

TABLE 6-A: PERMITTED AND CONDITIONAL USES IN RESIDENTIAL NEIGHBORHOOD ZONES

		RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	Use Standards
Residential	Single-family dwellings	●	●	●	●			
	Two-family dwellings	●	●	●	●			
	Three-family dwellings	●	●	●	●			
	Four-family dwellings	●	●	●	●			
	Multi-family dwellings	○	●	○	●	●	●	6.4.12
	Townhouse dwellings		●		●		●	6.4.13
	Group homes	○	○	○	○	○	○	6.4.17
	Lodging houses			○	○	●	●	6.4.21
Institutional	Child care centers + small child care facilities	○	○	○	○	○	○	6.4.9
	Elementary, middle, and secondary schools	○	○	○	○	○	○	
	Governmental uses	●	●	●	●	●	●	
	Places of assembly	○	○	○	○	○	○	6.4.30
	Post-secondary schools			○	○	○	○	6.4.31
	Residential care facilities (small)	○	○	○	○	○	○	6.4.35
	Residential care facilities (large)	○	○	○	○	○	○	
	Bed and breakfasts				●/○	●/○	●/○	6.4.7
Comm.	Hostels				●/○	●/○	●/○	6.4.18
	Market gardens	○	○	○	○	○	○	6.4.25
	Neighborhood nonresidential reuse	○	○	○	○	○	○	6.4.26
Other	Cemeteries	●	●	●	●	●	●	
	Parks and open spaces	●	●	●	●	●	●	
	Solar energy systems (minor)	●	●	●	●	●	●	6.4.38
	Utility substations	○	○	○	○	○	○	6.4.39

Key: ● = permitted | ○ = conditional | Blank = not permitted | ●/○ = permitted or conditional per use standards

6.4.12 Dwellings, multi-family

A. Use limitations

1. In the RN-1 and RN-3 zones, multi-family dwellings are allowed only as conversions of existing nonresidential structures.
2. In the I-B zone, multi-family dwellings are allowed only as conversions of existing residential or nonresidential structures.

B. Conversion standards

1. No multi-family conversion is allowed in an existing structure with less than 1,500 square feet of habitable floor area.
2. Any new off-street parking provided for multi-family conversion of existing residential structures shall be located to the side or rear of the structure.

6.4.13 Dwellings, townhouse

- A.** For townhouse dwellings, interior side setback requirements do not apply to the interior side yard where the party wall for the structure is located. Such requirements only apply to end units without an attached party wall.
- B.** There shall be a minimum separation of 15 feet between exterior sidewalls of townhouse buildings. Where the front or rear wall of a townhouse faces the front or rear wall of another townhouse, the minimum required separation between such buildings shall be 30 feet. Driveways and parking areas may be located within this minimum separation area.

6.4.14 Emergency shelters

- A.** In the B-3 zone, no emergency shelters shall be permitted north of Oxford Street.
- B.** The facility shall provide adequate space for conducting security searches and other assessments.

- C.** The facility shall be designed with a centralized shelter operations office on each level providing sightlines to sleeping areas. This provision shall not apply for emergency shelters designed for family use.
- D.** A management plan adequately outlining the following areas shall be provided: management responsibilities; process for resolving neighborhood concerns; staffing; access restrictions; on-site surveillance; safety measures; controls for resident behavior and noise levels; and monitoring reports.
- E.** Adequate access to and from fixed route transit service shall be provided. The facility shall be within a ¼ mile of fixed route transit service, or shall be within ½ mile of fixed route transit service and provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit.
- F.** The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs.
- G.** Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site.
- H.** An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests.

6.4.15 General offices and general services

- A.** General office and general service uses in the I-B and B-1 zones are limited to a maximum of 5,000 square feet of gross floor area.
- B.** General office uses in the I-L and I-Lb zones shall be limited to those involving minimal