

**Table 4: Mid-City Development Standards for the TN-2, TC-1 and TC-2 Districts**

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		<b>Existing TN-2</b>	<b>Proposed TC-1</b>	<b>TC-2</b>
<b>USE</b>	<b>Interior Lot</b>	Ground Floor: Residential or mixed use (see use table in 8-3214(2)(a)).  Upper Floors: Residential	Commercial, civic or residential (see use table in 8-3216(2)(a))	Ground Floor: Residential or mixed use (see use table in 8-3214(2)(a)).  Upper Floors: Residential
	<b>Corner Site</b>	Ground Floor: Residential or mixed use (see use table in 8-3214(2)(a)).  Upper Floors: Residential or mixed use (see use table in 8-3214(2)(a)). No residential use allowed below a commercial use	Residential, civic or commercial (see use table in 8-3216(2)(a)). No residential use allowed below a commercial use.	Ground Floor: Residential or mixed use (see use table in 8-3214(2)(a)).  Upper Floors: Residential or mixed use (see use table in 8-3214(2)(a)). No residential use allowed below a commercial use
	<b>Ground Floor Area</b>	Residential: none. Commercial or office: 2,500 square feet maximum	5,500 square feet maximum	10,000 square feet maximum
	<b>Density</b>	20 units per gross acre maximum 24 units per gross acre maximum for designated affordable housing	30 units per gross acre maximum 36 units per gross acre maximum for designated affordable housing	30 units per gross acre maximum 36 units per gross acre maximum for designated affordable housing  [See text amendment for proposed change within the MLK/Montgomery URA]
<b>SITE</b>	<b>Lot Area</b>	2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.	2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.	2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.
	<b>Lot Width</b>	30 feet minimum	30 feet minimum	35 feet minimum
	<b>Street Yard</b>	Average street yard for all contributing structures on the block face; Blocks without contributing structures:  Interior lot: 5 minimum to 10 feet maximum; Corner lot: 5 feet maximum	Average street yard for all contributing structures on the block face;  Blocks without contributing structures, 5 feet maximum	Average street yard for all contributing structures on the block face;  Blocks without contributing structures, 5 feet maximum

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		<b>Existing TN-2</b>	<b>Proposed TC-1</b>	<b>TC-2</b>
	<b>Garage Setback</b>	30 feet minimum		No requirement; but rear yard setback applies.
	<b>Building Frontage</b>	70% of lot width minimum[*]	70% of lot width minimum [*]	70% of lot width minimum
	<b>Building Coverage</b>	60% maximum		No requirement.
	<b>Rear Yard</b>	5 feet minimum; garage with access to lane, 3 feet minimum	10 feet minimum	10 feet minimum
	<b>Side Yard</b>	0 feet on any attached side; all other sides, 5 feet minimum [*]	0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 5 feet minimum [*]	0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 10 feet minimum
	*	* For lots less than 31 feet in width, provide either a 5 foot side setback or 70% minimum building frontage	* For lots less than 31 feet in width, provide either a 5 foot setback or 70% minimum building frontage	
<b>HEIGHT</b>	<b>Building Height</b>	3 stories maximum, 2 stories minimum on block face with any two-story building, 45 feet maximum	3 stories maximum, 2 stories minimum on block face with any two-story building, 45 feet maximum	3 stories maximum, 1 story minimum, 45 feet maximum [See text amendment for proposed change within the MLK/Montgomery URA]
	<b>Floor Height</b>	Ground floor: 11 feet minimum Upper floors: 9 feet minimum	Ground floor: 11 feet minimum Upper floors: 9 feet minimum	Ground floor: 13 feet minimum Upper floors: 9 feet minimum
	<b>Ground Floor Elevation</b>	Interior lot: 30 inches minimum, including slab construction Corner site: no minimum	Residential ground floor: 30 inches minimum, including slab construction; Nonresidential: no minimum	Residential ground floor: 30 inches minimum, including slab construction; Nonresidential: No minimum