

**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		
	<b>FS1</b>	Front Setback (min.) (all building types except Corner Commercial)	<b>8'</b>
	<b>FS1</b>	Front Setback (min.) (Corner Commercial)	<b>0'</b>
	<b>FS2</b>	Front Setback (max.)	<b>20'</b>
	<b>SS1</b>	Side Setback (min.) (secondary street) (all building types except Corner Commercial)	<b>5'</b>
	<b>SS1</b>	Side Setback (min.) (secondary street) (Corner Commercial)	<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>
	ACCESSORY BUILDING SETBACKS		
<b>AS1</b>	Alley or Rear Setback (min.)	<b>0'</b> **	
**Setback from the centerline of the alley is 15'			
<b>AS2</b>	Principal Building Setback (min.)	<b>5'</b>	
PARKING PLACEMENT			
	PARKING SETBACKS		
	<b>PS1</b>	Primary Street Setback (min.)	<b>50'</b>
	OR behind the Principal Building on the lot		
	<b>PS2</b>	Secondary Street Setback (min.)	<b>5'</b>
	<b>PS3</b>	Side Setback (min.)	<b>3'</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)	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 3.4-20. Zoning Districts and Streetscaping Requirements</a>	
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
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>	