



**Some Common Specific Functions Allowed By Right:**

- Single-Family House with Outbuilding
- Duplex House
- Row House, Sideyard House
- Apartment Building
- Live-Work or Work-Live Unit
- Office Building
- Hotel
- Display Gallery
- Retail Building
- Restaurant
- Childcare Center
- Fire Station, Police Station

*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 T5H



❧ T-ZONE DESCRIPTION ❧

This fully mixed-use zone is a special extra-height version of the T5C zone. The by-right density maximum is 36 units per acre, increasable up to 65 units per acre through density bonuses and transfers within designated Receiving Areas (see the Planning Official for details).



# Urban Center / Height, Transect Zone T-5H

The T5H Zone supports all mixed use functions under the Open Intensity rules (see Table 11 of the city's SmartCode), as with Zone T5C.

Height in the T5H Zone is limited to 5 stories max, with a 2-story minimum for the principal building (stepbacks may apply; see the Special Requirements Map for the Community Planning Area); outbuildings are 2 stories max. Under certain circumstances within Density Receiving Areas, the height limit can be increased by one story to 6 stories max through the acquisition of additional density rights; see the Planning Official for more information. T5H allows one Equivalent Housing Unit per 1,210 square feet of lot area. 1000 square feet of office or retail space counts as one Equivalent Housing Unit, as do 2 bedrooms of lodging or one independent residence. Any application to build on an existing lot which does not meet the zone lot requirements indicated below should be referred to the Planning Official. The lot sizes and setbacks for Zone T5H are identical to those of Zone T5C.

*Min. Lot Area* 1,210 sq. ft. (by right)  
*Minimum Lot Width* 18'  
*Maximum Lot Width* 180'  
*Principal Building Setbacks:*  
*Front* 0' min., 12' max.  
*Side* 0' min., 24' max.  
*Rear* 3' min.

*Note corner lots must satisfy a 0' minimum, 12' maximum side setback along the 2nd frontage.*

### Allowed Building Uses

Within Zone T5H all types of mixed use Functions are allowed, following the rules of Open Intensity from Table 11 of the SmartCode. Under Open Intensity rules, all parts of the two buildings permitted on each lot (principal and an optional outbuilding) may be used for the allowed Functions, limited only by density limits and parking requirements.

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



REQUIRED PARKING	
Residential	1.0 spaces per dwelling
Retail	3.0 spaces per 1000 sq. ft.
Lodging	1.0 spaces per bedroom
Office	2.0 spaces per 1000 sq. ft.
Home Occupation	No additional spaces

*At locations with multiple functions (mixed use), the parking requirement may be reduced through the sharing factor. See Table 12 of the city's SmartCode and consult the Planning Official for assistance.*

*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.*