



Some Common Specific Functions Allowed By Right:

- Single-Family Estate House
- Greenhouse, Stable, Kennel outbuildings
- Childcare Center
- Fire Station

No automotive functions are permitted in T3E.

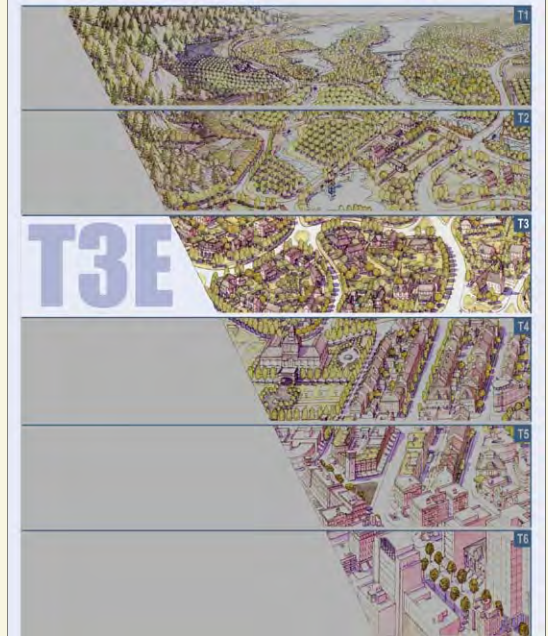
For a more complete listing, refer to Table 10 of the city's SmartCode.

SMARTCODE ZONING OFFICE
 203 FLEITAS AVE.
 PASS CHRISTIAN, MS 39571

SMARTCODE

TRANSECT ZONE T3E

PASS CHRISTIAN
 SMART CODE



❖ T-ZONE DESCRIPTION ❖

The Estate Residential Zone T3E allows only single-family detached housing with a 3000-square-foot minimum of Enclosed Habitable Space for the principal building. Height of the principal building is limited to 3 stories maximum, with an additional allowance for a small 4th story folly (lookouts, cupolas, and other architectural effects extending one floor above the 3rd) not to



Sub-Urban Estate, Transect Zone T-3E

exceed 200 square feet of interior area. Home occupation is allowed (no walk-in trade); otherwise no non-residential uses are permitted. One outbuilding is permitted by right, and additional outbuildings are permitted with Planning Commission Approval. However, only one outbuilding may be an Ancillary Dwelling Unit (granny flat or guest house).

Transect Zone T3E is a single-family residential zone intended for large estates. It permits one independent dwelling unit per lot (not counting an ancillary or dependent dwelling unit), regardless of whether an existing lot with street frontage meets minimum frontage requirements. However, no new lot may be created in T3E which does not meet the lot size requirements indicated below.

- Min. Lot Area* 7,260 sq. ft.
- Minimum Lot Width* 90'
- Maximum Lot Width* 0'
- Principal Building Setbacks:*
 - Front 60' min.*
 - Side 15' min.,*
 - Rear 30' min.*



REQUIRED PARKING	
Residential	2.0 spaces per dwelling
Retail	N/A
Lodging	1.0 spaces per bedroom
Office	N/A
Home Occupation	2.0 spaces per dwelling

Allowed Building Uses

In zone T3E, all types of Building Functions (Residential, Lodging, Office, Retail) must follow the Restricted Intensity rules from Table 11 of the city's SmartCode:

- Restricted Residential Intensity rules allow only single family housing, with the exception that one dependent Ancillary Dwelling Unit is permitted within an outbuilding on the lot if the owner is resident in one of the structures on the lot.
- Restricted Lodging Intensity rules allow Bed & Breakfasts with up to 5 bedrooms, subject to Planning Commission Approval.
- Restricted Office Intensity rules allow Home Occupation offices only, with office space limited to a single floor of the principal or an outbuilding, and not identifiable from the street.
- Retail uses are **not** permitted within T3E zones in existing neighborhoods.

For more information, refer to Table 11 of the city's SmartCode.

The SmartCode requires all parking to be at least 20' behind the façade wall of the principle building on a lot. For elevated buildings, parking underneath is permitted, but must be screened from the street, and entry must be from at least 20' behind the façade wall of the building.

