

ZONING

§ 180-9.1. Residential Neighborhood (RN) District. [Added 01-27-09, Ord. 09-01; 03-23-10, Ord. 10-05]

A. Purpose: To promote community residential development that provides a cohesive and eclectic identity, is sustainable and livable, respects existing residential neighborhoods, and promotes the natural environment. All developments should be linked with contiguous common areas and pedestrian-oriented connections to existing recreational trail networks.

B. Permitted uses.

1. Single-household detached dwellings
2. Duplexes
3. One (1) accessory housing unit or carriage house per principal dwelling unit
4. Cabin Housing
5. Accessory buildings and uses
6. Common areas and buildings
7. Family Day Care
8. Home offices
9. Open Space
10. Parks
11. Trail corridors

C. Conditional uses.

1. Child Day-Care Centers
2. Home Occupation
3. Public buildings or uses

ZONING

D. Dimension requirements.

1. Lot areas:

a. Single household detached dwellings:

- Minimum lot area per dwelling unit: 3,000 square feet
- Maximum lot area per dwelling unit: 7,000 square feet

b. Per Duplex structure:

- Minimum lot area: 4,000 square feet
- Maximum lot area: 6,000 square feet

c. Cabin Housing:

- Minimum: 8,000 square feet of project area.

2. Minimum lot frontage: forty (40) feet.

a. Exceptions:

- i. A lot on the bulbous end of a cul-de-sac may have a minimum of thirty (30) feet lot frontage.
- ii. Lots with frontage on a street or park or open space area and that have alley/driveway vehicular access may have minimum lot frontages of thirty (30) feet for single family dwelling units, and twenty (20) feet for individual duplex units.

3. Maximum building height: thirty (30) feet.

4. Maximum lot coverage: seventy (70) percent.

5. Floor area ratio: .6 floor area ratio (FAR). For purposes of FAR, the total floor area of buildings includes all habitable space and garage space, except as provided below.

a. The following items are exempt from the calculation of total floor area for purposes of the FAR calculation.

- i. Accessory units and accessory buildings (e.g. sheds) and/or carriage houses
- ii. Non-habitable under ground floor space (e.g. crawl spaces)
- iii. Attached and detached garages up to 400 square feet.

ZONING

6. Setback requirements.

- a. Front yard: ten (10) feet for the primary building facade. Six (6) feet for covered porches located on the ground floor and uncovered second floor decks.
- b. Rear yard: Principal building, ten (10) feet. Accessory buildings, detached garages and/or carriage house, five (5) feet.
- c. Side yard:

Lot Size (Square Feet)	Minimum Size for Each Side Yard	Total of Both Side Yards*
2,000—4,000	5 feet	10 feet
4,001—7,000	5 feet	10 feet, plus 1 foot for each additional 300 square feet of lot area over 4,000, to a maximum of 20 feet of total side yard

- d. When an accessory building, including garages, is located adjacent to a public right of way, eaves up to one foot in depth may encroach into the side yard setback.

7. Driveways shall comply with Chapter 155, Minimum Street Design and Access Criteria.

8. Parking.

- a. Per principal dwelling unit: A minimum of two (2) spaces per unit with up to three bedrooms. One additional parking space is required per each additional bedroom over three bedrooms.
- b. Per accessory unit: One (1) parking space per unit. This space shall not be stacked with any primary unit spaces.

E. Open Space: All development within the RN District is required to provide a minimum of thirty percent (30%) of the total area as open space. The open space may include areas maintained in a natural or undisturbed state, areas for active recreation, as well as plazas, pathways, sidewalks, landscaping, gardens, water features, fountains, or other similar areas which provide visual relief from the mass of buildings. Open space shall not include space used for driveways, parking areas, dumpster enclosures, or decks, patios and balconies above grade. The list of exclusions herein is not intended to be exhaustive and any item not mentioned may be determined by the Planning Commission and/or Town Council on a case by case basis.

F. All development is subject to the goals and standards of the Residential Overlay District as set forth in section 180-18.7.