

**D. Traditional Neighborhood Corridor (TN-C)**

| GENERAL DESCRIPTION  |  |            |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
|--|--|------------|-------------------------------|-----|--|----------------------|------------|---------------------------------|--|------------|-----------------------------------|--------------------------------|------------|-----------------------------------|----|--|-----------|---------------------|----|--|
| <p>The Traditional Neighborhood Corridor (TN-C) District is intended to accommodate development and redevelopment along the older commercial corridors that connect Downtown Brownsville to the adjoining neighborhoods. These include the corridors of Elizabeth Street, Palm Boulevard, and portions of 6th and 7th Streets going north towards the Interstate. This district allows for a range of small scale neighborhood oriented commercial uses and missing middle residential uses such as live-work, townhomes and small apartments.</p> |  |            |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| BUILDING PLACEMENT   |  |            |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
|  | PRINCIPAL BUILDING SETBACKS  |            |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
|  | <table border="1"> <tr> <td><b>FS1</b></td> <td>Front Setback (min.)</td> <td>5'</td> </tr> <tr> <td><b>FS2</b></td> <td>Front Setback (max.)</td> <td>20'</td> </tr> <tr> <td><b>SS1</b></td> <td>Side Setback (min.) (secondary street)</td> <td>5'</td> </tr> <tr> <td><b>SS2</b></td> <td>Side Setback (min.) (interior)</td> <td>0'</td> </tr> <tr> <td colspan="3">* Fire Separation Standards apply</td> </tr> <tr> <td><b>RS</b></td> <td>Rear Setback (min.)</td> <td>5'</td> </tr> </table>  | <b>FS1</b> | Front Setback (min.)          | 5'  | <b>FS2</b>   | Front Setback (max.) | 20'        | <b>SS1</b>                      | Side Setback (min.) (secondary street) | 5'         | <b>SS2</b>                        | Side Setback (min.) (interior) | 0'         | * Fire Separation Standards apply |    |  | <b>RS</b> | Rear Setback (min.) | 5' |  |
| <b>FS1</b>   | Front Setback (min.)   | 5'         |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| <b>FS2</b>   | Front Setback (max.)   | 20'        |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| <b>SS1</b>   | Side Setback (min.) (secondary street)   | 5'         |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| <b>SS2</b>   | Side Setback (min.) (interior)   | 0'         |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| * Fire Separation Standards apply  |  |            |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| <b>RS</b>  | Rear Setback (min.)  | 5'         |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
|  | ACCESSORY BUILDING SETBACKS  |            |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
|  | <table border="1"> <tr> <td><b>AS1</b></td> <td>Alley or Rear Setback (min.)</td> <td>0'</td> </tr> <tr> <td colspan="3">**Setback from the centerline of the alley is 15'</td> </tr> <tr> <td><b>AS2</b></td> <td>Principal Building Setback (min.)</td> <td>5'</td> </tr> <tr> <td colspan="3">* Fire Separation Standards apply</td> </tr> </table>   | <b>AS1</b> | Alley or Rear Setback (min.)  | 0'  | **Setback from the centerline of the alley is 15'                  |                      |            | <b>AS2</b>                      | Principal Building Setback (min.)      | 5'         | * Fire Separation Standards apply |                                |            |                                   |    |  |           |                     |    |  |
| <b>AS1</b>   | Alley or Rear Setback (min.)   | 0'         |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| **Setback from the centerline of the alley is 15'  |  |            |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| <b>AS2</b>   | Principal Building Setback (min.)  | 5'         |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| * Fire Separation Standards apply  |  |            |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| PARKING PLACEMENT  |  |            |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
|  | PARKING SETBACKS   |            |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
|  | <table border="1"> <tr> <td rowspan="2"><b>PS1</b></td> <td>Primary Street Setback (min.)</td> <td>40'</td> </tr> <tr> <td colspan="2">OR 5' behind the front façade of the Principal Building on the lot</td> </tr> <tr> <td><b>PS2</b></td> <td>Secondary Street Setback (min.)</td> <td>5'</td> </tr> <tr> <td><b>PS3</b></td> <td>Side Setback (min.)</td> <td>0'</td> </tr> <tr> <td><b>PS4</b></td> <td>Rear Setback (min.)</td> <td>0'</td> </tr> <tr> <td colspan="3">**Rear parking setback from the centerline of the alley is 15'</td> </tr> </table> | <b>PS1</b> | Primary Street Setback (min.) | 40' | OR 5' behind the front façade of the Principal Building on the lot |                      | <b>PS2</b> | Secondary Street Setback (min.) | 5'                                     | <b>PS3</b> | Side Setback (min.)               | 0'                             | <b>PS4</b> | Rear Setback (min.)               | 0' | **Rear parking setback from the centerline of the alley is 15' |           |                     |    |  |
| <b>PS1</b>   | Primary Street Setback (min.)  |            | 40'                           |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
|  | OR 5' behind the front façade of the Principal Building on the lot   |            |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| <b>PS2</b>   | Secondary Street Setback (min.)  | 5'         |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| <b>PS3</b>   | Side Setback (min.)  | 0'         |                               |     |  |                      |            |                                 |  |            |                                   |                                |            |                                   |    |  |           |                     |    |  |
| <b>PS4</b>   | 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 <a href="#">Table 3.4-23: Zoning Districts and Streetscaping Requirements</a>  |   |
| PERMISSIBLE BUILDING TYPES                              | <input checked="" type="checkbox"/> Indicates Permitted by Right<br><input type="checkbox"/> Indicated Permitted with Conditions | LOT STANDARDS AND CONDITIONS                    |
| ACCESSORY BUILDING                                      | <input checked="" type="checkbox"/>  |   |
| 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'                            |
| FLEX BUILDING   | <input checked="" type="checkbox"/>  | None  |
| CORNER COMMERCIAL                                       | <input checked="" type="checkbox"/>  | None  |
| GENERAL COMMERCIAL                                      | <input checked="" type="checkbox"/>  | None  |
| MIXED USE BUILDING                                      | <input checked="" type="checkbox"/>  | None  |
| CIVIC   | <input type="checkbox"/>   | Additional Design Criteria Apply per Section __ |
| ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS   |  |   |
| <a href="#">4.4.3 Permitted Use Chart</a>               | <a href="#">4.6.5 Residential Adjacency</a>  |   |
| <a href="#">4.5 Building Types</a>                      | <a href="#">4.6.6 Innovative Residential Design</a>  |   |
| <a href="#">4.6.2 Parking</a>                           | <a href="#">4.6.7 Lighting</a>   |   |
| <a href="#">4.6.3 Landscaping</a>                       | <a href="#">4.6.8 Accessory Buildings</a>  |   |
| <a href="#">4.6.4 Fencing and Screening</a>             | <a href="#">4.6.9 Wireless Transmission</a>  |   |