

ARTICLE 5 RESIDENTIAL ZONE DISTRICTS

Sec. 5.5.05. Uses of Land.

- A. Land Uses. Uses are allowed in residential Zone Districts in accordance with Table 5.5.05.B. Uses: Residential Zone Districts. Article 16 Definitions shall be referred to for clarity on the uses as listed. The following key is to be used in conjunction with the Use Table.
1. Permitted Uses. Uses permitted by right in the Zone District, subject to compliance with all other applicable requirements of this Chapter. These uses are identified with a "P."
 2. Special Land Uses. Uses which may be allowed subject to review and approval by the Planning Commission in accordance with Section 5.12.09., and all other applicable requirements of this Chapter. These uses are identified with an "S."
 3. Existing Uses. Uses that were in existence prior to November 5, 2007 may continue to exist as non-conforming uses. These uses are identified with an "E." See Section 5.3.05.F.
 4. Uses Not Allowed. Uses are prohibited in that Zone District. These uses are identified with an "X".
 5. Use Regulations. Certain allowed uses, whether Permitted Uses or Special Land Uses, are subject to compliance with Article 9 or other provision of this Chapter or other City Code. These uses are identified under "Use or Other Regulations." A cell marked with "—" under this heading indicates that there are no additional use requirements. However, there may be other applicable regulations in this Chapter or other City Code for the uses listed that are not noted in the Use Table.
 6. Unlisted Uses. Uses not listed in the Table 5.6.06.B. are also prohibited unless the Director determines that the use is similar to other uses listed either as a Permitted Use or Special Land Use in accordance with Section 5.4.04.
 7. Site Development. Vehicle and bicycle parking requirements and pedestrian circulation requirements are in Article 10 Transportation and Mobility. Landscaping requirements are in Article 11 Landscaping and Green Infrastructure. Sign requirements are in Article 15 Signs.

B. Allowed Uses Table.

Table 5.5.05.B. Uses: Residential Zone Districts						
Use Category	Specific Use		TN, MCN, MON		Use or Other Regulations	
			LDR	MDR		
RESIDENTIAL						
Household Living	Single-family dwelling, detached		P	P	5.2.07.	
	Single-family dwelling, attached		S	P	5.9.06.	
	Two-family dwelling - existing		E	P	5.3.05.F.	
	Two-family dwelling - new construction		S	P	5.5.06.	
	Multiple family dwelling		S	P	5.9.20.	
	Manufactured housing community		X	P	5.9.17.	
	Adult foster care	Family home (1-6 residents)		P	P	5.9.04.
		Small group home (7-12 residents)		S	S	
		Large group home (13-20 residents)		X	S	
	Assisted living center		S	S	—	
	Nursing/convalescent home		S	S	—	
	Residential rehabilitation facility		S	S	5.9.29.	
	Rooming or boarding house		S	S	5.9.30., Chapter 116	
	Single room occupancy (sro)		X	S	5.9.32.	
Transitional or emergency shelter		X	S	5.9.36.		
Accessory Uses	Accessory dwelling unit		S	S	5.9.03.	
	Accessory structure		P	P	5.2.08.	
	Child care home	Family home (1-6 children)		P	P	—
		Group home (7-12 children)		S	S	—
	Home occupation (Class A and Class B)		P	P	5.9.14., Chapter 116	
EDUCATIONAL, GOVERNMENT AND INSTITUTIONAL						
Educational	All educational uses		S	S	—	
	Technical, vocational, and trade school		S	S	—	
Government and Institutional	Adult day care center		X	S	5.9.04.	
	Cemetery		P	P	—	
	Child care center		S	S	5.9.09.	
	Community center		S	S	—	
	Community garden		P	P	—	
	Hospital		S	S	—	
	Library		P	P	—	
	Park, playground, plaza, square, urban open		P	P	5.11.14.	
	Police and fire station		S	P	—	
	Religious institution		S	S	—	
	Social service facility (w/o residential care)		S	S	5.9.34.	
COMMERCIAL, INDUSTRIAL AND UTILITIES						

Table 5.5.05.B. Uses: Residential Zone Districts					
Use Category	Specific Use		TN, MCN, MON		Use or Other Regulations
			LDR	MDR	
Commercial	Bed and breakfast		S	P	5.9.08., Chapter 116
	Golf course, country club		P	P	—
	Live-work unit		S	S	5.9.16.
Industrial or Transportation	Mineral extraction		S	S	5.9.21.
	Off-street parking, non-residential		S	S	—
Utilities	Electrical substations and private utilities		P	P	5.9.11.
	Wireless communication facilities	Co-located antenna	P	P	5.9.41.
		Freestanding/tower	X	X	—

P = Permitted; S = Special Land Use; E = Existing; X = Not Permitted; “—” = Not Applicable

ARTICLE 9 USE REGULATIONS

Sec. 5.9.03. Accessory Dwelling Units (ADU).

- A. Not more than one (1) Accessory Dwelling Unit (ADU) may be included within a detached single-family dwelling (primary dwelling unit), or accessory structure, or separate from but located on the same lot as a detached single-family dwelling. If separate from the primary dwelling, the Planning Commission shall take into consideration the relationship of a detached ADU to other surrounding residential structures as part of the Special Land Use review.
- B. Minimum Lot Area. A minimum lot area of five thousand (5,000) square feet is required.
- C. Residential Density. The ADU shall be excluded from maximum residential density requirements.
- D. Building Height. The portion of a single family detached dwelling with an ADU, when newly added, shall not exceed the permissible main building height of the Zone District. The Planning Commission may increase the height of an accessory structure occupied by an ADU up to a maximum of twenty-five (25) feet.
- E. Front Yard Prohibited. If not part of the main building, the ADU shall not be in the front yard.
- F. Minimum/Maximum ADU Size. The ADU shall not exceed twenty-five (25) percent of the gross floor area of the primary dwelling unit, but in any case shall be at least four hundred (400) square feet and not larger than eight hundred fifty (850) square feet in gross floor area.
- G. Bedroom Maximum. A maximum of two (2) bedrooms are permitted within an ADU. Occupancy shall be limited to no more than two (2) persons.
- H. Owner Occupancy. One (1) of the dwelling units shall be owner-occupied. If the ADU is leased, it shall be registered with the City as required in Chapter 140 of the City Code.
- I. Leasing or Rental. No ADU shall be leased or rented for less than thirty (30) days, or to more than eleven (11) different parties in any calendar year.
- J. Alterations or New Construction. Any alterations to existing buildings or structures or the construction of a new structure to accommodate the ADU shall be designed to maintain the architectural design, style, appearance and character of the main building as a detached single-family dwelling, including but not limited to entrances, roof pitch, siding and windows.
- K. Deed Restriction. A deed restriction enforceable by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit. An alternative form of security may be substituted if it meets the intent of this provision and is approved by the City Attorney.

ARTICLE 16 DEFINITIONS

Sec. 5.16.02. - Definitions.

H. Definitions—H.

HOUSEHOLD LIVING (DWELLING UNIT)

Residential occupancy of a dwelling unit by one (1) household, family or person. . Typical uses include those listed below. Household living does not include the facilities defined under GROUP LIVING.

1. DWELLING UNIT, ACCESSORY. A secondary and clearly subordinate dwelling unit that is contained within a detached single-family dwelling (primary dwelling unit), included within an accessory structure, or separate from but located on the same lot as a detached single-family dwelling. Also known as a "granny flat."
2. DWELLING UNIT, ATTACHED SINGLE-FAMILY. A single-family dwelling attached by a common vertical wall. This term includes town houses and row houses.
3. DWELLING UNIT, DETACHED SINGLE-FAMILY. A principal structure intended for occupancy by a single household, on a separate lot or parcel, and not sharing common structural elements with any other structure intended for occupation by another household.
4. DWELLING UNIT, HOME OCCUPATION. See HOME OCCUPATION.
5. DWELLING UNIT, LIVE-WORK. See LIVE-WORK UNIT.
6. DWELLING UNIT, MICRO-UNIT. A dwelling unit, included as part of a multi-unit development and located in a Mixed-Use Commercial zone district, with a total gross floor area of no more than four hundred and seventy-five (475) square feet.
7. DWELLING UNIT, MULTIPLE-FAMILY OR MULTI-FAMILY. A building or lot containing three (3) or more dwelling units, each of which is totally separated from the other units, any two (2) or more of which may be provided with a common entrance or hall. Includes dwelling units on upper stories of a structure with non-residential uses on other stories.
8. DWELLING, TWO-FAMILY (DUPLEX). A building on a single lot containing two (2) dwelling units, each of which is totally separated from the other.
9. MANUFACTURED HOUSING COMMUNITY. See MANUFACTURED HOUSING (HOME) COMMUNITY