

3.02.080 T4 Neighborhood (T4N) Standards



General Note: the illustration above is intended to provide a brief overview of the Transect Zone and are descriptive in nature.

A. Purpose

This Zone’s primary purpose is to build upon the unique characteristics of Livermore’s walkable Downtown neighborhoods, while allowing them to evolve. A mixture of different small-footprint, medium-density building types such as bungalow courts, duplexes, and courtyard apartments help reinforce the walkable nature of the neighborhood and support neighborhood-serving commercial uses adjacent to this zone.

This zone allows new additions and single-family houses to be built in scale and character with the existing neighborhood, subject to a Zoning Clearance.

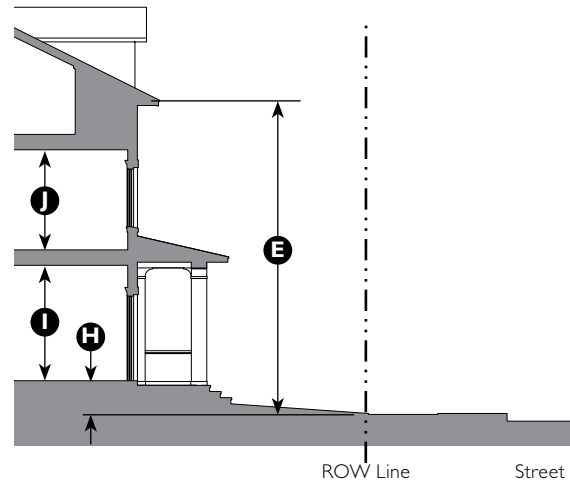
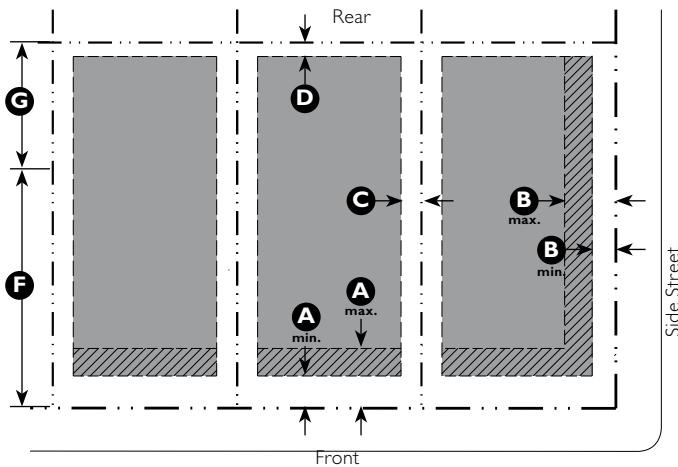
B. Allowed Building Types ¹

Carriage House	Single-Family House ²
Duplex, Side by Side	Duplex, Stacked
Duplex, Front and Back	Bungalow Court
Townhouse	Fourplex and Sixplex
Courtyard Apartment	

¹ See Part 5 (Building Types) for descriptions and regulations.

² Permitted on parcels with an underlying General Plan land use designation of Urban High (UH).

T4 Neighborhood (T4N) Standards



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

C. Building Placement

Setback (Distance from ROW / Property Line)

Front		A
Minimum ^{1,2}	Match adjacent property	
Maximum ³	25'	
Front facade within facade zone	50% min.	
Side Street	10' min.; 15' max.	B
Side ⁴		C
1 Story	5' min.	
2+ Stories	7.5' min.	
Rear	5' min.	D

¹ In developments on lots over 20,000 sf, the first building defines setback for block in new construction.

² 5' min.

³ No maximum front setback for Carriage houses.

⁴ No side setback required between Townhouse and/or Live/Work building types.

Miscellaneous

Distance between Main Buildings	on Same Lot
1 Story	8' min.
2+ Stories	15' min.

D. Building Form

Lot Size

See Part 5 (Building Types).

Building Height ^{5,6}

Lot depth ≤ 100'	Within 75' of street property line or	F
Lot depth > 100'	Within 90' of street property line	
Stories	2-½ stories max	E
To Eave or Parapet	24' max.	
Overall	35' max.	

Other lot area		G
Stories	1-½ stories max	E
To Eave or Parapet	15' max.	
Overall	24' max.	

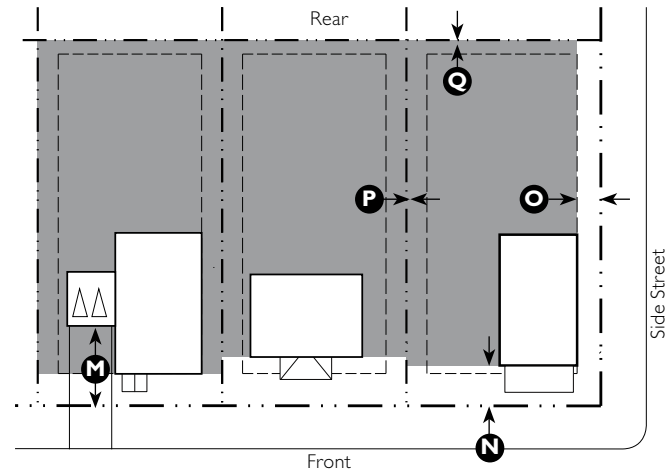
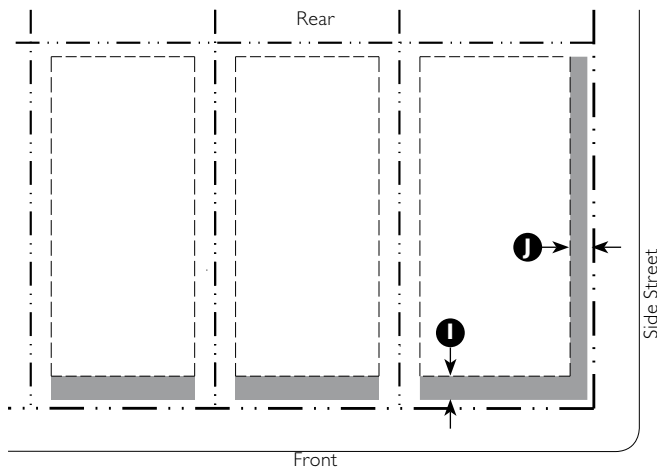
Ground Floor Finish Level	18" min. above sidewalk	H
Ground Floor Ceiling	9' min. clear	I
Upper Floor(s) Ceiling	8' min. clear	J

⁵ Does not apply to accessory structures. See 4.02.030 (Accessory Structures)

⁶ See Part 5 (Building Types) for additional height regulations.

Miscellaneous

- Mansard roof forms are not allowed.
- Upper-floor units must have a primary entrance along a street facade or to a courtyard.
- Ground-floor residential units facing a street shall have individual entries.



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

E. Allowed Use Types

Ground Floor ¹	Residential
Upper Floor ¹	Residential

¹ See 3.02.080.H (T4N Use Table) for specific use

F. Frontage Types and Encroachments

Encroachments into Setback²

Front	5' max.	ⓘ
Side Street or Civic Space	3' max.	ⓙ
Side	0' max.	
Rear		
Property Line	0' max.	
Rear Lane	3' max.	

² Encroachments are not allowed within a Street ROW. See 4.02.020.B (Encroachments) for complete list of allowed encroachments.

Required Frontage Types³

Porch	Forecourt
Stoop	

³ See 4.03 (Frontage Standards) for descriptions and regulations.

G. Required Parking

Spaces

Residential Uses	
Studio or 1 Bedroom	1 space/unit min.
2+ Bedrooms	2 spaces/unit min.

Location (Setback from Property Line)

Front		
Covered or Attached	Match front facade + width of garage min.	Ⓜ
Uncovered	Match front facade min.	Ⓝ
Side Street	5' min.	Ⓞ
Side	0' min.	Ⓟ
Rear	0' min.	Ⓠ

Miscellaneous

Linear feet of front or side facade that may be garage 35% max.

Tandem parking is allowed for off-street parking only if both spaces are behind the required setback and are for the same residential unit.

See Chapter 4.04 (Parking Standards) for additional general parking requirements.

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H.T4N Use Table

Land Use Type ^{1,2}	Specific Use Regulations	Permit Required
Agricultural		
Community Gardens		P
Recreation, Education, and Public Assembly		
Park, Playground		P
Public and Quasi-Public	6.02.090	CUP
School, Private		CUP
Residential ³		
Dwelling: Single-family ⁴		P
Dwelling: Duplex, Townhouse, Bungalow Court, Fourplex and Sixplex, Courtyard Apartment		P
Home Occupation	6.02.060	HOP
Residential Accessory Use or Structure		P
Health Facility:	6.02.050	
Residential care, 1 - 6 clients		P
Residential care, 7 or more clients		CUP

Land Use Type ^{1,3}	Specific Use Regulations	Permit Required
Services: General		
Bed & Breakfast	6.02.010	ZUP
Child Day Care Facility	6.02.020	
Small family day care home		P
Large family day care home		ZUP
Family day care center		CUP

Key	
P	Permitted Use
CUP	Conditional Use Permit Required
HOP	Home Occupation Permit Required
ZUP	Zoning Use Permit Required
—	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Part II.

² Uses not listed are specifically prohibited, unless Director determines use is consistent pursuant to the Code.

³ A Zoning Clearance is required for new units and additions.

³ Permitted only if already legally existing at time of Code adoption, 05/01/10.