

Sec. 4-500 CD/Commercial downtown zone.

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4-502 Permitted uses.

The following uses are permitted in the CD zone:

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

(A.1) Two-~~unit-family~~ dwelling;

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

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4-503 Special uses.

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

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(X) Reserved Rooming house;

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4-505 Area regulations.

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(B) *Residential.*

(1) *Lot size.* ~~Each multifamily structure shall provide a minimum land area of 1,245 square feet per dwelling unit except that the minimum land area for each dwelling unit may be reduced to an amount no lower than 800 square feet with a special use permit.~~ Each single-~~unit-family~~, two-~~unit-family~~ and townhouse dwelling shall provide a minimum land area of 1,452 square feet.

(2) *Frontage.*

(a) When measured at both the front lot line and the front building line, each multi-~~unit-family~~ dwelling requires a minimum of 50 feet of frontage.

(b) For single-~~family~~ and two-~~unit-family~~ duplex dwellings, the minimum lot width at the front building line and the minimum lot frontage at the front lot line shall be 25 feet. For two-~~unit-family~~ semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

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4-506 Bulk regulations.

(A) *Yards and open space.*

(1) *Nonresidential.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and

setback regulations of section 7-1000 and the zone transition requirements of section 7-900.

(2) *Residential*. For residential uses, the following yard and open space requirements apply:

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(b) *Side yards*.

(1) Each single and two-unit-family dwelling shall provide two side yards of a minimum size of five feet. Each interior end lot unit in a group of townhouses shall provide one side yard of a minimum size of five feet. No side yards shall be required on lots less than 25 feet wide.

(2) Each multi-unit-family dwelling shall provide two side yards based on a 1:3 setback ratio and of a minimum of 25 feet each.

(c) *Rear yard*.

(1) Each single-unit-family, two-unit-family and townhouse dwelling shall provide a rear yard based on a setback ratio of 1:2 and a minimum size of 16 feet.

(2) Each multi-unit-family dwelling shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.

(d) *Multi-unit-family Open space*. Each multi-family residential use development shall provide 35-40 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.

(e) *Single-unit-family, two-unit-family and townhouse open and usable space*.

(1) Each single-unit-family, two-unit-family and townhouse dwelling shall provide open and usable space in an amount equal to the lesser of the following:

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(4) *Continuum of care facility*. For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards*. There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 zone transition requirements of section 7-900.

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(B) *Floor area ratio*.

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(2) *Residential.* The maximum permitted floor area ratio for multi-unit-family residential uses is 1.25, ~~not to exceed 35 units per acre except that the number of dwelling units per acre may be increased to a number not to exceed 54.45 with a special use permit.~~ The maximum permitted floor area ratio for single-unit-family, two-unit-family, and townhouses dwellings is 1.50.

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#### 4-509 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.

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