

## Zone District: **RCN (Residential Charter Neighborhood)**

Purpose. The standards of this district (RCN) are designed to maintain the character of the City's original neighborhoods, sometimes referred to as Charter Neighborhoods, while meeting modern needs and standards. These developed neighborhoods have a traditional neighborhood pattern with a diversity of affordable housing types on a variety of lot sizes with small lots predominating. There are tree-lined streets with sidewalks, alleys, neighborhood parks and a mixture of uses within the residential fabric. The neighborhoods historically functioned at a pedestrian scale, with most residences, public amenities, and neighborhood goods and services accessible with little dependence on an automobile. There are some nonresidential uses that present actual or potential compatibility problems. The standards of this district are intended to maintain and enhance these and other such desirable neighborhood characteristics and resolve questions of the compatibility of adjacent uses.

Setbacks:	Front	Residential: (*1)	Side	(*2)	Rear	15'
		Commercial: 0'				
Coverage:	50%	(75% by review)				
Max. Height	35'					
Minimum Lot Width:	25'					
Minimum Lot Size:						
Single Family:	2,500 Square Feet	(*3)				
Duplex	5,000 Square Feet					

(\*1) The front yard setback for all buildings, except commercial buildings on a corner lot, shall be the average of the existing building setbacks on adjacent lots. If there is only one (1) adjacent lot with a building, the setback shall be equal to its setback. If both adjacent lots are vacant, the setback shall be the average of all existing building setbacks on the block. If there are no houses on the block, the setback shall be twenty-five (25) feet.

(\*2) a. Lot width of thirty-five (35) feet or fewer:

1. Side yard setbacks for one- and two-family residential units and their accessory structures on lots thirty-five (35) feet or fewer in width shall be three (3) feet. Projections shall not extend to a point closer than two (2) feet from the property line.
2. Other buildings: five (5) feet.
3. Two (2) one-family residences may be constructed on two (2) separate parcels, connected to each other (zero setbacks) on one (1) side with a side yard setback of five (5) feet on the other side, provided that the residences are built at the same time.

b. Side yard setbacks for lots greater than thirty-six (36) feet in width: five (5) feet.

(\*3) Three (3) to five (5) family dwelling unit structures shall have one thousand five hundred (1,500) square feet of land area per dwelling unit. Six (6) or more family dwelling unit structures shall have a minimum of eight thousand (8,000) square feet of land area or one thousand (1,000) square feet per dwelling unit, whichever is greater, and shall provide at least twenty percent (20%) of the parcel in landscaped open space.

**Single Family Homes:** § 17-4-11 Single family home placement standards

**Performance Standards:** § 17-4-5(f)

**Outdoor Lighting:** § 17-4-52 Outdoor Lighting Performance Standards.

**Off Street Parking:** § 17-4-42 Off-street parking residential.

**Landscape:** Required. §17-4-7.

**Public Sidewalks:** § 17-4-44

**Permitted Uses** § 17-4-51(c)

**Uses by right.**

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|-----------------------------------------|---------------------------------------------|------------------------------------|
| 1. Accessory community garden           | 5. Home, elderly                            | 9. Residence, townhouse            |
| 2. Accessory dwelling unit, established | 6. Mixed Use                                | 10. Residence, two-family (duplex) |
| 3. Home, Children                       | 7. Residence, accessory dwelling unit (ADU) |                                    |
| 4. Home, Disabled                       | 8. Residence, one-family                    |                                    |

**Uses by review.**

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|----------------------------------|-----------------------------------|------------------------------|
| 1. Accessory commissary          | 11. Commercial, established       | 22. Photography studio       |
| 2. Accessory emergency generator | 12. Community center              | 23. Public utilities         |
| 3. Bakery, retail                | 13. Farmers market                | 24. Religious institution    |
| 4. Bar, tavern                   | 14. Funeral home                  | 25. Residence, multifamily   |
| 5. Beauty salon or barbershop    | 15. General service               | 26. Restaurant               |
| 6. Bed and breakfast home        | 16. Massage establishment         | 27. Retail sales, general    |
| 7. Brewpub                       | 17. Nursing home                  | 28. Smoking lounge           |
| 8. Charitable institution        | 18. Office, general               | 29. Temporary farmers market |
| 9. Child care center             | 19. Office, medical               | 30. Urgent care facility     |
| 10. Child care home              | 20. Office, professional          | 31. Wedding facility         |
|                                  | 21. Parks, trails, and open space |                              |

**Conditional uses:**

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|-------------------------------------------------|------------------------------|-----------------------------------------|
| 1. Accessory commercial patio                   | 5. Community garden          | 9. Live-work unit                       |
| 2. Accessory medical marijuana home cultivation | 6. Development in floodplain | 10. Pharmacy                            |
| 3. Accessory solar array                        | 7. Home based business       | 11. Temporary construction yard         |
| 4. Artist studio                                | 8. Legal non-conforming uses | 12. Temporary model home (sales office) |