

Sec. 5-400 CRMU-X/Commercial residential mixed use (Old Town North) zone.

5-402 Permitted uses.

The following uses are permitted in the CRMU-X zone:

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

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

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

5-404 Regulations for single-~~unit~~, two-~~unit-family~~ and townhouse dwellings

(A) Townhouse development.

(3) *Yards.* Each townhouse dwelling shall provide a rear yard based on a 1:2 setback ratio and a minimum of 16 feet; and side yards for interior end ~~lots~~ ~~units~~ wider than 25 feet based on a 1:3 setback ratio and a minimum of eight feet. No side yards shall be required on lots less than 25 feet wide.

(B) Single-~~family~~ and two-~~unit-family~~ development.

(1) *Lot size.* Each single-~~unit-family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-~~unit-family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(2) *Frontage.* When measured at both the front lot line and the front building line, each single-~~unit-family~~ ~~dwelling~~ and two-~~unit-family~~ duplex dwelling requires a minimum of 50 feet of frontage, and a semi-detached dwelling requires a minimum frontage of ~~25~~ 37.5 feet for each dwelling unit.

(3) *Yards.* ~~For residential uses the following yard requirements apply: Each single-family and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet.~~

(a) *Front Yards.* For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet.

(b) *Side yards.* Each residential use shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. No side yards shall be required on lots less than 25 feet wide.

(c) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

5-406 Floor area ratio.

The permitted floor area ratio of a development in the CRMU-X zone depends on whether a townhouse development, an all residential development or a mixture of uses is proposed and whether a special use permit is sought.

(A) *Single use/townhouses.* If no special use permit is sought, only single-unit, two-unit, and townhouses at a maximum floor area ratio of 1.5 are permitted.

5-408 Open space requirements.

(A) The ~~multi-unit-family~~ residential portion of each development shall provide a minimum of 25 percent of land area as open and usable space; provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable or includes comparable amenities.

5-412 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.
