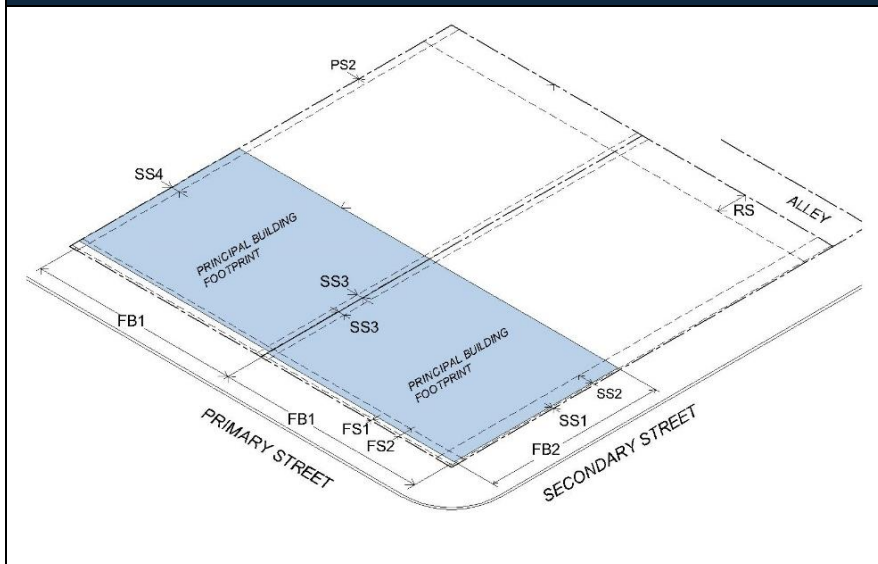


B. Downtown General (DT-G)

GENERAL DESCRIPTION

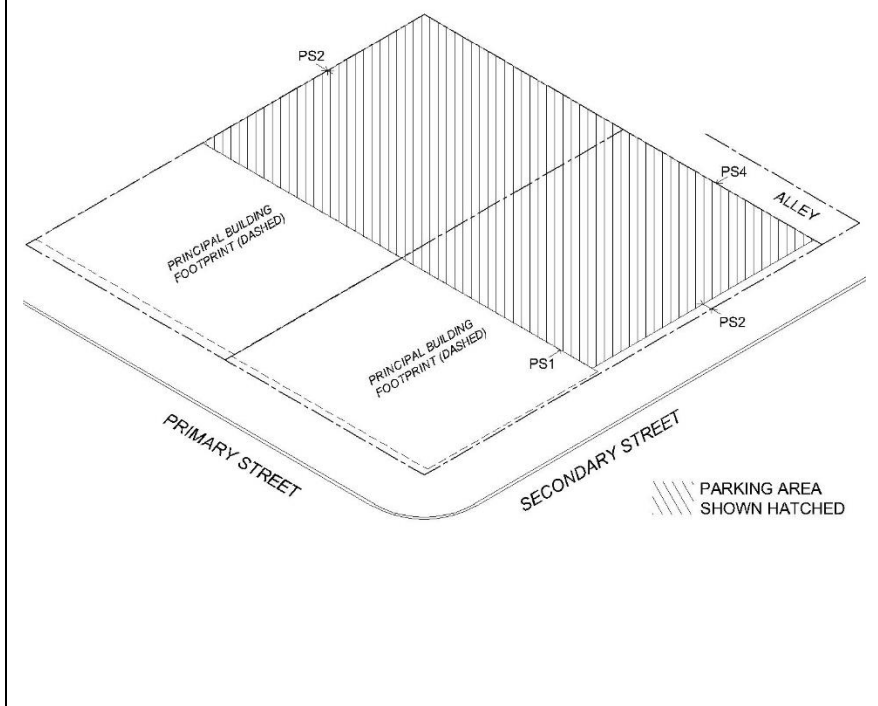
The Downtown General (DT-G) is intended to accommodate a wide range of development and redevelopment within the blocks immediately surrounding the historic core of Downtown Brownsville. This district allows for a range of commercial and higher intensity residential uses that can create a vibrant downtown neighborhood.

BUILDING PLACEMENT



PRINCIPAL BUILDING SETBACKS		
FS1	Front Setback (min.)	0'
FS2	Front Setback (max.)	20'
SS1	Side Setback (min.) (secondary street)	0'
SS2	Side Setback (min.) (interior)	0'*
	* Fire Separation Standards apply	
RS	Rear Setback (min.)	5'

PARKING PLACEMENT



PARKING SETBACKS		
PS1	Primary Street Setback (min.)	40'
	OR behind the Principal Building on the lot	
PS2	Secondary Street Setback (min.)	5'
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)	48	
BUILDING MASSING		
FB1 - PRIMARY STREET FACADE BUILDOUT	70%	
FB2 - SECONDARY STREET FACADE BUILDOUT	NONE	
BUILDING HEIGHT	60 Feet (Taller buildings may be permitted with an SUP per 4.2.7)	
STREETSCAPE STANDARDS		
ALL STREETS	See Table 3.4-20. 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
TOWNHOUSE	■	Min. Lot Width = 16'
LIVE-WORK UNIT	■	Min. Lot Width = 16'
APARTMENT	■	Min. Lot Width = 100'
COURTYARD APARTMENT	■	Min. Lot Width = 100'
FLEX BUILDING	■	Min. Lot Width = 100'
CORNER COMMERCIAL	■	None
GENERAL COMMERCIAL	■	None
MIXED USE BUILDING	■	None
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	