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## 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:**

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

**Maximum Height Allowed:**

| District | Single-family | Two-family | Townhouse | Multi-family | Mixed-use |
|----------|---------------|------------|-----------|--------------|-----------|
| DN-4     | 40 ft.        | 40 ft.     | 40 ft.    | 50 ft.       | 50 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-4     | Single-family, alley access                       | 4,000                   | -  | 40'            | 50'            | 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'            | 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                                      | 8,000                   | 800                                      | 80'            | -              | 75%               | 80%          |
|          | Mixed-use and all others not listed               | 10,000                  | 800                                      | 80'            | -              | 75%               | 80%          |

**Setback Standards:**

| District | Building type                   | Front Yard |      | Side Yard          |      |   |               | Rear Yard |
|----------|---------------------------------|------------|------|--------------------|------|---|---------------|-----------|
|          |                                 |            |      | Exterior Side Yard |      | Interior Side Yard                              |               |           |
|          |                                 | Min.       | Max. | Min.               | Max. | Detached Yard                                   | Attached Yard |           |
| DN-4     | Single-family and Two-family    | 8'         | 15'  | 8'                 | 15'  | 7'  | 0'            | 25'       |
|          | Townhouse                       | 8'         | 15'  | 8'                 | 15'  | 10'   | 0'            | 25'       |
|          | Multi-family                    | 8'         | 15'  | 8'                 | 15'  | 10'   | 0'            | 15'       |
|          | Mixed-use and others not listed | 0'         | 15'  | 0'                 | 15'  | 0', 12' if adjacent to a non mixed-use building | 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  |
|---|---|--|
| <b>Residential</b><br>Dwelling - condominium<br>Dwelling - modular<br>Dwelling - multi-family<br>Dwelling - multi-family - end block<br>Dwelling - single family<br>Dwelling - townhouse or rowhouse<br>Dwelling - townhouse or rowhouse - end block<br>Dwelling - two-family<br>Residential facility - assisted living | <b>Agriculture and Animals</b><br>Urban farm<br><b>Residential</b><br>Home occupation - type b<br><b>Recreation, Education &amp; Assembly</b><br>Cultural studio<br>Educational facility<br>Event center<br>Museum<br>Religious facilities<br><b>Services</b><br>Adult day care<br>Cemetery or mausoleum<br>Child care – licensed center<br>Child care – licensed family home (6-16 children)<br>Lodging - bed & breakfast<br>Public safety services<br><b>Retail</b><br>Artisan shop<br>Bakery<br><b>Transportation / Utilities</b><br>Utility facility<br>Wireless communication facility (cell towers)<br><b>Other</b><br>Temporary uses | <b>Agriculture and Animals</b><br>Community garden<br><b>Residential</b><br>Dwelling - accessory<br>Home occupation - type a<br><b>Services</b><br>Office<br>Medical services – doctor office<br><b>Retail</b><br>Restaurant<br>Restaurant, microbrewery<br><b>Retail</b><br>Sidewalk café in public right-of-way<br><b>Transportation / Utilities</b><br>Solar energy system<br>Wind energy system, small<br><b>Other</b><br>Building, accessory - nonresidential<br>Donation box |
| <b>Recreation, Education &amp; Assembly</b><br>Park – mini  |   |  |
| <b>Services</b><br>Child care – registered family home (5 children)<br>Personal services  |   |  |
| <b>Retail</b><br>Mobile food vendor   |   |  |
| <b>CONDITIONAL ACCESSORY USE</b>  |   |  |
| Packaged sale of beer and/or light wine   |   |  |
| Packaged sale of beer, light wine and/or spirits  |   |  |

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## Setback Illustration

