

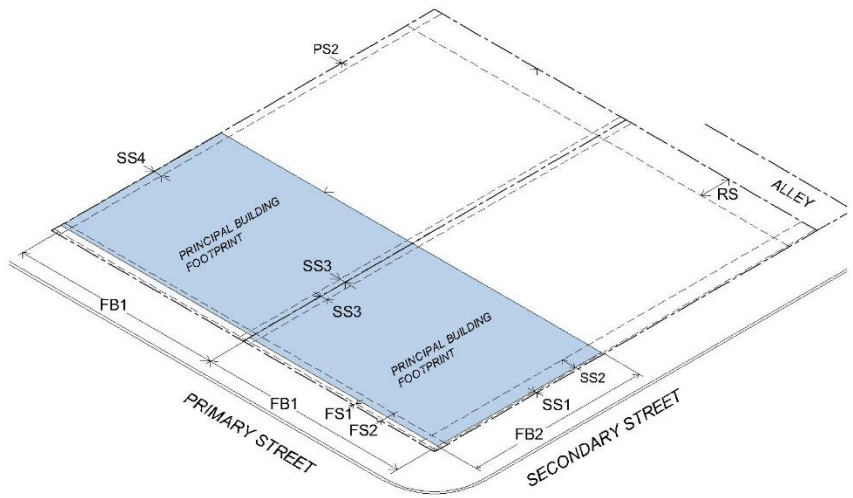
**4.3.3 TRADITIONAL NEIGHBORHOOD AND FORM DISTRICTS**

**A. Downtown Core (DT-C)**

**GENERAL DESCRIPTION**

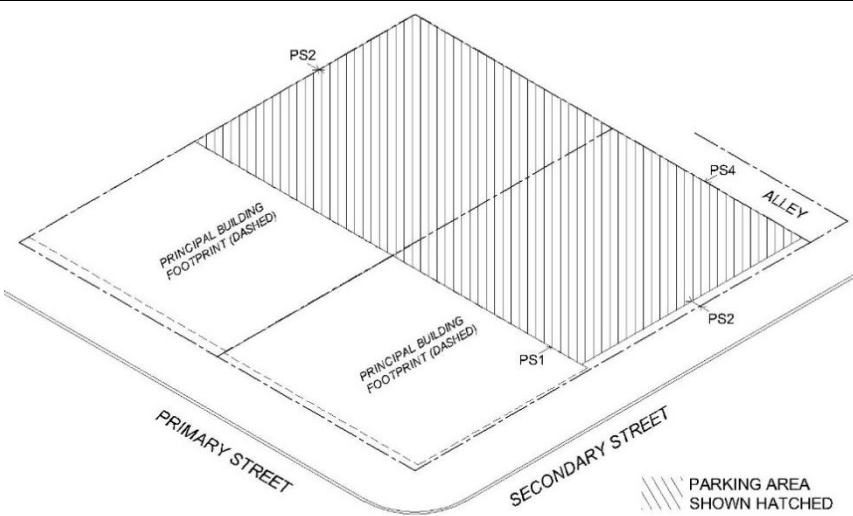
The Downtown Core (DT-C) is intended to accommodate the historic core of Downtown Brownsville with the original storefronts along Elizabeth and Washington Streets while allowing for compatible infill development to fill in any gaps in the street wall. This district allows for a range of commercial and upper floor residential uses that can create a vibrant downtown neighborhood. The standards in this section shall apply to all new construction, and additions to and remodeling of non-contributing structures within the DT-C.

**BUILDING PLACEMENT**



PRINCIPAL BUILDING SETBACKS		
<b>FS1</b>	Front Setback (min.)	<b>0'</b>
<b>FS2</b>	Front Setback (max.)	<b>10'</b>
<b>SS1</b>	Side Setback (min.) (secondary street)	<b>0'</b>
<b>SS2</b>	Side Setback (min.) (interior)	<b>0'</b> *
* Fire Separation Standards apply		
<b>RS</b>	Rear Setback (min.)	<b>5'</b>

**PARKING PLACEMENT**



PARKING SETBACKS		
<b>PS1</b>	Primary Street Setback (min.)	<b>40'</b>
	OR behind the Principal Building on the lot	
<b>PS2</b>	Secondary Street Setback (min.)	<b>5'</b>
	OR behind the front façade of the Principal Building on the lot	
<b>PS3</b>	Side Setback (min.)	<b>0'</b>
<b>PS4</b>	Rear Setback (min.)	<b>0'</b> **
**Rear parking setback from the centerline of the alley is 15'		

RESIDENTIAL DENSITY		
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	48	
BUILDING MASSING		
FB1 - PRIMARY STREET FACADE BUILDOUT	80%	
FB2 - SECONDARY STREET FACADE BUILDOUT	NONE	
BUILDING HEIGHT	60 Feet (Taller buildings may be permitted with an SUP per <a href="#">4.2.7</a> ) Existing buildings allowed an additional 15 feet or one story.	
STREETScape STANDARDS		
ALL STREETS	See <a href="#">Table 3.4-20. Zoning Districts and Streetscaping Requirements</a>	
PERMISSIBLE BUILDING TYPES (ADDITIONAL STANDARDS IN SECTION 4.5 APPLY)	<input checked="" type="checkbox"/> Indicates Permitted by Right <input type="checkbox"/> Indicated Permitted with Conditions	LOT STANDARDS AND CONDITIONS
CORNER COMMERCIAL	■	None
GENERAL COMMERCIAL	■	None
MIXED USE BUILDING	■	None
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>	