

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 Townhouse (in cluster/conservation only) →2-unit townhouse →3+-unit townhouse Group Living →Community Residential Facility (8 or fewer) 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+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding

Parcel and Building Standards

	SRR [Existing]	R215 [New]
CONVENTIONAL DEV'T		
Minimum Parcel 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 or 2 stories	30/35 ³
CLUSTER DEV'T²		

¹Parcel 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. City Council Public Hearing Draft, Residential Districts

³Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

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 Townhouse (in cluster/conservation only) →2-unit townhouse →3+-unit townhouse Group Living →Community Residential Facility (8 or fewer) 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+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding

Parcel and Building Standards

	LSR [Existing]	R80 [New]
CONVENTIONAL DEV'T		
Minimum Parcel 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	15
→Rear	25	25
Max. Building Height (feet)	30 or 2 stories	30/35 ³
CLUSTER DEV'T²		

¹Parcel 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.

³Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

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	Household Living Detached house Townhouse (in cluster/conservation only) →2-unit townhouse →3+-unit townhouse Group Living →Community Residential Facility (8 or fewer) 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
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	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 Wireless Communication Facility →Freestanding

Parcel and Building Standards

	RLD-1 [Existing]	R40 [New]
CONVENTIONAL DEV'T		
Minimum Parcel 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 or 2 stories	30/35 ³
CLUSTER DEV'T²		

¹Parcel 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.

³Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

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	Household Living Detached house Townhouse (in cluster/conservation only) →2-unit townhouse →3+-unit townhouse Group Living →Community Residential Facility (8 or fewer)	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+) Day Care →Day Care Center (13+) Religious Assembly Safety Services	School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding

Parcel and Building Standards

	RLD-2 [Existing]	R20 [New]
CONVENTIONAL DEV'T		
Minimum Parcel 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 or 2 stories	30/35 ³
CLUSTER DEV'T²		

¹Parcel 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.

³Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

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 Townhouse – 2 unit	Household Living Detached house Townhouse →2-unit townhouse →3+-unit (cluster only) Two-unit house Group Living →Community Residential Facility (8 or fewer) 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+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding

Parcel and Building Standards

	RLD-4 [Existing]	RT10 [New]
CONVENTIONAL DEV'T		
Minimum Parcel 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 or 1/3 ht	7.5 or 1/3 ht
→Rear	20	20
Max. Building Height (feet)	30 or 2 stories	30/35 ³
CLUSTER DEV'T²		

¹Parcel 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.

³Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

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	<table border="0"> <tr> <td style="vertical-align: top;"> Household Living Detached house Group Living →Community Residential Facility (8 or fewer) Day Care →Residential Day Care (1–12) </td> <td style="vertical-align: top;"> Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna </td> </tr> </table>	Household Living Detached house Group Living →Community Residential Facility (8 or fewer) Day Care →Residential Day Care (1–12)	Park/Recreation Utilities and Services →Basic, minor Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna
Household Living Detached house Group Living →Community Residential Facility (8 or fewer) 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	<table border="0"> <tr> <td style="vertical-align: top;"> 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 Wireless Communication Facility →Freestanding </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 Wireless Communication Facility →Freestanding
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 Wireless Communication Facility →Freestanding		

Parcel and Building Standards

	RR-I [Existing]	R8 [New]
Minimum Parcel 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 or 1/3 ht	7.5 or 1/3 ht
→Rear	20	20
Max. Building Height (feet)	30 or 2 stories	30/35 ²

¹Parcel size description changed to provide more clarity.

²Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

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 Group Living →Community Residential Facility (8 or fewer) 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+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School
	Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding

Parcel and Building Standards

	A [Existing]	R5.4 [New]
Minimum Parcel 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 or 1/3 ht	7.5 or 1/3 ht
→Rear	20	20
Max. Building Height (feet)	40	30/35 ²

¹Parcel size description changed to provide more clarity.

²Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

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 Group Living →Community Residential Facility (8 or fewer) 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+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding

Parcel and Building Standards

	R-I [Existing]	R5.4 [New]
Minimum Parcel 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 or 1/3 ht	7.5 or 1/3 ht
→Rear	20	20
Max. Building Height (feet)	30	30/35 ²

¹Parcel size description changed to provide more clarity.

Side by Side Comparison

Existing Residential vs. City Council Public Hearing Draft, Residential Districts

²Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

R-VIII District

New Name: RT5.4

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 Townhouse – 2 unit	Household Living Detached house Townhouse →2-unit townhouse Two-unit house Group Living →Community Residential Facility (8 or fewer) 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+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School Utilities and Services →Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding Residential Storage Warehouse

Parcel and Building Standards

	R-VIII [Existing]	RT5.4(M) [New]
Minimum Parcel 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 or 1/3 ht	7.5 or 1/3 ht
→Rear	20	20
Max. Building Height (feet)	30 or 2 stories	30/35 ²

¹Parcel size description changed to provide more clarity.

²Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

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 Townhouse – 2 unit	Household Living Detached house Townhouse →2-unit townhouse Two-unit house Group Living →Community Residential Facility (8 or fewer)	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+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School Utilities and Services	→Major Lodging →Bed and Breakfast Wireless Communication Facility →Freestanding Residential Storage Warehouse College/University

Parcel and Building Standards

	R-II [Existing]	RT2.7 [New]
Minimum Parcel 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 or 1/3 ht	5
→Rear	20	20
Max. Building Height (feet)	30 or 2 stories	30/35 ²

¹ Parcel size description changed to provide more clarity.

²Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

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 Townhouse	Household Living Detached 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)	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

Parcel and Building Standards

	R-XII [Existing]	RM2.7 [New]
Minimum Parcel 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 or 1/3 ht	5
→Rear	20	20
Max. Building Height (feet)	30	30/35 ²

Side by Side Comparison

Existing Residential vs. City Council Public Hearing Draft, Residential Districts

¹Parcel size description changed to provide more clarity.

²Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

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 Townhouse	Household Living Detached 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)	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 and 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

Parcel and Building Standards

	MU [Existing]	RM2.7 [New]
Minimum Parcel 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 or 1/3 ht	5
→Rear	20	20
Max. Building Height (feet)	30	30/35 ²

¹ Parcel size description changed to provide more clarity.

Side by Side Comparison

Existing Residential vs. City Council Public Hearing Draft, Residential Districts

²Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

R-III District

New Name: RM1.5-35 (The new R1.5-35 district consolidates the R-III 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 Townhouse	Household Living Detached 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) →Fraternity/Sorority 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
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+) Day Care →Day Care Center (13+) Religious Assembly Safety Services School Office Parking, Non-accessory Utilities and Services →Major Lodging →Bed and Breakfast Residential Support Services Wireless Communication Facility →Freestanding Residential Storage Warehouse College/University Personal Improvement Service Water testing Laboratory

Lot and Building Standards

	R-III [Existing]	RM1.5-35 [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 minimum – 3,600	1,500
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	5 or 1/3 ht	5
→Rear	20	20
Max. Building Height (feet)	30 or 2 stories	30/35 ²

¹Parcel size description changed to provide more clarity.

²Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

B District

New Name: RM1.5-45

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

<i>Existing Ordinance</i>	<i>New Ordinance</i>
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 Townhouse	Household Living Detached 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) →Fraternity/Sorority 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

<i>Existing Ordinance</i>	<i>New Ordinance</i>	
Apartment houses in certain locations (as approved by the Board of Adjustment) Nursing homes Personal care facilities	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 College/University

Parcel and Building Standards

	B [Existing]	RM1.5-45 [New]
Minimum Parcel 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 minimum - 3,500	1,500
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	5 or 1/3 ht	5
→Rear	20	20
Max. Building Height (feet)	45 or 3 stories	45

¹Parcel size description changed to provide more clarity.

R-IV District

New Name: RM1.5-35 (The new R1.5-35 district consolidates the R-III 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	Household Living Detached 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) →Fraternity/Sorority 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
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	
Townhouse	

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
	College/University
	Office
	Parking, Non-accessory
	Utilities and Services →Major
	Lodging →Bed and Breakfast
	Residential Support Services
	Wireless Communication Facility →Freestanding
	Residential Storage Warehouse
	Personal Improvement Service
	Water testing Laboratory

Parcel and Building Standards

	R-IV [Existing]	RM1.5-35 [New]
Minimum Parcel 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 minimum – 3,600	1,500
Minimum Setbacks (feet)		
→Front	20	20
→Street Side (corner)	10	10
→Side (interior)	5 or 1/3 ht	5
→Rear	20	20
Max. Building Height (feet)	30 or 2 stories	30/35 ²

¹Parcel size description changed to provide more clarity.

²Maximum height is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.

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 Townhouse 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 Townhouse →2-unit townhouse →3+-unit townhouse Two-unit house Multi-dwelling house Multi-dwelling building Group Living →Community Residential Facility (8 or fewer) →Fraternity/Sorority Day Care →Residential Day Care (1–12) Library/Cultural Exhibit Park/Recreation Utilities and Services →Basic, minor Residential Support Services Agriculture, Crop Community Garden Wireless Communication Facility →Co-located antenna</p>

Conditional Uses

<i>Existing Ordinance</i>	<i>New Ordinance</i>	
	Group Living →Except as otherwise noted →Community Residential Facility (9+) Day Care →Day Care Center (13+) Religious Assembly College/University	Safety Services School Utilities and Services →Major Wireless Communication Facility →Freestanding Residential Storage Warehouse Lodging →Bed and Breakfast

Parcel and Building Standards

	RH [Existing]	RM0.5 [New]
Minimum Parcel 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

¹Parcel size description changed to provide more clarity.

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 Townhouse →2-unit townhouse →3+-unit townhouse Two-unit house Multi-dwelling house Multi-dwelling building Group Living →Community Residential Facility (8 or fewer)
	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
	College/University

Lot and Building Standards

	R-VI [Existing]	RMH [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 minimum – 3,600	1,500
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. City Council Public Hearing Draft, Residential Districts

	R-VI [Existing]	RMH [New]
Max. Building Height (feet)	30 or 2 stories	45

Lot size description changed to provide more clarity.