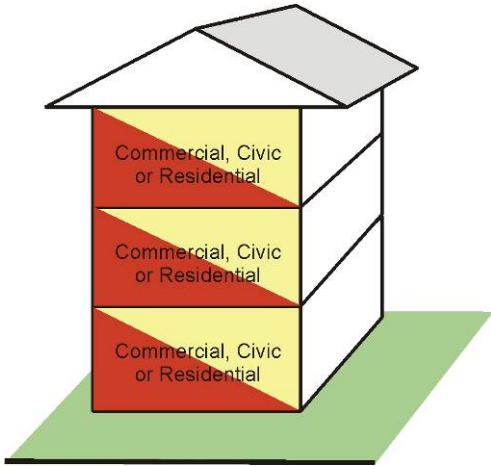
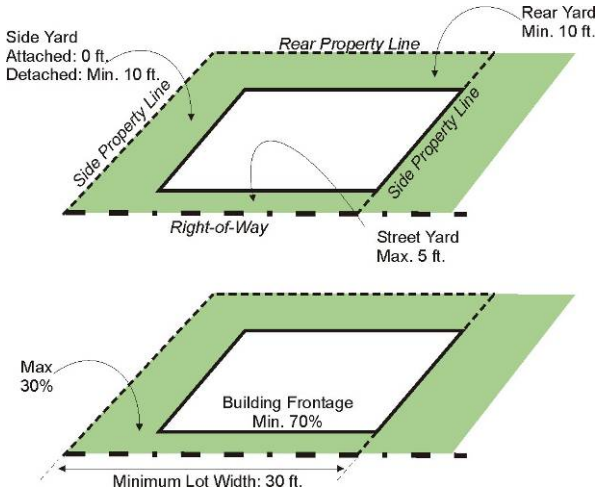
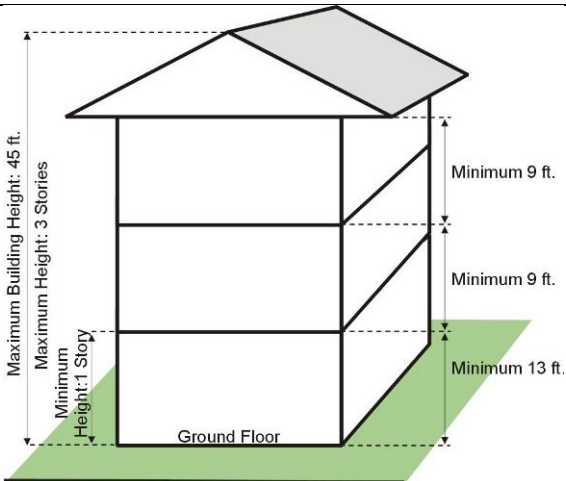


(5) **TC-1 District Development Standards.**

<p>Use</p>		<p>Ground Floor Commercial, civic or residential (see use table in 8-3216(2)(a))</p> <p>Upper Floors Residential, civic or commercial (see use table in 8-3216(2)(a)). No residential use allowed below a commercial use.</p> <p>Ground Floor Area 5,500 square feet maximum</p> <p>Residential Density 30 units per gross acre maximum 36 units per gross acre maximum for designated affordable housing</p>
<p>Site</p>		<p>Lot Area: 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.</p> <p>Lot Width: 30 feet minimum</p> <p>Building Frontage: 70% of lot width minimum[*]</p> <p>Street Yard Average street yard for all contributing structures on the block face; Blocks without contributing structures, 5 feet maximum</p> <p>Rear Yard: 10 feet minimum</p> <p>Side Yard: 0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 5 feet minimum [*]</p> <p>[*] For lots less than 31 feet in width, provide either a 5 foot setback or 70% minimum building frontage</p>
<p>Height</p>		<p>Building Height: 3 stories maximum, 1 story minimum, 45 feet maximum</p> <p>Floor Height Ground floor: 13 feet minimum Upper floors: 9 feet minimum</p> <p>Ground Floor Elevation Residential ground floor: 30 inches minimum, including slab construction; Nonresidential: no minimum</p>