

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

DN-2, Downtown Medium Density Residential

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

Building Types Allowed

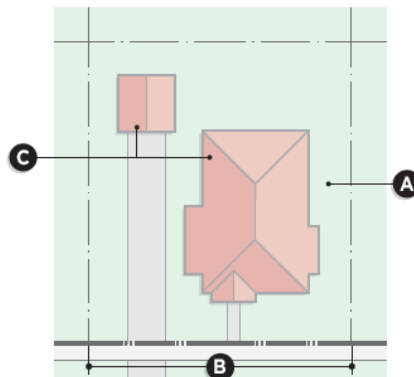
| | Single-family | Two-family | Townhouse | | Multi-family | | Mixed-use |
|------|---------------|------------|-----------|-----------|--------------|-----------|-----------|
| | | | Block-end | Mid-block | Block-end | Mid-block | |
| DN-2 | • | • | • | | | | |

Height Standards

| District | Single-family and two-family | Townhouse | Multi-family | Mixed-use |
|----------|------------------------------|-----------|--------------|-----------|
| DN-2 | 36 ft. | 35 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-2 | Single-family with alley access | 5,000 | -- | 40 ft. | N/A | 50% | 50% |
| | Single-family without alley access | 5,000 | -- | 50 ft. | N/A | 50% | 50% |
| | Two-family with alley access | 5,000 | -- | 40 ft. | N/A | 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 | 60% | 60% |



Primary Street

Key

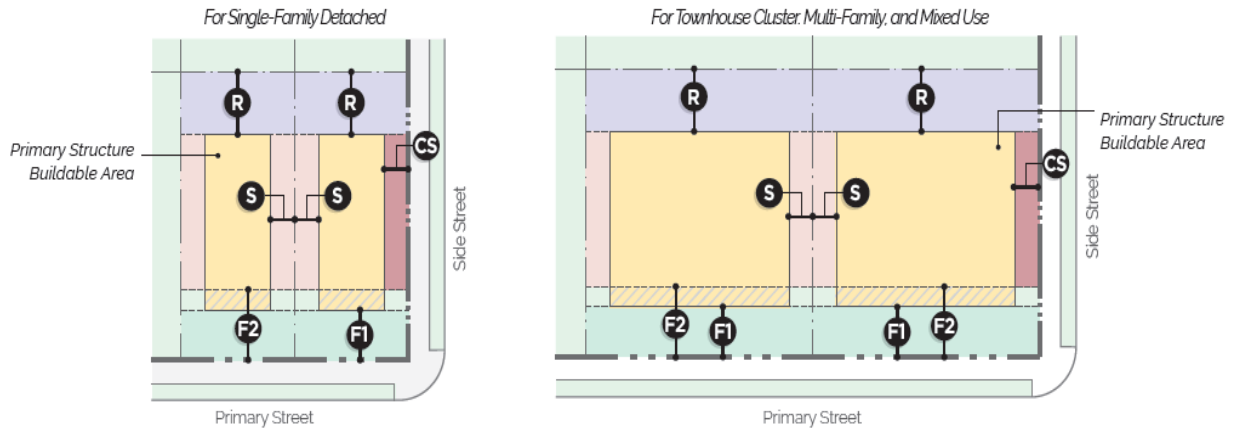
- A** Lot Area
- B** Lot Width
- C** Lot Coverage (Total area of all structures)

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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-2 | Single-family with lot width > 50 ft. & two-family with alley access | 15 ft. | 25 ft. | 12 ft. | N/A | 30% | 7 ft. | Remainder of total, but no less than 5 ft. | 25 ft. |
| | Single-family with lot width > 50 ft. & two-family without alley access | 15 ft. | 25 ft. | 12 ft. | N/A | 25% | 10 ft. | Remainder of total, but no less than 5 ft. | 25 ft. |
| | Single-family with lot width equal to or < 50 ft. & two-family | 15 ft. | 25 ft. | 12 ft. | N/A | 25% | 7 ft. | Remainder of total, but no less than 5 ft. | 25 ft. |
| | Townhouse cluster: block end | 15 ft. | 25 ft. | 12 ft. | N/A | N/A | 10 ft. | 10 ft. | 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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| Permitted, Conditional and Accessory Uses | | |
|--|--|--|
| Permitted | Conditional | Accessory |
| Agriculture and Animals | Residential | Residential |
| Community garden | Home occupation - type b | Dwelling - accessory |
| | Recreation, Education & Public Assembly | Transportation, Communication & Utilities |
| Residential | Educational facility | Solar energy system |
| | Museum | Wind energy system, small |
| Dwelling - modular | Religious facilities | Other |
| Dwelling - single family | Services | Building, accessory - nonresidential |
| Dwelling - townhouse or rowhouse – end block | Adult day care | |
| Dwelling - two-family | Cemetery or mausoleum | |
| Home occupation - type a | Child care - residential (5-10 children) | |
| Recreation, Education & Public Assembly | Lodging - bed & breakfast | |
| Park - mini | Public safety services | |
| Park - neighborhood | Transportation, Communication & Utilities | |
| Services | Utility facility | |
| Child care - residential (4 children) | Wireless communication facility (cell towers) | |
| | Other | |
| | Temporary uses | |