

**F. Traditional Neighborhood (TN)**

GENERAL DESCRIPTION			
<p>The Traditional Neighborhood (TN) District is intended to accommodate development and redevelopment within the older, established neighborhoods surrounding downtown Brownsville. This district allows for a range of single-family residential residential uses and corner commercial uses in keeping with the historic context of these neighborhoods.</p>			
BUILDING PLACEMENT			
	PRINCIPAL BUILDING SETBACKS		
	<b>FS1</b>	Front Setback (min.)	<b>10'</b>
	<b>FS2</b>	Front Setback (max.)	<b>25'</b>
	<b>SS1</b>	Side Setback (min.) (secondary street)	<b>10'</b>
	<b>SS2</b>	Side Setback (min.) (interior)	<b>5'</b>
	<b>RS</b>	Rear Setback (min.)	<b>5'</b>
	ACCESSORY BUILDING SETBACKS		
	<b>AS1</b>	Alley or Rear Setback (min.)	<b>0'***</b>
		***Setback from the centerline of the alley is 15'	
	<b>AS2</b>	Principal Building Setback (min.)	<b>5'</b>
PARKING PLACEMENT			
	PARKING SETBACKS		
	<b>PS1</b>	Primary Street Setback (min.)	<b>50'</b>
		OR behind the Principal Building on the lot	
	<b>PS2</b>	Secondary Street Setback (min.)	<b>10'</b>
	<b>PS3</b>	Side Setback (min.)	<b>3'</b>
	<b>PS4</b>	Rear Setback (min.)	<b>0'***</b>
	***Rear parking setback from the centerline of the alley is 15'		

RESIDENTIAL DENSITY		
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	22	
BUILDING MASSING		
FB1 - PRIMARY STREET FACADE BUILDOUT	50%	
FB2 - SECONDARY STREET FACADE BUILDOUT	NONE	
BUILDING HEIGHT	35 Feet	
STREETScape STANDARDS		
ALL STREETS	See <a href="#">Table 3.4-20. Zoning Districts and Streetscaping Requirements</a>	
PERMISSIBLE BUILDING TYPES	<input checked="" type="checkbox"/> Indicates Permitted by Right <input type="checkbox"/> Indicated Permitted with Conditions	LOT STANDARDS AND CONDITIONS
ACCESSORY BUILDING	■	
HOUSE	■	Min. Lot Width = 35'
COTTAGE COURT	■	Min. Lot Width = 100'
CORNER COMMERCIAL	□	On corner lots
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS		
<a href="#">4.4.3 Permitted Use Chart</a>	<a href="#">4.6.5 Residential Adjacency</a>	
<a href="#">4.5 Building Types</a>	<a href="#">4.6.6 Innovative Residential Design</a>	
<a href="#">4.6.2 Parking</a>	<a href="#">4.6.7 Lighting</a>	
<a href="#">4.6.3 Landscaping</a>	<a href="#">4.6.8 Accessory Buildings</a>	
<a href="#">4.6.4 Fencing and Screening</a>	<a href="#">4.6.9 Wireless Transmission</a>	