

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

SRR District

New Name: R215

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Agricultural uses existing at time this zone is applied to land Community residential facilities serving eight (8) or fewer persons Day-care homes serving twelve (12) or fewer children Parks and playgrounds Residential accessory buildings and uses Single-family residential dwellings	Household Living Detached house Lot line house Townhouse (in cluster/conservation only) →2-unit townhouse →3+-unit townhouse Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence Day Care →Residential Day Care (1-12) Park/Recreation Utilities and Services →Basic, minor Agriculture, Animal Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance
Churches Community residential facilities serving nine (9) or more persons Day-care centers serving thirteen (13) or more persons Nursing homes and personal care facilities Public and private elementary schools	Group Living →Except as otherwise noted →Community Residential Facility (9+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding

Lot and Building Standards

	SRR [Existing]	R215 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	None	215,000
→Area per unit (sq. ft.)	217,800	215,000
Minimum Setbacks (feet)		
→Front	25	25
→Street side (corner)	12.5	12.5
→Side (interior)	25	25
→Rear	25	25
Max. Building Height (feet)	30	35
CLUSTER DEV'T²		

¹Lot size description changed to provide more clarity.

²Current cluster standards are found in Chapter 19.69. They allow Rural, Urban, Small Scale, and Planned Neighborhood Cluster types in a variety of districts. The cluster standards in the new ordinance are limited to large lot/districts and open space and are not directly comparable with the current regulations.

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

LSR District

New Name: R80

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Agricultural uses existing at time this zone is applied to land Community residential facilities serving eight (8) or fewer persons Day-care homes serving twelve (12) or fewer children Parks and playgrounds Residential accessory buildings and uses Single-family residential dwellings	Household Living Detached house Lot line house Townhouse (in cluster/conservation only) →2-unit townhouse →3+-unit townhouse Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence Day Care →Residential Day Care (1-12)

Conditional Uses

Existing Ordinance	New Ordinance
Churches Community residential facilities serving nine (9) or more persons Day-care centers serving thirteen (13) or more persons Nursing homes and personal care facilities Public and private elementary schools	Group Living →Except as otherwise noted →Community Residential Facility (9+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding

Lot and Building Standards

	LSR [Existing]	R80 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	None	80,000
→Area per unit (sq. ft.)	87,120	80,000
Minimum Setbacks (feet)		
→Front	25	25
→Street Side (corner)	12.5	12.5
→Side (interior)	25	12.5
→Rear	25	25
Max. Building Height (feet)	30	35
CLUSTER DEV'T²		

¹Lot size description changed to provide more clarity.

²Current cluster standards are found in Chapter 19.69. They allow Rural, Urban, Small Scale, and Planned Neighborhood Cluster types in a variety of districts. The cluster standards in the new ordinance are limited to large lot/districts and open space and are not directly comparable with the current regulations.

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

RLD-1 District

New Name: R40

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Community residential facilities serving eight (8) or fewer persons Day-care homes serving twelve (12) or fewer persons One-family dwellings Parks and playgrounds Residential accessory buildings and uses	<p>Household Living</p> <ul style="list-style-type: none"> →Residential Day Care (1-12) Detached house Lot line house Townhouse (in cluster/conservation only) <ul style="list-style-type: none"> →2-unit townhouse →3+-unit townhouse <p>Group Living</p> <ul style="list-style-type: none"> →Community Residential Facility (8 or fewer) →Domestic Violence Residence <p>Day Care</p> <p>Park/Recreation</p> <p>Utilities and Services</p> <ul style="list-style-type: none"> →Basic, minor <p>Agriculture, Animal Agriculture, Crop</p> <p>Community Garden</p> <p>Wireless Communication Facility</p> <ul style="list-style-type: none"> →Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance
Community residential facilities serving nine (9) or more persons Day-care centers serving thirteen (13) or more persons Churches Nursing homes personal care facilities Public & private elementary schools	<p>Group Living</p> <ul style="list-style-type: none"> →Except as otherwise noted →Community Residential Facility (9+) <p>Religious Assembly</p> <p>Safety Services</p> <p>School</p> <p>Utilities and Services</p> <ul style="list-style-type: none"> →Major <p>Lodging</p> <ul style="list-style-type: none"> →Bed and Breakfast <p>Wireless Communication Facility</p> <ul style="list-style-type: none"> →Freestanding

Lot and Building Standards

	RLD-1 [Existing]	R40 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	40,000	40,000
→Area per unit (sq. ft.)	43,560	40,000
Minimum Setbacks (feet)		
→Front	25	25
→Street Side (corner)	12.5	12.5
→Side (interior)	15	15
→Rear	25	25
Max. Building Height (feet)	30	35
CLUSTER DEV'T²		

¹Lot size description changed to provide more clarity.

²Current cluster standards are found in Chapter 19.69. They allow Rural, Urban, Small Scale, and Planned Neighborhood Cluster types in a variety of districts. The cluster standards in the new ordinance are limited to large lot/districts and open space and are not directly comparable with the current

Side by Side Comparison
Existing Residential vs. Consolidated Public Review Draft Residential Districts
February 10, 2009
regulations.

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

RLD-2 District

New Name: R20

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Community residential facilities serving eight (8) or fewer persons Day-care homes serving twelve (12) or fewer persons One-family dwellings Parks and playgrounds Residential accessory buildings and uses	<p>Household Living Detached house Lot line house Townhouse (in cluster/conservation only) →2-unit townhouse →3+-unit townhouse</p> <p>Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence</p> <p>Day Care →Residential Day Care (1–12)</p> <p>Park/Recreation</p> <p>Utilities and Services →Basic, minor</p> <p>Agriculture, Crop</p> <p>Community Garden</p> <p>Wireless Communication Facility →Co-located antenna</p>

Conditional Uses

Existing Ordinance	New Ordinance
Churches Community residential facilities serving nine (9) or more persons Day-care centers serving thirteen (13) or more persons Nursing homes personal care facilities Public & private elementary schools	<p>Group Living →Except as otherwise noted →Community Residential Facility (9+)</p> <p>Religious Assembly</p> <p>Safety Services</p> <p>School</p> <p>Utilities and Services →Major</p> <p>Lodging →Bed and Breakfast</p> <p>Wireless Communication Facility →Freestanding</p>

Lot and Building Standards

	RLD-2 [Existing]	R20 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	20,000	20,000
→Area per unit (sq. ft.)	21,780	20,000
Minimum Setbacks (feet)		
→Front	25	25
→Street Sid(corner)	12.5	12.5
→Side (interior)	15	15
→Rear	25	25
Max. Building Height (feet)	30	35
CLUSTER DEV'T²		

¹Lot size description changed to provide more clarity.

²Current cluster standards are found in Chapter 19.69. They allow Rural, Urban, Small Scale, and Planned Neighborhood Cluster types in a variety of districts. The cluster standards in the new ordinance are limited to large lot/districts and open space and are not directly comparable with the current regulations.

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

RLD-4 District

New Name: RT10

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Community residential facilities serving eight (8) or fewer persons Day-care homes serving twelve (12) or fewer children One-family dwellings Parks and playgrounds Residential accessory buildings and uses Two family dwellings	Household Living Detached house Lot line house Townhouse →2-unit townhouse →3+-unit (cluster only) Two-unit house Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence Day Care →Residential Day Care (1-12) Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance
Churches Community residential facilities serving nine (9) or more persons Day-care centers serving thirteen (13) or more persons Nursing homes personal care facilities Public & private elementary schools	Group Living →Except as otherwise noted →Community Residential Facility (9+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding

Lot and Building Standards

	RLD-4 [Existing]	RT10 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	10,000	10,000
→Area per unit (sq. ft.)	10,890	10,000
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	7.5	7.5
→Rear	20	20
Max. Building Height (feet)	30	35
CLUSTER DEV'T²		

¹Lot size description changed to provide more clarity.

²Current cluster standards are found in Chapter 19.69. They allow Rural, Urban, Small Scale, and Planned Neighborhood Cluster types in a variety of districts. The cluster standards in the new ordinance are limited to large lot/districts and open space and are not directly comparable with the current regulations.

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

RR-I District

New Name: R8

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance	
Community residential facilities serving eight (8) or fewer persons Day care homes serving twelve (12) or fewer children One family dwellings Parks and playgrounds Residential accessory buildings and uses	Household Living Detached house Lot line house Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence Day Care →Residential Day Care (1-12)	Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance	
Churches Community residential facilities serving nine (9) or more persons Day care centers serving thirteen (13) or more persons Nursing homes personal care facilities Public and private elementary schools	Group Living →Except as otherwise noted →Community Residential Facility (9+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding	

Lot and Building Standards

	RR-I [Existing]	R8 [New]
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	8,000	8,000
→Area per unit (sq. ft.)	8,000	8,000
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	7.5	7.5
→Rear	20	20
Max. Building Height (feet)	30	35

¹Lot size description changed to provide more clarity.

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

A District

New Name: R5.4 (The new R5.4 district consolidates the A and R-I districts.)

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Churches and temples Community residential facilities serving eight (8) or fewer persons Day care homes serving twelve (12) or fewer children Day nurseries and day care centers serving thirteen (13) or more persons Fraternities and sororities Libraries One family dwellings Parks and playgrounds Public utility installations, where no business office, repair or storage facilities are maintained Residential accessory buildings and uses Schools and colleges	Household Living Detached house Lot line house Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence Day Care →Residential Day Care (1-12) Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance
Community residential facilities serving nine (9) or more persons Nursing homes personal care facilities	Group Living →Except as otherwise noted →Community Residential Facility (9+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding

Lot and Building Standards

	A [Existing]	R5.4 [New]
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	5,400	5,400
→Area per unit (sq. ft.)	5,400	5,400
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	7.5	7.5
→Rear	20	20
Max. Building Height (feet)	40	35

¹ Lot size description changed to provide more clarity.

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

R-I District

New Name: R5.4 (The new R5.4 district consolidates the A and R-I districts.)

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Community residential facilities serving eight (8) or fewer persons Day care homes serving twelve (12) or fewer children One family dwellings Parks and playgrounds Residential accessory buildings and uses	Household Living Detached house Lot line house Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence Day Care →Residential Day Care (1–12) Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance
Churches Community residential facilities serving nine (9) or more persons Day care centers serving thirteen (13) or more persons Nursing homes personal care facilities Public and private elementary schools	Group Living →Except as otherwise noted →Community Residential Facility (9+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding

Lot and Building Standards

	R-I [Existing]	R5.4 [New]
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	5,400	5,400
↳Area per unit (sq. ft.)	5,400	5,400
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	7.5	7.5
→Rear	20	20
Max. Building Height (feet)	30	35

¹Lot size description changed to provide more clarity.

Side by Side Comparison
Existing Residential vs. Consolidated Public Review Draft Residential Districts
February 10, 2009

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

R-VIII District

New Name: RT5.4(M)

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Community residential facilities serving eight (8) or fewer persons Day-care homes serving twelve (12) or fewer children One family dwellings Parks and playgrounds Residential accessory buildings and uses Two family dwellings	Household Living Detached house Lot line house Townhouse →2-unit townhouse Two-unit house Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence Day Care →Residential Day Care (1-12) Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance
Churches Community residential facilities serving nine (9) or more persons Day-care centers serving thirteen (13) or more persons Nursing homes personal care facilities Public and private elementary schools Residential mini-warehouses	Group Living →Except as otherwise noted →Community Residential Facility (9+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding Residential Storage Warehouse

Lot and Building Standards

	R-VIII [Existing]	RT5.4(M) [New]
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	5,400	5,400
→Area per unit (sq. ft.)	5,400	5,400
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	7.5	7.5
→Rear	20	20
Max. Building Height (feet)	30	35

¹Lot size description changed to provide more clarity.

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

R-II District

New Name: RT2.7

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Churches and temples Community residential facilities serving eight (8) or fewer persons Day care homes serving twelve (12) or fewer children Fire stations Libraries One family dwellings Parks and playgrounds Public and private schools and colleges Public utilities Residential accessory buildings and uses Two family dwellings	Household Living Detached house Lot line house Townhouse →2-unit townhouse Two-unit house Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence College/University Day Care →Residential Day Care (1-12) Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance
Community residential facilities serving nine (9) or more persons Day care centers serving thirteen (13) or more persons Nursing homes personal care facilities	Group Living →Except as otherwise noted →Community Residential Facility (9+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding Residential Storage Warehouse

Lot and Building Standards

	R-II [Existing]	RT2.7 [New]
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	5,400	3,000
→Area per unit (sq. ft.)	2,700	2,700
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	5	5
→Rear	20	20
Max. Building Height (feet)	30	35

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

¹Lot size description changed to provide more clarity.

R-XII District

New Name: RM2.7; The new RM2.7 district consolidates the R-XII and MU districts.

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Community residential facilities serving eight (8) or fewer persons Community residential facilities serving nine (9) or more persons Day-care homes serving twelve (12) or fewer persons Day-care centers serving thirteen (13) or more persons Multiple dwellings One family dwellings Parks and playgrounds Residential accessory buildings and uses Two family dwellings	Household Living Detached house Lot line house Townhouse →2-unit townhouse →3+-unit townhouse Two-unit house Multi-dwelling house Multi-dwelling building Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence Day Care →Residential Day Care (1–12) Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance
Churches Nursing homes personal care facilities Public & private elementary schools Residential mini-warehouses	Group Living →Except as otherwise noted →Community Residential Facility (9+) ↳Fraternity/Sorority Day Care →Day Care Center (13+) Library/Cultural Exhibit Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding Residential Storage Warehouse

Lot and Building Standards

	R-XII [Existing]	RM2.7 [New]
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	5,400	3,000
→Area per unit (sq. ft.)	3,600 / 2,700	2,700
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	5	5
→Rear	20	20
Max. Building Height (feet)	30	35

¹Lot size description changed to provide more clarity.

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

MU (Mixed Use) District

New Name: RM2.7; The new RM2.7 district consolidates the R-XII and MU districts.

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Commercial and industrial uses, as stipulated in 19.93.120 Community residential facilities serving eight (8) or fewer persons Community residential facilities serving nine (9) or more persons Day-care homes serving twelve (12) or fewer persons Day-care centers serving thirteen (13) or more persons Multi-family dwellings One family dwellings Parks and playgrounds Residential accessory buildings and uses Two family dwellings	<p>Household Living</p> <ul style="list-style-type: none"> →Domestic Violence Residence Detached house Lot line house Townhouse <ul style="list-style-type: none"> →2-unit townhouse →3+-unit townhouse Two-unit house Multi-dwelling house Multi-dwelling building <p>Group Living</p> <ul style="list-style-type: none"> →Community Residential Facility (8 or fewer)

Conditional Uses

Existing Ordinance	New Ordinance
Churches Nursing homes and personal care facilities Public & private elementary schools Residential mini-warehouses	<p>Group Living</p> <ul style="list-style-type: none"> →Except as otherwise noted →Community Residential Facility (9+) →Fraternity/Sorority <p>Day Care</p> <ul style="list-style-type: none"> →Day Care Center (13+) <p>Library/Cultural Exhibit</p> <p>Religious Assembly</p>

Lot and Building Standards

	MU [Existing]	RM2.7 [New]
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	5,400	3,000
→Area per unit (sq. ft.)	3,600 / 2,700	2,700
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	5	5
→Rear	20	20
Max. Building Height (feet)	30	35

¹Lot size description changed to provide more clarity.

Side by Side Comparison
Existing Residential vs. Consolidated Public Review Draft Residential Districts
February 10, 2009

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

R-III District

New Name: RM1 (The new R1 district consolidates the R-III, B and R-IV districts.)

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Churches and temples Community residential facilities serving eight (8) or fewer persons Day-care homes serving twelve (12) or fewer persons Fire stations Libraries One family dwellings Parks and playgrounds Public and private schools and colleges Public utilities Residential accessory buildings and uses Two family dwellings Triplexes and fourplexes	<p>Household Living Detached house Lot line house Townhouse →2-unit townhouse →3+-unit townhouse Two-unit house Multi-dwelling house Multi-dwelling building</p> <p>Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence</p> <p>→Fraternity/Sorority College/University Day Care →Residential Day Care (1-12) Library/Cultural Exhibit Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna</p>

Conditional Uses

Existing Ordinance	New Ordinance
Community residential facilities serving nine (9) or more persons Day-care centers serving thirteen (13) or more persons Nursing homes personal care facilities	<p>Group Living →Except as otherwise noted →Community Residential Facility (9+)</p> <p>Day Care →Day Care Center (13+)</p> <p>Religious Assembly Safety Services School</p> <p>Utilities and Services →Major Lodging →Bed and Breakfast Residential Support Services Wireless Communication Facility →Freestanding Residential Storage Warehouse</p>

Lot and Building Standards

	R-III [Existing]	RM1 [New]
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	3,600	3,000
→Area per unit (sq. ft.)	No bedrooms – 1,000 1 bedroom – 1,500 2 bedrooms – 2,000 3 bedrooms – 2,500	1,000
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	5	5
→Rear	20	20

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

	R-III [Existing]	RM1 [New]
Max. Building Height (feet)	30	45

Lot size description changed to provide more clarity.

B District

New Name: RM1 (The new R1 district consolidates the R-III, B and R-IV districts.)

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Accessory buildings located on the same lot Churches and temples Community residential facilities serving eight (8) or fewer persons Community residential facilities serving nine (9) or more persons Day care homes serving twelve (12) or fewer children Day nurseries, Day care centers serving thirteen (13) or more persons, and kindergartens Fraternities and sororities in certain locations Libraries Multiple dwellings One family dwellings Parks and playgrounds Public utility installations, where no business office, repair or storage facilities are maintained Residential accessory uses Schools and colleges Two family dwellings Any public fire station and telephone exchange where no public business office and no repair or storage facilities are maintained, or any necessary public utility building	Household Living Detached house Lot line house Townhouse →2-unit townhouse →3+-unit townhouse Two-unit house Multi-dwelling house Multi-dwelling building Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence →Fraternity/Sorority College/University Day Care →Residential Day Care (1-12) Library/Cultural Exhibit Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance		
Apartment houses in certain locations (as approved by the Board of Adjustment) Nursing homes personal care facilities	<table border="1"> <tr> <td> Group Living →Except as otherwise noted →Community Residential Facility (9+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School </td> <td> Utilities and Services →Major Lodging →Bed and Breakfast Residential Support Services Wireless Communication Facility →Freestanding Residential Storage Warehouse </td> </tr> </table>	Group Living →Except as otherwise noted →Community Residential Facility (9+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School	Utilities and Services →Major Lodging →Bed and Breakfast Residential Support Services Wireless Communication Facility →Freestanding Residential Storage Warehouse
Group Living →Except as otherwise noted →Community Residential Facility (9+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School	Utilities and Services →Major Lodging →Bed and Breakfast Residential Support Services Wireless Communication Facility →Freestanding Residential Storage Warehouse		

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

Lot and Building Standards

	B [Existing]	RM1 [New]
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	3,500	3,000
→Area per unit (sq. ft.)	No bedrooms – 1,000 1 bedroom – 1,500 2 bedrooms – 2,000 3 bedrooms – 2,500	1,000
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	5	5
→Rear	20	20
Max. Building Height (feet)	45	45

¹Lot size description changed to provide more clarity.

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

R-IV District

New Name: RM1 (The new R1 district consolidates the R-III, B and R-IV districts.)

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Accountants Barber and beauty shops Churches and temples Community residential facilities serving eight (8) or fewer persons Community residential facilities serving nine (9) or more persons Convents and monasteries Credit union offices [Day care homes serving twelve (12) or fewer persons: OPN] Dental clinics Doctor's offices Insurance offices Lawyer's offices Libraries Multiple dwellings Nurseries and day care centers serving thirteen (13) or more persons Nursing and convalescent homes One family dwellings Optician's offices Optometrist's offices Parks and playgrounds personal care facilities Public and private schools and colleges Public parking area Public utilities Real estate offices Residential accessory buildings and uses Two family dwellings Water testing laboratory, subject to conditions	Household Living Detached house Lot line house Townhouse →2-unit townhouse →+-unit townhouse Two-unit house Multi-dwelling house Multi-dwelling building Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence →Fraternity/Sorority College/University Day Care →Residential Day Care (1-12) Library/Cultural Exhibit Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance
	Group Living →Except as otherwise noted →Community Residential Facility (9+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

Lot and Building Standards

	R-IV [Existing]	RM1 [New]
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	3,600	3,000
→Area per unit (sq. ft.)	0 bedrooms – 1,000 1 bedroom – 1,500 2 bedrooms – 2,000 3 bedrooms – 2,500	1,000
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	5	5
→Rear	20	20
Max. Building Height (feet)	30	45

¹Lot size description changed to provide more clarity.

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

RH District

New Name: RM0.5

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
<p>Churches and temples Community residential facilities serving eight (8) or fewer persons Day-care homes serving twelve (12) or fewer persons Fire stations Libraries One family dwellings Parks and playgrounds Public and private schools and colleges Public utilities Residential accessory buildings and uses Two family dwellings Triplexes and fourplexes Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard. High rise multiple family buildings. Such buildings may include:</p> <ol style="list-style-type: none"> 1. Business, professional or governmental offices in which no activity is carried on catering to retail trade with the general public nor maintenance of a stock of goods for sale. Such offices shall provide professional or essential services primarily for the residents of the building in which it is located or adjacent buildings in the same zoning district or be a professional office activity which can be more effectively performed in a residential environment and do not create objectionable influence in a residential area. All office uses shall be limited to the same floor in a structure of at least three floors. No office shall be above or on the same floor as any residence; and, 2. Limited commercial activity only on the ground floor of a structure with a minimum of three floors. The total space for all commercial activities within such building shall be limited to a maximum of one hundred square feet for each dwelling unit contained within the building. Commercial activity shall be primarily for the residents of the building in which the use is located or adjacent buildings in the same zoning district; 3. Off street parking is allowed within a residential structure if it is not located above or on the same floor as any residence, and if such parking is used, it shall be only for the residents, their guests, and patrons of that structure. <p>Multiple dwellings in accordance with the provisions of the R IV zone. Parking in conjunction with permitted uses. Private lodges of fraternal organizations, excluding bars; provided, that any such establishment shall not be conducted primarily for financial gain and shall have a maximum of one hundred members.</p>	<p>Household Living Detached house Lot line house Townhouse →2-unit townhouse →3+-unit townhouse Two-unit house Multi-dwelling house Multi-dwelling building Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence →Fraternity/Sorority College/University Day Care →Residential Day Care (1-12) Library/Cultural Exhibit Park/Recreation Utilities and Services →Basic, minor Lodging →Bed and Breakfast Residential Support Services Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna</p>

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

Conditional Uses

Existing Ordinance	New Ordinance	
	Group Living →Except as otherwise noted →Community Residential Facility (9+)	Safety Services School Utilities and Services →Major Wireless Communication Facility →Freestanding Residential Storage Warehouse
	Day Care →Day Care Center (13+)	
	Religious Assembly	

Lot and Building Standards

	RH [Existing]	RM0.5 [New]
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	3,600	3,000
→Area per unit (sq. ft.)	No bedrooms – 750 1, 2, 3 bedrooms – 1000 1 sq/ft of land for each gross sq/ft of comm., office, or parking space	500
Minimum Setbacks (feet)		
→Front	15	20
→Street Side (corner)	10	10
→Side (interior)	7.5	7.5
→Rear	15	20
Max. Building Height (feet)	125	125

¹Lot size description changed to provide more clarity.

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

R-VI District

New Name: RMH

Allowed Uses

Note: names of many existing uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Any use permitted in the RR I, R I, R II, R III or R IV districts. Mobile home parks approved in accordance with Title 16.	Household Living →Manufactured Housing Park Detached house Lot line house Townhouse →2-unit townhouse →3+-unit townhouse Two-unit house Multi-dwelling house Multi-dwelling building Group Living →Community Residential Facility (8 or fewer) →Domestic Violence Residence College/University Day Care →Residential Day Care (1-12) Library/Cultural Exhibit Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance
	Group Living →Except as otherwise noted →Community Residential Facility (9+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School Utilities and Services →Major Wireless Communication Facility →Freestanding Residential Storage Warehouse

Lot and Building Standards

	R-VI [Existing]	R1 [New]
Minimum Lot Size		
→Area per structure (sq. ft.) ¹	3,600	3,000
→Area per unit (sq. ft.)	No bedrooms – 1,000 1 bedroom – 1,500 2 bedrooms – 2,000 3 bedrooms – 2,500	1,000
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	5	5
→Rear	20	20

Side by Side Comparison

Existing Residential vs. Consolidated Public Review Draft Residential Districts

February 10, 2009

	R-VI [Existing]	R1 [New]
Max. Building Height (feet)	30	45

Lot size description changed to provide more clarity.