

# Residential Type 2 for T4-R & T4-O: Mansion Apartment Homes

## Allocation of Residential Type Across Transect Zones & Home Specs

	T4-R	T4-O
Average Lot Size	(2) 35' x 110' (3,850 SF)	(2) 35' x 100' (3,500 SF)
Bed / Bath	3.0 / 2.5	3.0 / 2.5
SF of Home (Avg)	1,500	1,500
Office / Bonus Room?	Optional / Detached	Optional / Detached
ADU Ready?	No	No
Solar Ready?	Yes	Yes

TABLE 3-2:  
PERMITTED USES

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
<b>RESIDENTIAL TYPES<sup>1</sup></b>								
Mixed Use Building/Block								
Apartment Building								
Mansion Apartment								
Live/Work Unit								
Live/Make Unit								
Townhouse								
Duplex House								
Courtyard House								
Sideyard House								
Cottage								
House								
Villa								
Accessory Dwelling Unit								

Mansion Apartment Homes in T4 Transect Zones are 2-story structures that house 2-units with a single front porch. The homes are built in units of 2 to so each may utilize 100% of the side lot for indoor and outdoor living, thus capturing the benefits of the Side Yard House design. The front wall setback is 6'-8' off the sidewalk, providing for a semi-urban look complimenting the other T4 Residential Types and large windows and tall ceilings are prominent design features. All homes include a large single car garage and uncovered parking space, both able to accommodate parking a full size modern pickup truck. The exterior elevations, materiality, and facades of the Mansion Apartment Homes will vary throughout the T4 Transect Zones.





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Additional Images

