

Sec. 3-1000 RD/High density apartment zone.

Purpose. The RD zone, originally established to provide land areas for high rise, high density multi-unit-family structures, was amended to prohibit any additional land being so zoned after March 24, 1965. It remains a viable zone only insofar as its regulations govern the use and development of that land which was zoned RD prior to March 24, 1965.

3-1001 Permitted uses.

The following uses are permitted in the RD zone:

(A) Multi-unit-family dwelling;

(C) The following uses within a multi-unit-family building provided they occupy no more than an aggregate measure of ten percent of the gross floor area of said building:

3-1002 Special uses.

The following uses may be allowed in the RD zone pursuant to a special use permit:

(D) Reserved Rooming house;

(F) The following uses in a multi-unit-family building or apartment hotel provided they occupy no more than an aggregate measure of five percent of the gross floor area of the building:

3-1006 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.
