

E. Traditional Neighborhood Mixed Use (TN-MU)

GENERAL DESCRIPTION			
<p>The Traditional Neighborhood Mixed Use (TN-MU) District is intended to accommodate a wide range of development and redevelopment of older commercial nodes next to traditional neighborhoods of Brownsville. These areas would allow the redevelopment of these aging retail plazas and centers into true mixed use with neighborhood serving office, restaurant, retail and service uses and a range of residential building types with a walkable context.</p>			
BUILDING PLACEMENT			
	PRINCIPAL BUILDING SETBACKS		
	FS1	Front Setback (min.) (all building types except Corner Commercial)	10'
	FS1	Front Setback (min.) (Corner Commercial)	5'
	FS2	Front Setback (max.)	25'
	SS1	Side Setback (min.) (secondary street) (all building types except Corner Commercial)	10'
	SS1	Side Setback (min.) (secondary street) (Corner Commercial)	5'
	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.)	40'
		OR 5' behind the front façade of the Principal Building on the lot	
	PS2	Secondary Street Setback (min.)	10'
	PS3	Side Setback (min.)	0'
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)	36	
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"/>	
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		
4.4.3 Permitted Use Chart	4.6.5 Residential Adjacency	
4.5 Building Types	4.6.6 Innovative Residential Design	
4.6.2 Parking	4.6.7 Lighting	
4.6.3 Landscaping	4.6.8 Accessory Buildings	
4.6.4 Fencing and Screening	4.6.9 Wireless Transmission	