

4.2.3 T3.1 Neighborhood Core

Lots (See Figure 4.2.3.A for illustration)	Minimum	Maximum	Additional Information
A Lot Area (sq ft)	None	None	
B Lot Width (ft)	None	None	
C Street Frontage (ft)	0/60(I)	100(II)	(I) Where a driveway will access a lot through the exterior yard, the second number applies. When accessed through other yards there is no minimum frontage. (II) Per dwelling unit for lots where principal use is <i>Living</i> .
D Impervious Coverage (%)	None	50	Identified in image below by gray shaded area within lot.

Buildings (See Figure 4.2.3.A for illustration)	Minimum	Maximum	Additional Information
E Exterior Yard, Front (ft)	20	None	See <i>Contextual Exterior Yards Standards</i> below.
F Exterior Yard, Side (ft)	10	None	
G Interior Yard, Side (ft)	10	None	
H Interior Yard, Rear (ft)	10	None	
I Interior Yard, Alleyside (ft)	5	None	
J Height (stories)	None	2	16 ft per story max.
K Occupancy (%)	None	None	
L Coverage (%)	None </td <td>40</td> <td></td>	40	

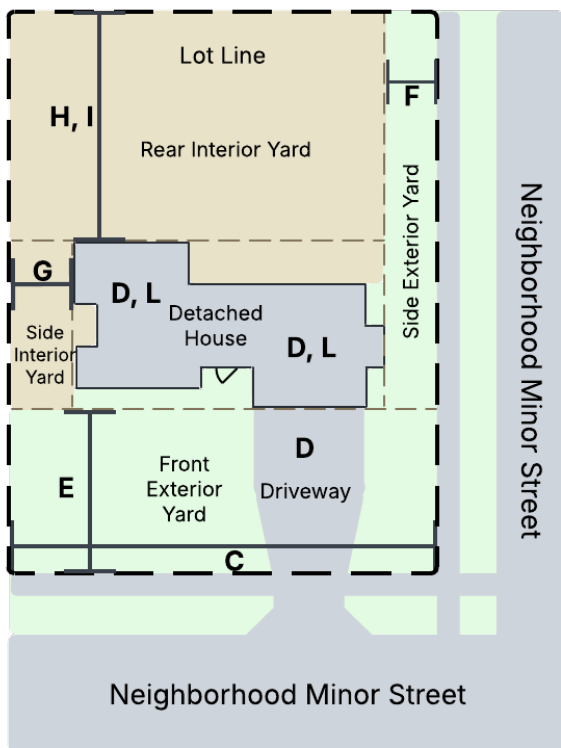


Figure 4.2.3.A Lot and Building Standards



Figure 4.2.3.B Access and Parking Diagram

Permitted Principal Uses		Use Standards
<i>LIVING</i> in a		
M	Detached House	None
N	Attached House	Allowed only where one residential front facade is visible from the same street.
O	Cottage House	Allowed only on corner lots, and lots abutting a neighborhood collector or neighborhood arterial, excluding through lots.
P	Town House	Allowed only on lots abutting a neighborhood collector or neighborhood arterial, excluding through lots.
Q	Multi-unit House	Allowed only on lots abutting a neighborhood collector or neighborhood arterial, excluding through lots.
R	<i>AGRICULTURE</i>	None
S	<i>CIVIC SPACES</i>	None

Permitted Accessory Uses

T Any use customarily found in association with a principal permitted use, as determined by the Director, may be permitted where the use is clearly subordinate in area, purpose, and extent to the permitted principal use.

Permitted Accessory Structures

U	Exempt Structures	Any structure, excluding signs and swimming pools, less than 4 ft in height is permitted without limitation subject to compliance with the maximum impervious coverage and maximum building coverage of this zone.
V	Fences or Screenwalls (including streetscreens)	Maximum of 6 ft in all yards for <i>Civic Spaces</i> and <i>Agriculture</i> uses. For <i>Living</i> uses they may not exceed 4 ft in height in the front exterior yard. May not exceed 6 ft in all other yards.
W	All other structures	Any other structures, including buildings such as accessory dwelling units, must be located in an interior yard and are subject to the same standards as those applied to principal buildings unless expressly stated otherwise.

Contextual Exterior Yard Standards

¹ In Downtown Neighborhood Placetypes the yard depth provided may not be less than 75% nor more than 125% of the average provided by the two nearest homes sharing the same blockface.

² Along neighborhood arterial streets with a slip lane, the minimum exterior yard depth shall be 0 feet as measured from the slip line easement boundary.

Access and Parking (See Figure 4.2.3.B for illustration)

¹ Driveways may not exceed 20 ft wide at the sidewalk, or in the absence of a sidewalk, at the exterior lot line.

² Driveways may not exceed 33% of the area of the front exterior yard or 66% of the side exterior yard.

³ Driveways must be a minimum of 20 ft deep as measured from the sidewalk, or in the absence of a sidewalk, the exterior lot line.

4 Driveways must be separated by a minimum of 40 feet as measured along the sidewalk, or in the absence of one, the exterior lot line.

5 Except on driveways, parking is prohibited in all exterior yards.

The first 20 feet of driveways as measured from any exterior property line shall consist of concrete or pavers.

6 All other driveways or portions thereof may be constructed of dustless aggregate suitable to support motor vehicles and constructed in a manner to prevent track-off or erosion onto adjacent properties.

7 Recreational vehicles, watercraft included, are prohibited to be parked or stored in any exterior yard.
