2.2.3. **RN-A** RESIDENTIAL CORE NEIGHBORHOOD A

### A. **LOT**
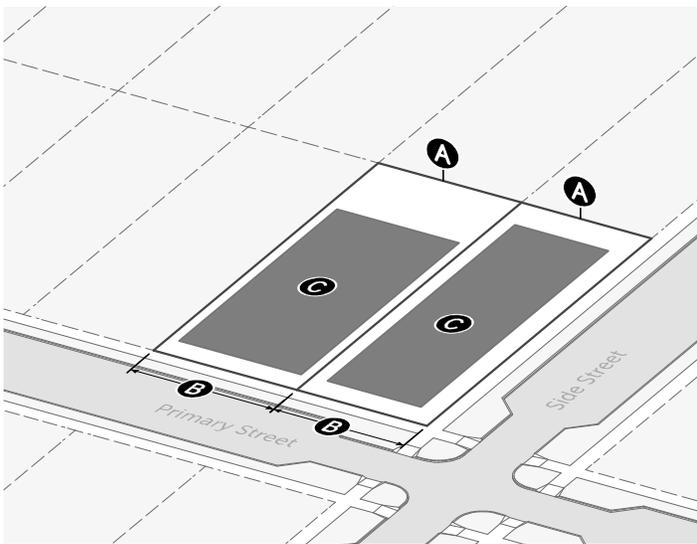
1. **LOT SIZE**	Sec. 2.10.2.
Ⓐ Area (min)	6,000 SF
Ⓑ Width (min)	
Front access	40'
Side / rear access	25'
2. **DENSITY**	Sec. 2.10.3.
Dwellings per lot (max)	
Base	1
With bonus: Existing Structure Preservation	2
With bonus: Affordable Dwelling Unit	6
3. **COVERAGE**	Sec. 2.10.4.
Ⓒ Building coverage (max)	
1 unit	45%
2 units	55%
3 to 4 units	60%
More than 4 units	65%
Building footprint (max)	
Up to 2 units	2,500 SF
More than 2 units	3,000 SF
Outdoor amenity space (min)	None

4. **BUILDING SETBACKS**	Sec. 2.10.5.
Ⓓ Primary street lot line (min/max)	10' / 20' or Existing Range
Ⓔ Side street lot line (min)	10'
Ⓕ Side lot line (min)	4'
Ⓖ Rear / alley lot line (min)	4'
5. **BUILD-TO**	Sec. 2.10.6.
Build-to width (min)	
Ⓗ Primary street	50%
Side street	None
6. **PARKING LOCATION**	Sec. 2.10.8.
Front yard	
Up to 2 units	Driveway only
More than 2 units	Not allowed
Side street yard	
Up to 2 units	Driveway only
More than 2 units	Not allowed
Side yard	Allowed
Rear yard	Allowed

RN-A

B. BUILDING
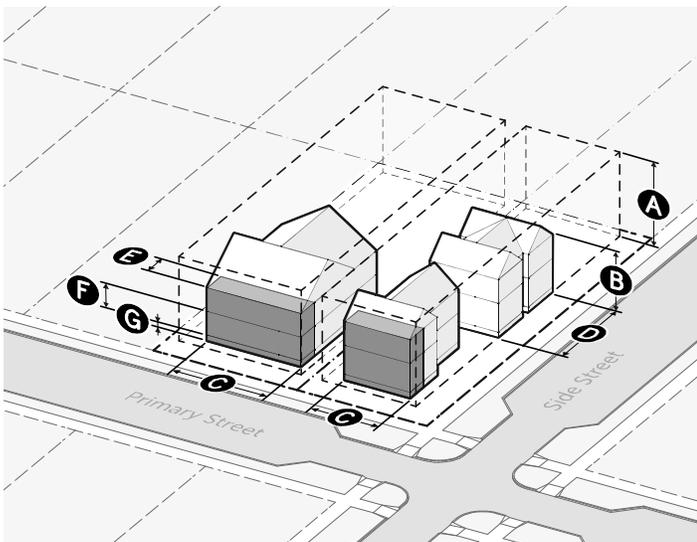
1. **HEIGHT**		Sec. 2.10.9.
A	Building height (max stories/feet)	2.5 / 35'
B	Side wall height (max)	28'
2. **MASSING**		Sec. 2.10.10.
	Building width (max)	
C	Primary street	40'
D	Side street	70'
E	Active depth (min)	9'
3. **GROUND STORY**		Sec. 2.10.11.
F	Ground story height (min)	9'
G	Finished floor elevation (min/max)	0' / 6'

4. **TRANSPARENCY**		Primary St.	Side St.
		Sec. 2.10.12.	
H	Ground story (min)	20%	15%
I	Upper story (min)	10%	10%
J	Blank wall width (max)	10'	20'
5. **ENTRANCES**		Sec. 2.10.13.	
K	Street-facing entry spacing (max)	40'	60'
	Entry feature	Yes	Yes
6. **FENCES AND WALLS**		Sec. 2.10.14.	
	Front yard height (max)	4'	
	Side street yard height (max)		
	Within 3' of lot line	4'	
	More than 3' from lot line	6'	