

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

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

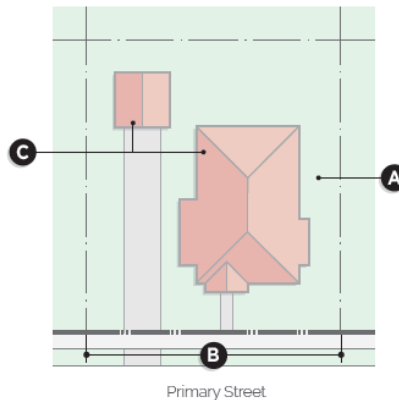
	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-3	•	•	•	•	•		

Height Standards

District	Single-family and two-family	Townhouse	Multi-family	Mixed-use
DN-3	40 ft.	40 ft.	40 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-3	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	65%	65%
	Multi-family	20,000	800	125 ft.	N/A	65%	65%



Key

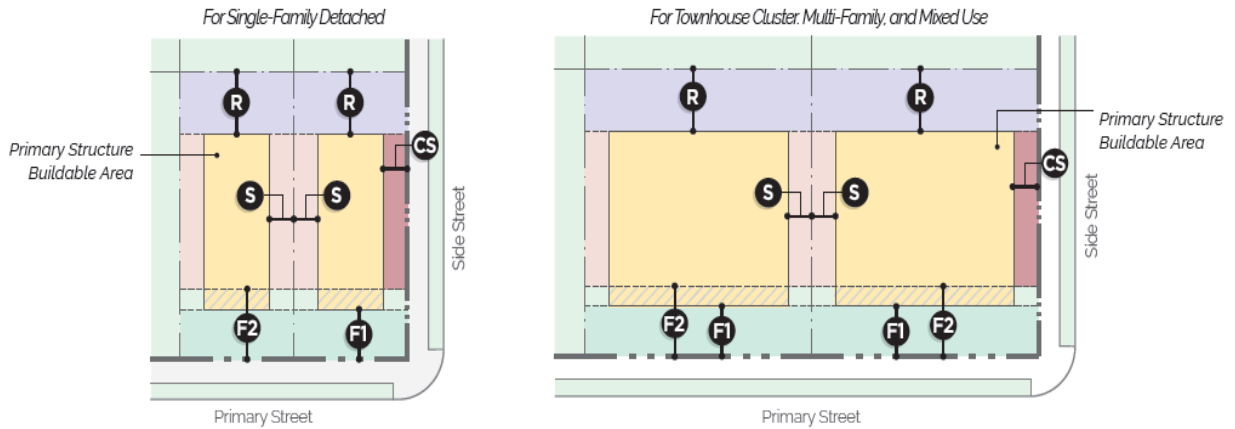
- A** Lot Area
- B** Lot Width
- C** Lot Coverage (Total area of all structures)

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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-3	Single-family with lot width > 50 ft. & two-family with alley access	15 ft.	25 ft.	10 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.	10 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.	10 ft.	N/A	25%	7 ft.	Remainder of total, but no less than 5 ft.	25 ft.
	Townhouse cluster	15 ft.	25 ft.	10 ft.	N/A	N/A	10 ft.	10 ft.	25 ft.
	Multi-family: block end	15 ft.	25 ft.	10 ft.	N/A	N/A	12 ft.	12 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
Residential	Recreation, Education & Public Assembly	Transportation, Communication & Utilities
Dwelling - condominium	Cultural studio	Solar energy system
Dwelling - modular	Educational facility	Wind energy system, small
Dwelling - multi-family - end block	Museum	Other
Dwelling - single family	Religious facilities	Building, accessory - nonresidential
Dwelling - townhouse or rowhouse	Services	
Dwelling - townhouse or rowhouse - end block	Adult day care	
Dwelling - two-family	Cemetery or mausoleum	
Home occupation - type a	Child care - commercial	
Residential facility - assisted living	Child care - residential (5-10 children)	
Recreation, Education & Public Assembly	Lodging - bed & breakfast	
Park - mini	Office - small scale (≤ 4,000 gsf)	
Park - neighborhood	Personal services	
Services	Public safety services	
Child care - residential (4 children)	Retail	
Retail	Artisan shop	
Retail – small scale (≤ 4,000 gsf)	Bakery	
	Convenience store that sells beer and/or light wine for off-site consumption	
	Transportation, Communication & Utilities	
	Utility facility	
	Wireless communication facility (cell towers)	
	Other	
	Temporary uses	