

**Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.**

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

**DN-4, Downtown Mixed-use Residential**

The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

**Building Types Allowed**

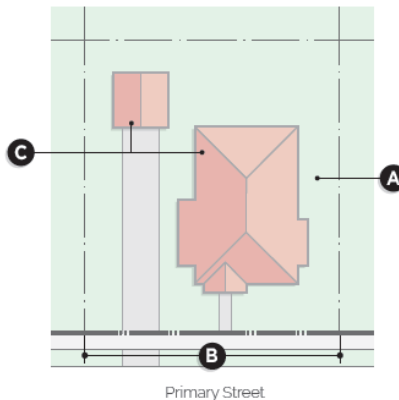
	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-4		•	•	•	•	•	•

**Height Standards**

District	Single-family and two-family	Townhouse	Multi-family	Mixed-use
DN-4	40 ft.	40 ft.	50 ft.	50 ft.

**Lot and Area Standards**

District	Building Type	Min. Lot Area (sq. ft.) (A)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage (C)	
				Min. Lot Width (B)	Max. Lot Width	Interior Lot	Exterior / Corner Lot
DN-4	Single-family with alley access	5,000	--	40 ft.	50 ft.	50%	50%
	Single-family without alley access	5,000	--	50 ft.	N/A	50%	50%
	Two-family with alley access	5,000	--	40 ft.	50 ft.	50%	50%
	Two-family without alley access	5,000	--	50 ft.	N/A	50%	50%
	Townhouse cluster	15,000	2,700	125 ft.	N/A	65%	65%
	Multi-family	20,000	800	125 ft.	N/A	75%	75%
	Mixed-use	10,000	800	75 ft.	N/A	75%	75%



**Key**

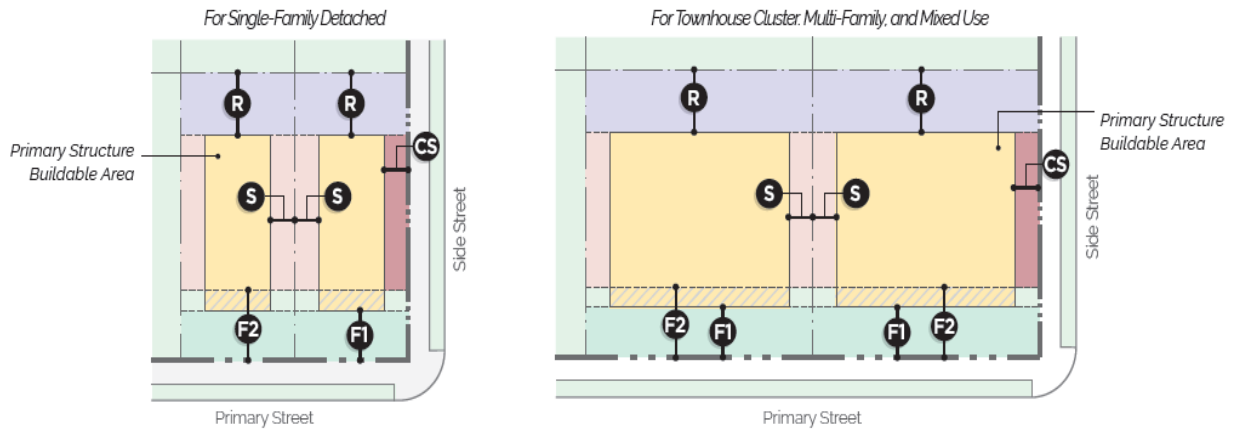
- A** Lot Area
- B** Lot Width
- C** Lot Coverage (Total area of all structures)

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**Minimum Setback Standards**

District	Building Type	Front Yard		Corner Side Yard (CS)		Interior Side Yard (S)			Rear Yard (R)
		Min. (F1)	Max. (F2)	Min.	Max.	Total Min. (% of lot width)	Yard 1	Yard 2	--
DN-4	Single-family and two-family	10 ft.	20 ft.	8 ft.	N/A	25%	7 ft.	Remainder of total, but no less than 5 ft.	25 ft.
	Townhouse cluster	10 ft.	20 ft.	8 ft.	N/A	N/A	10 ft.	10 ft.	25 ft.
	Multi-family	10 ft.	20 ft.	8 ft.	N/A	N/A	12 ft.	12 ft.	25 ft.
	Mixed-use	0 ft.	15 ft.	0 ft.	10 ft.	N/A	0 ft., 8 ft. if adjacent to a non mixed-use building	Same as Yard 1	25 ft.



**Key**

- F1** Min. Front Yard Setback      **CS** Corner Side Yard Setback      **R** Rear Yard Setback
- F2** Max. Front Yard Setback      **S** Interior Side Yard Setback

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<b>Permitted, Conditional and Accessory Uses</b>		
<b>Permitted</b>	<b>Conditional</b>	<b>Accessory</b>
<b>Agriculture and Animals</b>	<b>Residential</b>	<b>Residential</b>
Community garden	Home occupation - type b	Dwelling - accessory
<b>Residential</b>	<b>Recreation, Education &amp; Public Assembly</b>	<b>Transportation, Communication &amp; Utilities</b>
Dwelling - condominium	Cultural studio	Solar energy system
Dwelling - modular	Educational facility	Wind energy system, small
Dwelling - multi-family	Museum	<b>Other</b>
Dwelling - multi-family - end block	Religious facilities	Building, accessory - nonresidential
Dwelling - single family	<b>Services</b>	
Dwelling - townhouse or rowhouse	Adult day care	
Dwelling - townhouse or rowhouse - end block	Cemetery or mausoleum	
Dwelling - two-family	Child care - commercial	
Home occupation - type a	Child care - residential (5-10 children)	
Residential facility - assisted living	Lodging - bed & breakfast	
<b>Recreation, Education &amp; Public Assembly</b>	Public safety services	
Park - mini	<b>Retail</b>	
<b>Services</b>	Convenience store that sells beer and/or light wine for off-site consumption	
Child care - residential (4 children)	<b>Transportation, Communication &amp; Utilities</b>	
Office - small scale ( $\leq$ 4,000 gsf)	Utility facility	
Personal services	Wireless communication facility (cell towers)	
<b>Retail</b>	<b>Other</b>	
Artisan shop	Temporary uses	
Bakery		
Mobile food vendor		
Restaurant		
Restaurant, microbrewery		
Retail - small scale ( $\leq$ 4,000 gsf)		
Sidewalk café in public right-of-way		