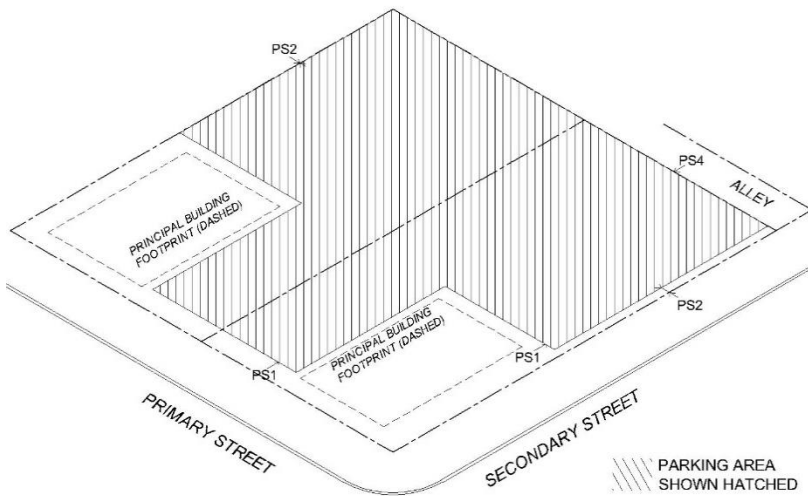
The Traditional Neighborhood Corridor (TN-C) District is intended to accommodate development and redevelopment along the older commercial corridors that connect Downtown Brownsville to the adjoining neighborhoods. These include the corridors of Elizabeth Street, Palm Boulevard, and portions of 6th and 7th Streets going north towards the Interstate. This district allows for a range of small scale neighborhood oriented commercial uses and missing middle residential uses such as live-work, townhomes and small apartments.

BUILDING PLACEMENT



PRINCIPAL BUILDING SETBACKS		
FS1	Front Setback (min.)	5'
FS2	Front Setback (max.)	20'
SS1	Side Setback (min.) (secondary street)	5'
SS2	Side Setback (min.) (interior)	0'*
* Fire Separation Standards apply		
RS	Rear Setback (min.)	5'
ACCESSORY BUILDING SETBACKS		
AS1	Alley or Rear Setback (min.)	0'***
AS2	Principal Building Setback (min.)	5'*
* Fire Separation Standards apply		

PARKING PLACEMENT



PARKING SETBACKS		
PS1	Primary Street Setback (min.)	40'
	OR 5' behind the front façade of the Principal Building on the lot	
PS2	Secondary Street Setback (min.)	5'
PS3	Side Setback (min.)	0'
PS4	Rear Setback (min.)	0'***
***Rear parking setback from the centerline of the alley is 15'		

RESIDENTIAL DENSITY		
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	30	
BUILDING MASSING		
FB1 - PRIMARY STREET FACADE BUILDOUT	60%	
FB2 - SECONDARY STREET FACADE BUILDOUT	NONE	
BUILDING HEIGHT	35 Feet	
STREETScape STANDARDS		
ALL STREETS	See Table 3.4-20. Zoning Districts and Streetscaping Requirements	
PERMISSIBLE BUILDING TYPES	<input checked="" type="checkbox"/> Indicates Permitted by Right <input type="checkbox"/> Indicated Permitted with Conditions	LOT STANDARDS AND CONDITIONS
ACCESSORY BUILDING	■	
TOWNHOUSE	■	Min. Lot Width = 16'
COTTAGE ROW	■	Min. Lot Width = 100'
COTTAGE COURT	■	Min. Lot Width = 100'
SMALL APARTMENT	■	Min. Lot Width = 100'
COURTYARD APARTMENT	■	Min. Lot Width = 100'
LIVE-WORK UNIT	■	Min. Lot Width = 16'
FLEX BUILDING	■	None
CORNER COMMERCIAL	■	None
GENERAL COMMERCIAL	■	None
MIXED USE BUILDING	■	None
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS		
4.4.3 Permitted Use Chart	4.6.5 Residential Adjacency	
4.5 Building Types	4.6.6 Innovative Residential Design	
4.6.2 Parking	4.6.7 Lighting	
4.6.3 Landscaping	4.6.8 Accessory Buildings	
4.6.4 Fencing and Screening	4.6.9 Wireless Transmission	