

~~DIVISION B. TOWNHOUSE AND MULTI-FAMILY ZONES~~

Sec. 3-600 RA/~~Multi-unit-family~~ zone.

3-601 Purpose.

The RA zone is established to provide and maintain land areas for medium density residential neighborhoods in which apartments predominate and in which ~~single-unit-family~~, ~~two-unit-family~~ and townhouse development is permitted. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in such residential neighborhoods are also permitted.

3-602 Permitted uses.

The following uses are permitted in the RA zone:

(A) ~~Single-unit-family~~ dwelling;

(B) ~~Two-unit-family~~ dwelling;

(D) ~~Multi-unit-family~~ dwelling;

3-603 Special uses.

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

(H) ~~Reserved Rooming house~~;

3-605 Density and lot requirements.

(A) *Density*. Gross density shall not exceed ~~27 dwelling units per acre for multifamily~~ and 22 dwelling units an acre for ~~single-unit-family~~, ~~two-unit-family~~ and townhouse development.

(B) *Lot size*.

(1) ~~Reserved~~ Each structure containing multifamily dwellings shall be located on a lot with a minimum of 1,600 square feet of land area for each dwelling unit.

(2) Each ~~single-unit-family~~, ~~two-unit-family~~ and townhouse dwelling unit shall be located on a lot with a minimum land area of 1,980 square feet; provided however that in the case of unusual circumstances or exceptional design, a minimum land area of 1,600 square feet for such each dwelling unit may be provided if approved pursuant to a special use permit.

(C) *Lot width and frontage*.

(1) For all buildings other than townhouse dwellings, the minimum lot width at the building line and the minimum lot frontage at the front lot line shall be 50

feet. In the case of two-unit-family semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

3-606 Bulk and open space regulations.

(A) Yard requirements.

(1) *Front yard.* For residential uses ~~each single and two-family dwelling~~, the required front yard shall be between the range of front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, each residential use ~~single and two-family dwelling~~ shall provide a front yard of at least 20 feet. All other uses shall provide a front yard of at least 20 feet.

(2) *Side yards.*

(a) Each single-family and two-unit-family dwelling shall provide two side yards based on a setback ratio of 1:3 and a minimum size of seven feet.

(c) Each structure containing multi-unit-family dwellings shall provide two side yards each based on a setback ratio of 1:2 and a minimum size of 16 feet.

(e) No side yards shall be required on a lot less than 25 feet wide.

(B) *Open and usable space.* Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would. Each lot occupied by a dwelling unit shall provide a minimum of 800 square feet of open and usable space for each dwelling unit; provided however:

~~(1) In the case of multifamily dwellings, improved rooftops and decks are encouraged and the following amount of such space may be offset against the amount of open and usable space which would otherwise be required at ground level: up to 80 square feet of the open space requirement for each dwelling unit may be provided in the form of improved rooftops or decks if an amount of land equal to the amount provided in rooftops or decks is located between the front lot line and any building or parking area and is appropriately landscaped;~~

~~(2) In the case of a rooming or boarding house, an additional 200 square feet for each guest room shall be provided.~~

(D) *Height.* The maximum permitted height for single and two-~~unit-family~~ dwellings is 30 feet. For all other structures, the maximum permitted height is 45 feet.

(E) *Threshold height.* The maximum permitted threshold height for single and two-~~unit-family~~ dwellings is two and one-half feet, the highest threshold height within the contextual block face or the minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.

3-607 Certain structures, lots and uses inconsistent with these provisions.

All land within the RA zone must be used and developed in compliance with the RA zone regulations unless otherwise provided in this ordinance or by the following exceptions:

~~(A) Single-family and two-family dwellings developed prior to November 24, 1986 on lots of 1,600 square feet per dwelling unit shall be deemed to be in compliance with this ordinance and such lots may be redeveloped for such uses as were existing thereon on that date.~~

~~(B) Lots zoned RA which were recorded prior to December 28, 1951 may be developed with a single-family dwelling and accessory structures at the lot size shown on the recorded plat.~~

~~(C) prior to June 24, 1992, professional office uses were permitted in the RA zone subject to a special use permit and such uses may continue subject to the requirements of the special use permit previously granted for such use.~~

3-609 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. 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. Each such co-living dwelling shall provide the parking required under section 8-200(A)(22).
