

ARTICLE III. NEIGHBORHOOD DISTRICTS

Sec. 36-74. Purpose of division.

- (a) The provisions of this division deal with the city's neighborhood districts including the appropriate uses of land and the forms of structures for residential and compatible non-residential uses.

Sec. 36-75. District purpose statements.

- (a) The N-1 district is consistent with the low-density residential land use category in the comprehensive plan. This district is intended to:
 - (1) Provide a compatible mix of housing types at the same scale allowed for a single-unit dwelling.
 - (2) Allow non-residential uses limited to city facilities, educational, childcare, and places of worship. Home occupations are encouraged and required to be consistent with the residential character of the neighborhood.
 - (3) Accommodate a variety of property sizes with housing types properly scaled to the size of the property.
- (b) The N-2 district is consistent with the medium-density residential land use category in the comprehensive plan. It is intended to:
 - (1) Provide a mix of house scale and low-rise housing types beyond those allowed in the N-1 district, such as low-rise multiple-unit buildings that retain compatibility with the scale of housing allowed in the N-1 district.
 - (2) Allow non-residential uses are limited to city facilities, educational, childcare, and places of worship. Home occupations are encouraged and required to be consistent with the residential character of the neighborhood.
 - (3) Support neighborhood commercial businesses and transit by focusing on transit-priority streets and encouraging close proximity to small commercial nodes.
- (c) The N-3 district is consistent with the high-density residential land use category in the comprehensive plan. It is intended to:
 - (1) Provide low-rise and mid-rise multiple-unit housing types.
 - (2) Allow non-residential uses limited to city facilities, educational, childcare, and places of worship. Home occupations are encouraged and required to be consistent with the residential character of the neighborhood.
 - (3) Support neighborhood commercial businesses and transit by focusing on transit-priority streets and close proximity to employment areas.
 - (4) Provide access to parks and open spaces. Access can be provided by being located adjacent to large parks and open spaces, schools, or by off-street sidewalk and/or trail access.
- (d) The N-4 district is consistent with the high-density residential land use category in the comprehensive plan. It is intended to:
 - (1) Provide mid-rise and high-rise multiple-unit housing types.

- (2) Allow non-residential uses limited to city facilities, educational, childcare, and places of worship. Home occupations are encouraged and required to be consistent with the residential character of the neighborhood.
- (3) Support neighborhood commercial businesses and transit by focusing on transit-priority streets and being adjacent to employment areas.
- (4) Have access to parks and open spaces. Access can be provided by being located adjacent to large parks and open spaces, schools, or by off-street sidewalk and/or trail access.

Sec. 36-76. Principal uses.

- (a) Table 36-76(a) lists land uses and indicates whether they are permitted, permitted with standards, conditional, or prohibited.
- (b) The following definitions shall be referenced when using Table 36-76(a):
 - (1) Permitted Use: A “P” indicates that a use is allowed by right, subject to compliance with all other applicable provisions of this code.
 - (2) Permitted with Standards Use: A “PS” indicates that a use is allowed when standards identified in article VII “Use-Specific Standards” are met. Uses permitted with standards are also subject to all other applicable requirements of this chapter. The use-specific standards shall apply when they are contradictory or otherwise inconsistent with other applicable requirements in this chapter. Any request to vary from the standards set forth for a permitted with standards use shall be processed as a variance.
 - (3) Conditional Use: A “C” indicates that a use is allowed only when standards identified in article VII “Use-Specific Standards” are met, and a conditional use permit is issued by the city. Uses permitted by conditional use permit are also subject to all other applicable requirements of this chapter. The use-specific conditions shall apply when they are contradictory or otherwise inconsistent with other applicable requirements in this chapter. Any request to vary from the standards set forth for a conditional use permit shall be processed as a variance.
 - (4) Prohibited Use: A blank cell in the use table indicates that the land use is prohibited in that zoning district.

Table 36-76(a). Principal Uses in Neighborhood Districts

	Neighborhood Districts				Use Specific Standards
Use Type	N-1	N-2	N-3	N-4	
Residential					
Household Living					
Dwelling, single-unit	PS	PS			See article VII; division 2
Dwelling, single-unit small	PS	PS			See article VII; division 2

Table 36-76(a). Principal Uses in Neighborhood Districts

	Neighborhood Districts				Use Specific Standards
Use Type	N-1	N-2	N-3	N-4	
Dwelling, two-unit (duplex)	PS	PS			See article VII; division 2
Dwelling, two-unit attached (twinhome)	PS	PS			See article VII; division 2
Dwelling, detached courtyard cottage/bungalow	PS	PS			See article VII; division 2
Dwelling, three-unit	PS	PS			See article VII; division 2
Dwelling, four-unit		PS			See article VII; division 2
Dwelling, townhouse (small)		PS	PS	PS	See article VII; division 2
Dwelling, apartment (low-rise)		PS	PS	PS	See article VII; division 2
Dwelling, townhouse (large)			PS	PS	See article VII; division 2
Dwelling, apartment (mid-rise)			PS	PS	See article VII; division 2
Dwelling, apartment (high-rise)				PS	See article VII; division 2
Manufactured home park	C	C	C	C	See article VII; division 2
Dwelling, existing single-unit detached	P	P	P	P	
Group Living					
Group home	PS	PS	PS	PS	See article VII; division 2
Nursing home		PS	PS	PS	See article VII; division 2
Roominghouse		P	P	P	
State-licensed residential facility	PS	PS	PS	PS	See article VII; division 2
Lodging					
Bed and breakfast establishment	PS	PS			See article VII; division 2
Hostel			PS	PS	See article VII; division 2
Public, Social, & Institutional					
Community center	C	C	C	C	See article VII; division 3

Table 36-76(a). Principal Uses in Neighborhood Districts

	Neighborhood Districts				Use Specific Standards
Use Type	N-1	N-2	N-3	N-4	
Educational (academic) facility with 20 or fewer students	PS	PS	PS	PS	See article VII; division 3
Educational (academic) facility with more than 20 students	C	C	C	C	See article VII; division 3
Library	C	C	C	C	See article VII; division 3
Municipal, county, state, or federal administrative or service facility	PS	PS	PS	PS	See article VII; division 3
Police/fire station	PS	PS	PS	PS	See article VII; division 3
Religious institution	C	C	C	C	See article VII; division 3
Commercial					
Adult day care	PS	PS	PS	PS	See article VII; division 4
Group day care/nursery school	PS	PS	PS	PS	See article VII; division 4
Office less than 2,500 square feet		PS	PS	PS	See article VII; division 4
Office in existence or having received preliminary office development approval by March 1, 1999			P	P	
Recreation					
Country club	C				See article VII; division 5
Golf course	C				See article VII; division 5
Park and open space	P	P	P	P	
Park/recreation	PS	PS	PS	PS	See article VII; division 5
Transportation and Utilities					
Communication tower that is 45 feet or less in height	PS	PS	PS	PS	See article VII; division 7
Communication tower more than 45 feet in height but does not exceed 70 feet in height	C	C	C	C	See article VII; division 7
Public service structure	PS	PS	PS	PS	See article VII; division 7
Transit station		P	P	P	

Table 36-76(a). Principal Uses in Neighborhood Districts

	Neighborhood Districts				Use Specific Standards
Use Type	N-1	N-2	N-3	N-4	
Wireless telecommunication facility	P	P	P	P	

Sec. 36-77. Accessory uses.

- (a) Table 36-77(a) lists accessory land uses and indicates whether they are permitted, permitted with standards, conditional, or prohibited.
- (b) The following definitions shall be referenced when using Table 36-77(a):
- (5) Permitted Use: A “P” indicates that a use is allowed by right, subject to compliance with all other applicable provisions of this code.
 - (6) Permitted with Standards Use: A “PS” indicates that a use is allowed when standards identified in article VII “Use Specific Standards” are met. Uses permitted with standards are also subject to all other applicable requirements of this chapter. Any request to vary from the standards set forth for a permitted with standards use shall be processed as a variance.
 - (7) Conditional Use: A “C” indicates that a use is allowed only if a conditional use permit is issued by the city after compliance with the procedure and requirements set forth in section 36-452 “Conditional use permit.”
 - (8) Prohibited Use: A blank cell in the use table indicates that the land use is prohibited in that zoning district.

Table 36-77(a). Accessory uses

	Neighborhood Districts				Use Specific Standards
Use Type	N-1	N-2	N-3	N-4	
Accessory Uses					
Accessory dwelling unit	PS	PS			See article VII; division 8
Accessory dwelling unit affiliated with a place of worship	PS	PS	PS	PS	See article VII; division 8
Accessory building	PS	PS	PS	PS	See article VII; division 8
Accessory structure	PS	PS	PS	PS	See article VII; division 8
Adult day care in a place of worship, community center, or nursing home	PS	PS	PS	PS	See article VII; division 8
Boarders or roomers	PS	PS	PS	PS	See article VII; division 8
Catering	PS	P			See article VII; division 8

Use Type	Neighborhood Districts				Use Specific Standards
	N-1	N-2	N-3	N-4	
Community garden	PS	PS	PS	PS	See article VII; division 8
Electric vehicle charging station	P	P	P	P	
Family day care facility serving 14 or fewer persons	PS	PS	PS	PS	See article VII; division 8
Gardening and other horticultural uses	P	P	P	P	
Group day care/nursery school in a place of worship, community center, or educational (academic) institution	PS	PS	PS	PS	See article VII; division 8
Helistop			PS	PS	See article VII; division 8
Home occupation	PS	PS	PS	PS	See article VII; division 8
Living quarters of persons employed for domestic or medical purposes on the premises	PS	PS	PS	PS	See article VII; division 8
Mikvah pool	PS	PS	PS	PS	See article VII; division 8
Parking lot	P	P	P	P	
Parking ramp			PS	PS	See article VII; division 7
Residential swimming pool, whirlpool, or sport court	PS	PS	PS	PS	See article VII; division 8
Solar energy system	PS	PS	PS	PS	See article VII; division 8
Student housing		PS	PS		See article VII; division 8
Temporary use	PS	PS	PS	PS	See article VII; division 8
Wind energy conversion system (WECS)	PS	PS	PS	PS	See article VII; division 8
Wireless telecommunication facility	P	P	P	P	

Sec. 36-78. Lot dimension standards.

- (a) Table 36-78(a) establishes the minimum lot width and lot area standards for the N-1, N-2, N-3 and N-4 districts. If a use permitted in the district by PS or C requires a greater standard, then the greater standard shall apply.

Table 36-78(a). Lot Dimensional Standards

District	Use Type	Lot width minimum with alley (ft) ¹	Lot width minimum without alley (ft) ¹	Lot area minimum with alley (sq ft) ¹	Lot area minimum without alley (sq ft) ¹
N-1	Dwelling, single-unit small [only lots with alleys]	30		3,600	
	Dwelling, single-unit	40	50	4,800	6,000
	Dwelling, two-unit (duplex)	40	50	4,800	6,000
	Dwelling, two-unit attached (twinhome)	25 [50]	35 [70]	3,125 [6,250]	4,375 [8,750]
	Dwelling, detached courtyard cottages/bungalows	100	110	13,000	14,300
	Dwelling, three-unit	60	70	7,800	9,100
	All other uses	60	70	7,800	9,100
N-2	Dwelling, single-unit small [only lots with alleys]	30		3,600	
	Dwelling, single-unit	40	50	4,800	6,000
	Dwelling, two-unit (duplex)	40	50	4,800	6,000
	Dwelling, two-unit attached (twinhome)	25 [50]	35 [70]	3,125 [6,250]	4,375 [8,750]
	Dwelling, detached courtyard cottages/bungalows	100	110	13,000	14,300
	Dwelling, three-unit	60	70	7,800	9,100
	Dwelling, four-unit	60	70	7,800	9,100
	Dwelling, townhouse (small)	20	20	2,600	2,600
	Dwelling, apartment (low-rise)	60	70	7,800	9,100
	All other uses	60	70	7,800	9,100
N-3	Dwelling, townhouse (small)	20	20	2,600	2,600
	Dwelling, apartment (low-rise)	60	70	7,800	9,100
	Dwelling, townhouse (large)	20	20	2,600	2,600
	Dwelling, apartment (mid-rise)	60	70	7,800	9,100
	All other uses	60	70	7,800	9,100
N-4	Dwelling, townhouse (small)	20	20	2,600	2,600
	Dwelling, apartment (low-rise)	60	70	7,800	9,100
	Dwelling, townhouse (large)	20	20	2,600	2,600
	Dwelling, apartment (mid-rise)	60	70	7,800	9,100
	Dwelling, apartment (high-rise)	60	70	7,800	9,100
	All other uses	60	70	7,800	9,100

Table 36-78(a). Lot Dimensional Standards

District	Use Type	Lot width minimum with alley (ft) ¹	Lot width minimum without alley (ft) ¹	Lot area minimum with alley (sq ft) ¹	Lot area minimum without alley (sq ft) ¹
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Table notes:

¹Except where subdivisions for the purpose of establishing condominium ownership result in lot sizes smaller than the established minimum. Any parcels which are subdivided for the purpose of creating condominium ownership are permitted provided that the overall density created within all condominium parcels plus the common lot do not exceed the maximum density permitted within the zoning district as established in the comprehensive plan.

Sec. 36-79. Site dimension standards.

- (a) Table 36-79(a) establishes the minimum yard setback standards for the N-1, N-2, N-3 and N-4 districts. If a use permitted in the district by PS or C requires a greater standard, then the greater standard shall apply.

Table 36-79(a). Yard Setback Standards

District	Use Type	Front Yard Minimum (feet) ^{1,2}	Side Yard Abutting a Street Minimum (feet) ^{3,4}	Side Yard Interior Minimum (feet) for Attached Garage or Lot with Alley ^{3, 4}	Side Yard Interior Minimum (feet) for Detached Garage on Lot without Alley ^{3, 4, 5}	Rear Yard Minimum (feet) ⁶	Perimeter Yard Minimum (feet)
N-1	Dwelling, single-unit small [only lots with alleys]	25	9	5	9/5	25	
	Dwelling, single-unit			5	9/5	25	
	Dwelling, two-unit (duplex)			5	9/5	25	
	Dwelling, two-unit attached (twinhome)			5	9/5	25	
	Dwelling, three-unit			5	9/5	25	

Table 36-79(a). Yard Setback Standards

District	Use Type	Front Yard Minimum (feet) ^{1,2}	Side Yard Abutting a Street Minimum (feet) ^{3,4}	Side Yard Interior Minimum (feet) for Attached Garage or Lot with Alley ^{3, 4}	Side Yard Interior Minimum (feet) for Detached Garage on Lot without Alley ^{3, 4, 5}	Rear Yard Minimum (feet) ⁶	Perimeter Yard Minimum (feet)
	Dwelling, detached courtyard cottages/ bungalows						10
	All other uses			10	10	25	
N-2	Dwelling, single-unit small [only lots with alleys]	25	9	5	9/5	25	
	Dwelling, single-unit			5	9/5	25	
	Dwelling, two-unit (duplex)			5	9/5	25	
	Dwelling, two-unit attached (twinhome)			5	9/5	25	
	Dwelling, detached courtyard cottages/ bungalows						10
	Dwelling, three-unit			5	9/5	25	
	Dwelling, four-unit			5	9/5	25	
	Dwelling, townhouse (small)			10	10	25	20 feet if adjacent to N-1 district
	Dwelling, apartment (low-rise)			10	10	25	

Table 36-79(a). Yard Setback Standards

District	Use Type	Front Yard Minimum (feet) ^{1,2}	Side Yard Abutting a Street Minimum (feet) ^{3,4}	Side Yard Interior Minimum (feet) for Attached Garage or Lot with Alley ^{3, 4}	Side Yard Interior Minimum (feet) for Detached Garage on Lot without Alley ^{3, 4, 5}	Rear Yard Minimum (feet) ⁶	Perimeter Yard Minimum (feet)
	All other uses			10	10	25	
N-3	Dwelling, townhouse (small)	15	15	10	10	10	20 feet if adjacent to N-1 district
	Dwelling, apartment (low-rise)	15	15	10	10	10	20 feet if adjacent to N-1 district
	Dwelling, townhouse (large)						30 feet if adjacent to N-1 or N-2 districts
	Dwelling, apartment (mid-rise)						30 feet if adjacent to N-1 or N-2 districts
	All other uses						30 feet if adjacent to N-1 or N-2 districts
N-4	Dwelling, townhouse (small)	15	15	10	10	10	20 feet if adjacent to N-1 district
	Dwelling, apartment (low-rise)						20 feet if adjacent to N-1 district
	Dwelling, townhouse (large)						30 feet if adjacent to N-

Table 36-79(a). Yard Setback Standards

District	Use Type	Front Yard Minimum (feet) ^{1,2}	Side Yard Abutting a Street Minimum (feet) ^{3,4}	Side Yard Interior Minimum (feet) for Attached Garage or Lot with Alley ^{3, 4}	Side Yard Interior Minimum (feet) for Detached Garage on Lot without Alley ^{3, 4, 5}	Rear Yard Minimum (feet) ⁶	Perimeter Yard Minimum (feet)
							1 or N-2 districts
	Dwelling, apartment (mid-rise)						30 feet if adjacent to N-1 or N-2 districts
	Dwelling, apartment (high-rise)						Half the building height if adjacent to N-1, N-2, or N-3 districts
	All other uses						30 feet if adjacent to N-1 or N-2 districts

Table Notes:

¹ For N-1 and N-2 districts, the minimum yard is the requirement listed in the table, or the front yard of the house closest to the front lot line on the block front, whichever is greater. See additional exceptions in section 36-49.

² For N-1 and N-2 districts, through lots shall have a required front yard on each street.

³ The width of the side yard abutting a building wall shall be increased two inches for each foot the length of the wall exceeds 40 feet (N-1, N-2) or 50 feet (N-3, N-4). The additional yard requirement applies only to that portion of the wall exceeding the listed 40- or 50-foot length.

⁴ For the purposes of applying this side yard requirement, a wall includes any building wall within ten degrees of being parallel to and abutting the side lot line. Side yard widths may be reduced if the side wall

Table 36-79(a). Yard Setback Standards

District	Use Type	Front Yard Minimum (feet) ^{1,2}	Side Yard Abutting a Street Minimum (feet) ^{3,4}	Side Yard Interior Minimum (feet) for Attached Garage or Lot with Alley ^{3, 4}	Side Yard Interior Minimum (feet) for Detached Garage on Lot without Alley ^{3, 4, 5}	Rear Yard Minimum (feet) ⁶	Perimeter Yard Minimum (feet)
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of a building is not parallel by more than ten degrees with the side lot line. The minimum side yard shall be met by the average depth of the side yard. No side yard shall be less than five feet deep.

⁵ No side yard shall be reduced to prevent construction of a driveway from the street into the rear of the lot unless an attached garage which has access from the street is located on the lot or an alley provides access to the rear yard of the lot.

⁶ For N-1 and N-2 districts, if a corner lot has a rear lot line which is common with the side lot line of another lot, no building shall occupy that portion of the rear yard of the corner lot that abuts the front yard of the other lot for a distance equal to the depth of the front yard of that other lot or 30 feet, whichever is less, measured from the common property line of the two lots extending toward the front lot line of the corner lot on a line perpendicular to the common lot line of the two lots. See the following diagram.

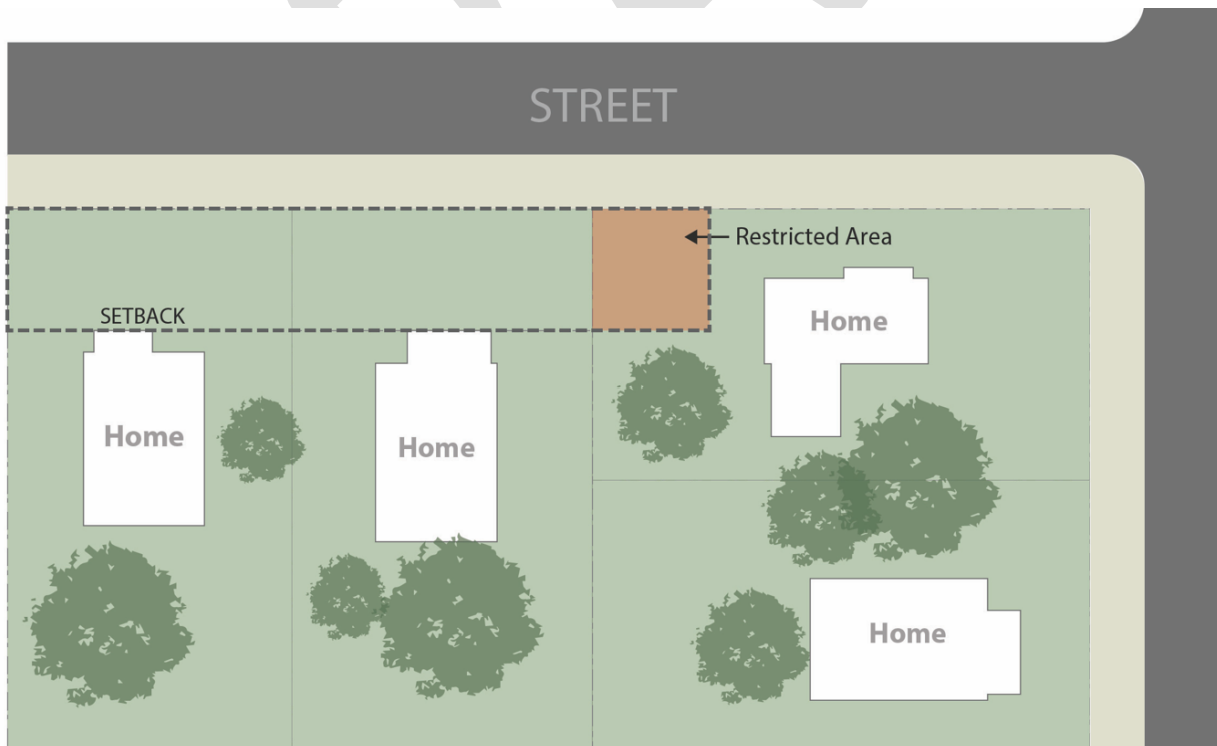


Table 36-79(a). Yard Setback Standards

District	Use Type	Front Yard Minimum (feet) ^{1,2}	Side Yard Abutting a Street Minimum (feet) ^{3,4}	Side Yard Interior Minimum (feet) for Attached Garage or Lot with Alley ^{3, 4}	Side Yard Interior Minimum (feet) for Detached Garage on Lot without Alley ^{3, 4, 5}	Rear Yard Minimum (feet) ⁶	Perimeter Yard Minimum (feet)
<i>Common Rear / Side Lot Lines</i> ⁷ When two numbers are listed as a yard, then both shall apply. One on one side, the other on the other side. In the case of a corner lot, the required side yard abutting a street shall take the place of the greater yard.							

(b) Table 36-79(b) establishes the minimum building, outdoor recreation, and lot coverage for the N-1, N-2, N-3 and N-4 districts.

Table 36-79(b). Building, outdoor recreation, and lot coverage standards

District	Housing Type	Building Height Maximum (feet) ¹	Distance Between Buildings Minimum (feet)	DORA Minimum	Principal Building Coverage Maximum	Impervious Surface Coverage Maximum
N-1	Dwelling, single-unit small [only lots with alleys]	30			35%	60%
	Dwelling, single-unit					
	Dwelling, two-unit (duplex)					
	Dwelling, two-unit attached (twinhome)					
	Dwelling, detached courtyard		10			

Table 36-79(b). Building, outdoor recreation, and lot coverage standards

District	Housing Type	Building Height Maximum (feet) ¹	Distance Between Buildings Minimum (feet)	DORA Minimum	Principal Building Coverage Maximum	Impervious Surface Coverage Maximum
	cottages/ bungalows					
	Dwelling, three-unit	30			35%	60%
	All other uses					
N-2	Dwelling, single-unit small [only lots with alleys]	40			35%	60%
	Dwelling, single-unit				35%	60%
	Dwelling, two-unit (duplex)				35%	60%
	Dwelling, two-unit attached (twinhome)				35%	60%
	Dwelling, detached courtyard cottages/ bungalows		10		35%	60%
	Dwelling, three-unit				35%	60%
	Dwelling, four-unit				35%	75%
	Dwelling, townhouse (small)		15	12%		75%
	Dwelling, apartment (low-rise)		15	12%		80%

Table 36-79(b). Building, outdoor recreation, and lot coverage standards

District	Housing Type	Building Height Maximum (feet) ¹	Distance Between Buildings Minimum (feet)	DORA Minimum	Principal Building Coverage Maximum	Impervious Surface Coverage Maximum
	All other uses					80%
N-3	Dwelling, townhouse (small)	75	15	12%		75%
	Dwelling, apartment (low-rise)		1/2 the building height	12%		80%
	Dwelling, townhouse (large)		15	12%		80%
	Dwelling, apartment (mid-rise)		1/2 the building height	12%		85%
	All other uses					85%
N-4	Dwelling, townhouse (small)	More than 75	15	12%		80%
	Dwelling, apartment (low-rise)		1/2 the building height	12%		80%
	Dwelling, townhouse (large)		15	12%		80%
	Dwelling, apartment (mid-rise)		1/2 the building height	12%		85%
	Dwelling, apartment (high-rise)		1/2 the building height	12%		85%
	All other uses					85%

Table Notes:

¹ Building height maximum is subject to exceptions in section 36-51.

Secs. 36-80 to 36-100 reserved.

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