

Sec. 3-800 RCX/Medium density apartment zone.

3-802 Permitted uses.

The following uses are permitted in the RCX zone:

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

3-803 Special uses.

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

(H) ~~Reserved. Rooming house;~~

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(J) The following commercial uses in a multi-unit-family building of four or more stories in height if limited to an area the size of the first floor or a floor below it, whichever is less, and located on the first floor or any floor below the first floor of the building:

3-805 Density and lot requirements.

(A) *Density.* ~~For townhouse dwellings only,~~ gross density shall not exceed 35 units per acre unless a special use permit is approved, in which case the density may be increased to an amount not to exceed 54.45 units per acre.

(B) *Lot size.*

(1) ~~Reserved. Each structure containing multifamily dwellings shall be located on a lot with a minimum of 1,245 square feet of land area for each dwelling unit.~~

3-806 Bulk and open space regulations.

(A) *Yard requirements.*

(2) *Side yards.*

(a) Each structure containing multi-unit-family dwellings shall provide two side yards each based on a setback ratio of 1:3 and a minimum size of 16 feet.

(d) 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 used for residential dwellings shall provide open and usable space calculated as follows:

- ~~(1) For multifamily dwellings, a minimum of 320 square feet for each dwelling unit or 40 percent of the total lot or tract area, whichever amount is greater.~~
- ~~(2) For all other residential uses, a minimum of 800 square feet for each dwelling unit.~~
- ~~(3) For rooming and boarding houses, an additional 200 square feet for each guest room.~~
- ~~(4) 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 ten percent 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.~~

3-807 - Certain structures, lots and uses inconsistent with these provisions.

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

- ~~(A) Single-unit family and two-unit family dwellings developed prior to June 24, 1992 shall be deemed to be in compliance with this ordinance and such uses may be redeveloped consistent with the use, lot and bulk limitations pursuant to which they were developed prior to said date.~~

3-809 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.
