

C. Downtown Edge (DT-E)

GENERAL DESCRIPTION			
<p>The Downtown Edge (DT-E) is intended to accommodate a wide range of development and redevelopment within the older blocks immediately surrounding downtown as a transition between Downtown Brownsville and the adjoining historic neighborhoods. This district allows for a range of urban residential uses (single-family, duplex, triplex, and small apartments) and live-work and corner commercial uses that are compatible with the character and pattern of the existing neighborhoods.</p>			
BUILDING PLACEMENT			
	PRINCIPAL BUILDING SETBACKS		
	FS1	Front Setback (min.) (all building types except Corner Commercial)	8'
	FS1	Front Setback (min.) (Corner Commercial)	0'
	FS2	Front Setback (max.)	20'
	SS1	Side Setback (min.) (secondary street) (all building types except Corner Commercial)	5'
	SS1	Side Setback (min.) (secondary street) (Corner Commercial)	0'
	SS2	Side Setback (min.) (interior)	0'*
			* Fire Separation Standards apply
	RS	Rear Setback (min.)	5'
	ACCESSORY BUILDING SETBACKS		
AS1	Alley or Rear Setback (min.)	0'**	
		**Setback from the centerline of the alley is 15'	
AS2	Principal Building Setback (min.)	5'	
PARKING PLACEMENT			
	PARKING SETBACKS		
	PS1	Primary Street Setback (min.)	50'
			OR behind the Principal Building on the lot
	PS2	Secondary Street Setback (min.)	5'
	PS3	Side Setback (min.)	3'
PS4	Rear Setback (min.)	0'**	
		**Rear parking setback from the centerline of the alley is 15'	

RESIDENTIAL DENSITY		
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	30	
BUILDING MASSING		
FB1 - PRIMARY STREET FACADE BUILDOUT	60%	
FB2 - SECONDARY STREET FACADE BUILDOUT	NONE	
BUILDING HEIGHT	35 Feet	
STREETScape STANDARDS		
ALL STREETS	See Table 3.4-23: Zoning Districts and Streetscaping Requirements	
PERMISSIBLE BUILDING TYPES	<input checked="" type="checkbox"/> Indicates Permitted by Right <input type="checkbox"/> Indicated Permitted with Conditions	LOT STANDARDS AND CONDITIONS
ACCESSORY BUILDING	<input checked="" type="checkbox"/>	
HOUSE	<input checked="" type="checkbox"/>	Min. Lot Width = 25'
TOWNHOUSE	<input checked="" type="checkbox"/>	Min. Lot Width = 16'
COTTAGE ROW	<input checked="" type="checkbox"/>	Min. Lot Width = 100'
COTTAGE COURT	<input checked="" type="checkbox"/>	Min. Lot Width = 100'
SMALL APARTMENT	<input checked="" type="checkbox"/>	Min. Lot Width = 100'
COURTYARD APARTMENT	<input checked="" type="checkbox"/>	Min. Lot Width = 100'
LIVE-WORK UNIT	<input checked="" type="checkbox"/>	Min. Lot Width = 16'
CORNER COMMERCIAL	<input type="checkbox"/>	On corner lots
CIVIC	<input type="checkbox"/>	Additional Design Criteria Apply per Section __
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS		
4.4.3 Permitted Use Chart 4.5 Building Types 4.6.2 Parking 4.6.3 Landscaping 4.6.4 Fencing and Screening	4.6.5 Residential Adjacency 4.6.6 Innovative Residential Design 4.6.7 Lighting 4.6.8 Accessory Buildings 4.6.9 Wireless Transmission	