

**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		
	<b>FS1</b>	Front Setback (min.) (all building types except Corner Commercial)	<b>10'</b>
	<b>FS1</b>	Front Setback (min.) (Corner Commercial)	<b>5'</b>
	<b>FS2</b>	Front Setback (max.)	<b>25'</b>
	<b>SS1</b>	Side Setback (min.) (secondary street) (all building types except Corner Commercial)	<b>10'</b>
	<b>SS1</b>	Side Setback (min.) (secondary street) (Corner Commercial)	<b>5'</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>40'</b>
	OR 5' behind the front façade of the Principal Building on the lot		
	<b>PS2</b>	Secondary Street Setback (min.)	<b>10'</b>
	<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)	36	
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	■	
TOWNHOUSE	■	Min. Lot Width = 16'
COTTAGE ROW	■	Min. Lot Width = 100'
COTTAGE COURT	■	Min. Lot Width = 100'
SMALL APARTMENT	■	Min. Lot Width = 100'
COURTYARD APARTMENT	■	Min. Lot Width = 100'
LIVE-WORK UNIT	■	Min. Lot Width = 16'
FLEX BUILDING	■	None
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>	