



Some Common Specific Functions Allowed By Right:

- Single-Family House with Outbuilding
- Duplex House
- Apartment Building
- Live-Work or Work-Live Unit
- Bed and Breakfast (up to 5 units)
- Inn (up to 12 units)
- Display Gallery
- Restaurant (up to 40 seats)
- Childcare Center
- Fire Station, Police Station
- Elementary School

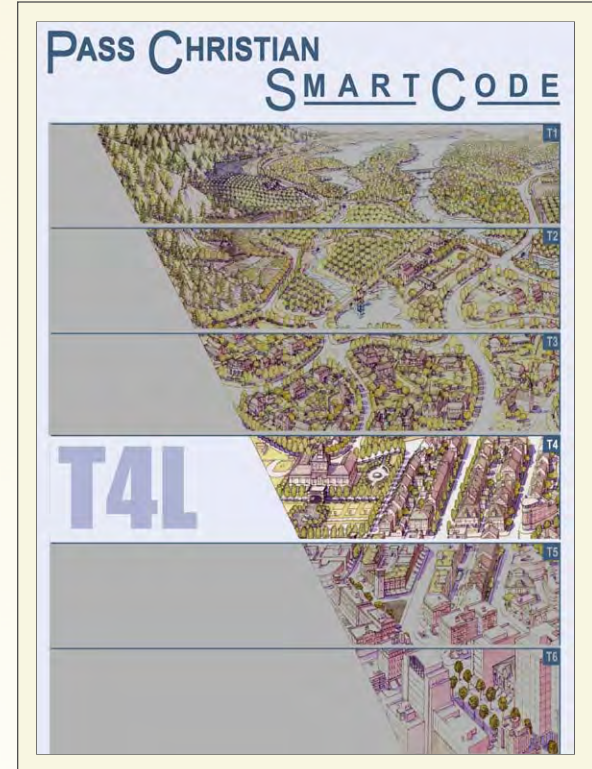
No automotive functions are permitted in T4L.

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 T4L



❧ T-ZONE DESCRIPTION ❧

This primarily residential mixed-use zone is the main component that distinguishes a neighborhood from country living. Lots are generally smaller than sub-urban lots, with a by-right density maximum of 12 units per acre. Because the density limit is independent of whether detached or multifamily housing is built, the small-lot residential format common in older neighborhoods again



General Limited Urban, Transect Zone T-4L

becomes viable for. Multifamily building size is limited by the maximum lot frontage limit of 96 feet.

Zone T4L is a mildly mixed-use zone

characteristic of town or village neighborhoods. The building scale is generally residential in scale, and such neighborhoods are commonly built out as mostly small-lot residential with occasional multifamily buildings, and with mixed-use buildings typical on some corners. T4L attempts to duplicate the best of older town neighborhoods within easy walking distance of a town center, and sometimes forms a weak neighborhood center for a more rural area.

Height in the T4L Zone is limited to 3 stories for the principal building; 2 stories for outbuildings. T4L allows one Equivalent Housing Unit per 3,630 square feet of lot area. Any of the following count as one Equivalent Housing Unit against the density limit:

- One independent residence,
- 2 rooms in a lodging establishment, OR
- 1000 square feet of office or retail space.



Min. Lot Area 3,630 sq. ft.
 Minimum Lot Width 24'
 Maximum Lot Width 96'
 Principal Building Setbacks:
 Front 6' min., **24' max.**
 Side 3' min., **12' max.**
 Rear 3' min.

Note corner lots must satisfy a 6' minimum, 18' maximum side setback along the 2nd frontage.

Allowed Building Uses

Within Zone T4L all types of compatible building functions (Residential, Lodging, Office, Retail) must follow the Limited Intensity rules from Table 11 of the SmartCode:

- Limited Residential allows both single- and multi-family dwellings, limited by the maximum density (minimum lot square footage). For single-family detached housing within the zone, one Ancillary Dwelling Unit (granny flat or guest house) is permitted within an outbuilding on the lot but does not count against the lot's density limit. Home Occupation associated with a residence is permitted (no walk-in trade) and does not count against the lot's density limit.
- Limited Lodging allows a Bed & Breakfast with up to 5 bedrooms or an Inn with up to 12 rooms by right, subject to density limits.
- Limited Office allows office use within an outbuilding and on one of the first two stories of the principal building, subject to density limits.
- Limited Retail allows only neighborhood-oriented retail establishments of 2000 square feet or less on the first story of corner lots, but no more than one per block, subject to density limits. Food service establishments are permitted only with 40 or fewer seats.

For a more complete description, refer to Table 11 of the city's SmartCode.



REQUIRED PARKING

Residential	1.5 spaces per dwelling
Retail	4.0 spaces per 1000 sq. ft.
Lodging	1.0 spaces per bedroom
Office	3.0 spaces per 1000 sq. ft.
Home Occupation	1.5 spaces per dwelling

At locations with multiple functions (mixed use), the parking requirement may be reduced through the sharing factor. See Table 12 and consult the Planning Official for assistance. For Other Functions refer to Table 12 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.