

ATTACHMENT C
 DN Districts Standards

Underlined text to be added and strikethrough text to be deleted.

Sec. 401.07-B Downtown Neighborhood (DN) districts regulations.

(b) *DN districts building types allowed.*

(1) Standards. For the purposes of the Downtown Neighborhood districts, all structures must be classified as one of the building types below, as defined in Article 201 Definitions.

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS
 BUILDING TYPES ALLOWED

| | Single-family | Two-family | Townhouse | | Multi-family | | Mixed-use |
|------|---------------|------------|-----------|-----------|--------------|-----------|-----------|
| | | | Block-end | Mid-block | Block-end | Mid-block | |
| DN-1 | • | | | | | | |
| DN-2 | • | • | • | | | | |
| DN-3 | • | • | • | • | • | | |
| DN-4 | • | • | • | • | • | • | • |

(2) Commercial buildings. Commercial uses allowed in the DN-4 district shall be located within a mixed-use building unless Planning Commission approves a conditional use permit for a single-use commercial building.

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(c) *DN districts lot and area standards.*

(1) *Standards.* The table below establishes the lot and area standards for all development in the Downtown Neighborhood districts. Accessory dwelling units (ADUs) are permitted in DN-1 and DN-2 on lots with single-family structures and do not require additional land area per the table below, but are subject to additional standards in *Article 601.02 Accessory dwelling units.*

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS
LOT AND AREA STANDARDS

| District | Building Type | Min. Lot Area (sq. ft.) <u>(A)</u> | 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-1 | Single-family | 6,000 | -- | 60' | N/A = | 40% | 40% <u>45%</u> |
| | Single-family, alley access | 5,000 <u>4,000</u> | -- | 40' | N/A = | 50% | 50% <u>55%</u> |
| DN-2 | Single-family, no alley access | 5,000 | -- | 50' | N/A = | 50% | 50% <u>55%</u> |
| | <u>Single-family attached - unit</u> | <u>2,000</u> | -- | <u>20'</u> | = | <u>50%</u> | <u>55%</u> |
| | <u>Single-family attached - structure, alley access</u> | <u>4,000</u> | -- | <u>40'</u> | = | <u>50%</u> | <u>55%</u> |
| | <u>Single-family attached - structure, no alley access</u> | <u>5,000</u> | -- | <u>50'</u> | = | <u>50%</u> | <u>55%</u> |
| | Two-family, alley access | 5,000 <u>4,000</u> | -- | 40' | N/A = | 50% | 50% <u>55%</u> |
| | Two-family, no alley access | 5,000 | -- | 50' | N/A = | 50% | 50% <u>55%</u> |
| | <u>Townhouse - unit</u> | <u>2,000</u> | -- | <u>20'</u> | = | <u>60%</u> | <u>65%</u> |
| | <u>Townhouse cluster - structure</u> | 15,000 <u>7,500</u> | 2,700 <u>2,500</u> | 125' <u>75'</u> | N/A = | 60% | 60% <u>65%</u> |

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| 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, alley access | 5,000 <u>4,000</u> | -- | 40' | N/A = | 50% | 50% <u>55%</u> |
| | Single-family, no alley access | 5,000 | -- | 50' | N/A = | 50% | 50% <u>55%</u> |
| | Single-family attached - unit | 2,000 | -- | 20' | = | 50% | 55% |
| | 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 | 5,000 <u>4,000</u> | -- | 40' | N/A = | 50% | 50% <u>55%</u> |
| | Two-family, no alley access | 5,000 | -- | 50' | N/A = | 50% | 50% <u>55%</u> |
| | Townhouse - unit | 2,000 | -- | 20' | = | 65% | 70% |
| | Townhouse cluster - structure | 15,000 7,500 | 2,700 2,500 | 125' 75' | N/A = | 65% | 65% <u>70%</u> |
| | Multi-family and all others not listed | 20,000 10,000 | 800 | 125' | N/A = | 65% | 65% <u>70%</u> |
| DN-4 | Single-family, alley access | 5,000 <u>4,000</u> | -- | 40' | 50' | 50% | 50% <u>55%</u> |
| | Single-family, no alley access | 5,000 | -- | 50' | N/A = | 50% | 50% <u>55%</u> |
| | Single-family attached - unit | 2,000 | -- | 20' | = | 50% | 55% |
| | 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 | 5,000 <u>4,000</u> | -- | 40' | 50' | 50% | 50% <u>55%</u> |
| | Two-family, no alley access | 5,000 | -- | 50' | N/A = | 50% | 50% <u>55%</u> |
| | Townhouse - unit | 2,000 | -- | 20' | = | 65% | 70% |
| | Townhouse cluster - structure | 15,000 7,500 | 2,700 2,500 | 125' 75' | N/A = | 65% | 65% <u>70%</u> |
| | Multi-family | 20,000 <u>10,000</u> | 800 | 125' | N/A = | 75% | 75% <u>80%</u> |

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| 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 |
| | Mixed-use and all others not listed | 10,000 | 800 | 75' | N/A = | 75% | 75% <u>80%</u> |

(2) Street frontage. All lots in the DN districts shall have a minimum street frontage of 20'.

(d) DN districts setback standards. The table below establishes the setback standards for the Downtown Neighborhood districts. The required setback for townhouses applies to townhouse clusters. No setback is required between individual townhouse dwelling units within the same townhouse cluster.

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS MINIMUM SETBACK STANDARDS

| District | Building type | Front Yard | | Side Yard | | | | | Rear Yard (R) |
|----------|--|-------------------|------------|----------------------------------|------------------------------|-----------------------------|------------------|---|---------------|
| | | Min. (F1) | Max. (F2) | Exterior / Corner Side Yard (CS) | | Interior Side Yard (S) | | | |
| | | | | Min. | Max. | Total Min. (% of lot width) | Detached Yard 1 | Attached Yard 2 | |
| DN-1 | Single-family All | 15' | 25' | 15' | N/A = | 25% | 10' <u>7'</u> | Remainder of total, but no less than 5'-0' | 25' |
| | <u>Single family and Two-family</u> | <u>12'</u> | <u>25'</u> | <u>12'</u> | <u>25'</u> | | <u>7'</u> | <u>0'</u> | <u>25'</u> |
| DN-2 | Single-family with lot width > 50' & two-family with alley access | 15' | 25' | 12' | N/A | 30% | 7' | Remainder of total, but no less than 5' | 25' |
| | Single-family with lot width > 50' & two-family without alley access | 15' | 25' | 12' | N/A | 25% | 10' | Remainder of total, but no less than 5' | 25' |
| | Single-family with lot width equal to or < 50' & two-family | 15' | 25' | 12' | N/A | 25% | 7' | Remainder of total, but no less than 5' | 25' |
| | Townhouse cluster: block-end, and all others not listed | 15' <u>12'</u> | 25' | 12' | N/A <u>25'</u> | N/A | 10' | 10' <u>0'</u> | 25' |

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| | | Front Yard | | Side Yard | | | | | |
|--|--|------------------------------|------------------------------|--|------------------------------|--|------------------------------|--|------------|
| | | | | Exterior / Corner Side Yard (CS) | | Interior Side Yard (S) | | | |
| DN-3 | <u>Single-family and Two-family</u> | <u>10'</u> | <u>20'</u> | <u>10'</u> | <u>20'</u> | | <u>7'</u> | <u>0'</u> | <u>25'</u> |
| District | Single-family with lot width > 50' & two-family with alley access | 15' | 25' | 10' | N/A | 30% | 7' | Remainder of total, but no less than 5' | 25' |
| | Single-family with lot width > 50' & two-family without alley access | 15' | 25' | 10' | N/A | 25% | 10' | Remainder of total, but no less than 5' | 25' |
| | Single-family with lot width equal to or < 50' & two-family | 15' | 25' | 10' | N/A | 25% | 7' | Remainder of total, but no less than 5' | 25' |
| | Townhouse cluster | 15' <u>10'</u> | 25' <u>20'</u> | 10' | N/A <u>20'</u> | N/A | 10' | 10' <u>0'</u> | 25' |
| | Multi-family: block-end, <u>and others not listed</u> | 15' <u>10'</u> | 25' <u>20'</u> | 10' | N/A <u>20'</u> | N/A | 12' <u>10'</u> | 12' <u>0'</u> | 25' |
| | Single-family & two-family | 10' <u>8'</u> | 20' <u>15'</u> | 8' | N/A <u>15'</u> | 25% | 7' | Remainder of total, but no less than 5' <u>0'</u> | 25' |
| Townhouse cluster | 10' <u>8'</u> | 20' <u>15'</u> | 8' | N/A <u>15'</u> | N/A | 10' | 10' <u>0'</u> | 25' | |
| Multi-family | 10' <u>8'</u> | 20' <u>15'</u> | 8' | N/A <u>15'</u> | N/A | 12' <u>10'</u> | 12' <u>0'</u> | 25' | |
| Mixed-use <u>and others not listed</u> | 0' | 15' | 0' | 10' <u>15'</u> | N/A | 0', 8' <u>12'</u> if adjacent to a non mixed-use building | Same as Yard ± <u>0'</u> | 25' | |