

**Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.**

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## DN-3, Downtown High Density Residential



The intent of the DN-3 district is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district.

**Building Types Allowed:**

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-3	•	•	•	•	•		

**Height Standards:**

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-3	40 ft.	40 ft.	40 ft.	40 ft.	--

**Lot and Area Standards:**

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-3	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50'	-	50%	55%
	Single-family attached unit	2,000	-	20'		-	-
	Single-family attached structure, alley access	4,000	-	40'	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50'	-	50%	55%
	Two-family, alley access	4,000	-	40'	-	50%	55%
	Two-family, no alley access	5,000	-	50'	-	50%	55%
	Townhouse unit	2,000	-	20'	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family and all others not listed	10,000	800	100'	-	65%	70%

**Setback Standards:**

District	Building type	Front Yard		Side Yard				Rear Yard
		Min.	Max.	Exterior Side Yard		Interior Side Yard		
				Min.	Max.	Detached Yard	Attached Yard	
DN-3	Single-family and Two-family	10'	20'	10'	20'	7'	0'	25'
	Townhouse	10'	20'	10'	20'	10'	0'	25'
	Multi-family block-end and others not listed	10'	20'	10'	20'	10'	0'	15'

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**Residential Tree Planting:**

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

**Garage Setback Standards (generally for DN districts – additional requirements may apply):**

*Prohibited in front yards.* Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

*Attached garages.* Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

*Detached garages.* Detached garages shall be located to the rear of the primary structure.

*Corner lot.* On a corner lot, the garage shall not be located closer than 20’ to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

*Detached garages.* Detached garages must be separated from the primary structure by a minimum of 10’.

*Garages with alley access.* Garages with alley access must be setback 8’ from the alley.

**Accessory Structures & Uses:** (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7’	7’	As required by the district
Rear setback	7’	7’	As required by the district

*On corner lots:* Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

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**Land Uses:**

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p><b>Residential</b>                      Dwelling - condominium                      Dwelling - modular                      Dwelling - multi-family - end block                      Dwelling - single family                      Dwelling - townhouse or rowhouse                      Dwelling - townhouse or rowhouse - end block                      Dwelling - two-family                      Residential facility - assisted living</p> <p><b>Recreation, Education &amp; Assembly</b>                      Park - mini                      Park - neighborhood</p> <p><b>Services</b>                      Child care - residential (4 children)</p>	<p><b>Agriculture and Animals</b>                      Urban farm</p> <p><b>Residential</b>                      Home occupation - type b</p> <p><b>Recreation, Education &amp; Assembly</b>                      Cultural studio                      Educational facility                      Museum                      Religious facilities</p> <p><b>Services</b>                      Adult day care                      Cemetery or mausoleum                      Child care - commercial                      Child care - residential (5-10 children)                      Lodging - bed &amp; breakfast                      Medical service – doctor office                      Office - small scale (≤ 4,000 gsf)                      Personal services                      Public safety services</p> <p><b>Retail</b>                      Artisan shop                      Bakery                      Convenience store that sells beer and/or light wine for off-site consumption                      Retail – small scale (≤ 4,000 gsf)</p> <p><b>Transportation / Utilities</b>                      Utility facility                      Wireless communication facility (cell towers)</p> <p><b>Other</b>                      Temporary uses</p>	<p><b>Agriculture and Animals</b>                      Community garden</p> <p><b>Residential</b>                      Dwelling - accessory                      Home occupation - type a</p> <p><b>Transportation / Utilities</b>                      Solar energy system                      Wind energy system, small</p> <p><b>Other</b>                      Building, accessory - nonresidential</p>

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## DN-3, Downtown High Density Residential Setback Illustration

