

## 4.0120 PERMITTED USES

Table 4.0120 lists those uses that are permitted in each Residential Land Use District.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each of these uses must comply with the land use district standards of **Section 4.0130-4.0138** and all other applicable requirements of the Community Development Code.

**Table 4.0120: Permitted Uses in the Residential Land Use Districts**

USES	LDR-5	LDR-7	TR	TLDR	MDR-12	MDR-24	OFR
<b>RESIDENTIAL</b>							
Single Detached Dwelling	P	P	P	P	L <sup>1</sup>	NP	L <sup>1</sup>
Duplex	P	P	P	P	P	P	P
Triplex	P	P	P	P	P	P	P
Quadplex	P	P	P	P	P	P	P
Townhouse	P	P	P	P	P	P	P
Cottage Cluster	P	P	P	P	P	P	P
Multifamily	NP	NP	NP	NP	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Elderly Housing <sup>3</sup>	NP	NP	NP	NP	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP	P	P	NP	NP
Residential Facility	NP	NP	NP	NP	P	P	P
Residential Home	P	P	P	P	L <sup>1</sup>	NP	L <sup>1</sup>
<b>COMMERCIAL</b>							
Auto-Dependent Use	NP	NP	NP	NP	NP	NP	NP
Business and Retail Service and Trade	NP	NP	NP	NP	NP	NP	L <sup>4</sup>
Clinics	NP	NP	NP	NP	NP	NP	P
Commercial Parking	NP	NP	NP	NP	NP	SUR	SUR
Daycare Facilities	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Live-Work	NP	NP	NP	NP	NP	NP	NP
Major Event Entertainment	NP	NP	NP	NP	NP	NP	SUR
Mini-Storage Facilities	NP	NP	NP	NP	NP	NP	NP
Outdoor Commercial	NP	NP	NP	NP	NP	NP	NP
<b>INDUSTRIAL</b>							
Construction	NP	NP	NP	NP	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP	NP	NP	NP	NP
Industrial Office	NP	NP	NP	NP	NP	NP	NP
Information Services	NP	NP	NP	NP	NP	NP	NP

USES	LDR-5	LDR-7	TR	TLDR	MDR-12	MDR-24	OFR
Manufacturing	NP	NP	NP	NP	NP	NP	NP
Miscellaneous Industrial	NP	NP	NP	NP	NP	NP	NP
Trade Schools	NP	NP	NP	NP	NP	NP	NP
Transportation/Distribution	NP	NP	NP	NP	NP	NP	NP
Warehousing/Storage	NP	NP	NP	NP	NP	NP	NP
Waste Management	NP	NP	NP	NP	NP	NP	NP
Wholesale Trade	NP	NP	NP	NP	NP	NP	NP
<b>INSTITUTIONAL USES</b>							
Civic Uses	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Community Services	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Medical	NP	NP	SUR	SUR	SUR	SUR	SUR
Parks, Open Spaces, and Trails	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Religious Institutions	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Schools	SUR	SUR	SUR	SUR	SUR	SUR	SUR
<b>RENEWABLE ENERGY<sup>5</sup></b>							
Solar Energy Systems	L <sup>6</sup>	L <sup>6</sup>	L <sup>6</sup>	L <sup>6</sup>	L/SUR <sup>6</sup>	L/SUR <sup>6</sup>	L/SUR <sup>6</sup>
Wind Energy Systems	L <sup>7</sup>	L <sup>7</sup>	L <sup>7</sup>	L <sup>7</sup>	L <sup>7</sup>	L <sup>7</sup>	L <sup>7</sup>
Biomass Energy Systems	L/SUR <sup>8</sup>	L/SUR <sup>8</sup>	L/SUR <sup>8</sup>	L/SUR <sup>8</sup>	L <sup>8</sup>	L <sup>8</sup>	L <sup>8</sup>
Geothermal Energy Systems	L <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>	L/SUR <sup>9</sup>	L/SUR <sup>9</sup>	L/SUR <sup>9</sup>
Micro-Hydro Energy Systems	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>	L <sup>10</sup>
<b>OTHER</b>							
Basic Utilities							
Minor basic utilities	P	P	P	P	P	P	P
Major basic utilities	L/SUR <sup>11</sup>	L/SUR <sup>11</sup>	L/SUR <sup>11</sup>	L/SUR <sup>11</sup>	L/SUR <sup>11</sup>	L/SUR <sup>11</sup>	L/SUR <sup>11</sup>
Heliports <sup>12</sup>	NP	NP	NP	NP	NP	NP	NP
Wireless Communications Facilities	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P	P	P	P	P	P
Marijuana Businesses	NP	NP	NP	NP	NP	NP	NP

**Table Notes**

1. Permitted on a lot of record only.
2. Transitional housing for individuals transitioning from incarceration facilities are subject to a Special Use Review
3. May have locational limitations, see **Section 8.0114**.
4. Limited Business and Retail Service and Trade when found to be consistent with the requirements of **Section 4.0133**.
5. See Section 10.0900 for additional standards that apply.
6. For limitations, see Section 4.0140 Solar Energy System Standards for Residential Districts.

7. For limitations, see Section 4.0141 Wind Energy System Standards for Residential Districts.
8. For limitations, see Section 4.0142 Biomass Energy System Standards for Residential Districts.
9. For limitations, see Section 4.0143 Geothermal Energy System Standards for Residential Districts.
10. For limitations, see Section 4.0144 Micro-Hydro Energy System Standards for Residential Districts.
11. Electrical Generating Facilities are not permitted on residentially designated land.
12. Permitted as an accessory use to Medical and Civic Uses through the Special Use Review process

#### **4.0130 RESIDENTIAL LAND USE DISTRICT STANDARDS**

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The development standards listed in **Table 4.0130** and **Table 4.0131** are applicable to all development within the Residential Land Use Districts. Development within these districts shall also be consistent with all other applicable requirements of the Community Development Code, including but not limited to the **Section 7.0400** Residential Design Standards.

For purposes of **Table 4.0130** and **Table 4.0131**, Residential Homes are treated like Detached Dwellings on a single lot; Residential Facilities and Elderly Housing are treated like Attached Dwellings on a Single Lot.

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**Table 4.0130: Development Requirements For Residential Land Use Districts**

	LDR-5	LDR-7	TR	TLDR	MDR-12	MDR-24	OFR
<b>A. Minimum Site Size</b>							
<b>Manufactured Dwelling Parks</b>	None	None	None	20,000 sq. ft. <sup>1</sup>	20,000 sq. ft.	11,000 sq. ft.	n/a
<b>Multifamily</b>	NA	NA	NA	NA	7,200 sq. ft.	11,000 sq. ft.	7,200 sq. ft.
<b>All other uses</b>	None	None	None	None	None	11,000 sq. ft.	7,200 sq. ft.
<b>B. Minimum Lot Size<sup>2</sup></b>							
<b>Duplex</b>	5,000 sq. ft.	7,000 sq. ft.	4,000 sq. ft.	None	3,600 sq. ft.	3,600 sq. ft.	3,600 sq. ft.
<b>Townhouse</b>	None	None	None	None	None	None	None
<b>All other uses</b>	5,000 sq. ft.	7,000 sq. ft.	4,000 sq. ft.	None	3,600 sq. ft.	None	3,600 sq. ft.
<b>C. Minimum Net Density (See definition of Net Density in Article 3)</b>							
<b>All uses except Manufactured Dwelling Parks</b>	6.22 units per acre <sup>3</sup>	4.35 units per acre <sup>3</sup>	6.22 units per acre <sup>3</sup>	10 units per acre <sup>3</sup>	8.71 units per acre	12.1 units per acre <sup>4</sup>	8.71 units per acre
<b>Manufactured Dwelling Parks</b>	6.22 units per acre <sup>3</sup>	4.35 units per acre <sup>3</sup>	6.22 units per acre <sup>3</sup>	7 units per acre	3.78 units per acre	12.1 units per acre <sup>4</sup>	n/a
<b>D. Maximum Net Density (See definition of Net Density in Article 3)</b>							
<b>Manufactured dwelling parks</b>	8.71 units per acre	6.22 units per acre	Sites less than 1.5 acres: 18.15 units per acre Sites 1.5 acres or greater: 14.52 units per acre	14 units per net acre	8.71 units per acre	24.2 units per acre	n/a
<b>Duplex, Triplex, Quadplex, Cottage Cluster</b>	none	none	none	none	none	24.2 units per acre	none

**Table 4.0130: Development Requirements For Residential Land Use Districts**

	<b>LDR-5</b>	<b>LDR-7</b>	<b>TR</b>	<b>TLDR</b>	<b>MDR-12</b>	<b>MDR-24</b>	<b>OFR</b>
<b>Townhouse</b>	25 units per acre	25 units per acre	25 units per acre	25 units per acre	25 units per acre	24.2 units per acre	25 units per acre
<b>All other uses</b>	8.71 units per acre	6.22 units per acre	Sites less than 1.5 acres: 18.15 units per acre Sites 1.5 acres or greater: 14.52 units per acre	20 units per acre	12.1 units per acre	24.2 units per acre	12.1 units per acre

**E. Minimum Lot Width:**

**1. Width at building line: Interior lot**

<b>Single Detached</b>	35 feet	40 feet	35 feet	16 ft.	16 feet	Not applicable	60 feet
<b>Duplex, Triplex, Quadplex, and Cottage Cluster</b>	35 feet	40 feet	35 feet	16 ft.	16 feet	16 feet <sup>5</sup>	60 feet
<b>Townhouse</b>	16 feet	16 feet	16 feet	16 ft.	16 feet	16 feet <sup>5</sup>	16 feet
<b>All other uses</b>	35 feet	40 feet	35 feet	none	65 feet	60 feet	60 feet

**2. Width at building line: Corner lot**

<b>Single Detached</b>	40 feet	40 feet	40 feet	20 ft.	70 feet	70 feet	70 feet
<b>Duplex</b>	40 feet	40 feet	40 feet	20 ft.	70 feet	See table note 6	70 feet
<b>Triplex, Quadplex, and Cottage Cluster</b>	40 feet	40 feet	40 feet	20 ft.	70 feet	70 feet	70 feet
<b>Townhouse</b>	20 feet	20 feet	20 feet	20 ft.	20 feet	See table note 6	20 feet
<b>All other uses</b>	40 feet	40 feet	40 feet	None	70 feet	70 feet	70 feet

**Table 4.0130: Development Requirements For Residential Land Use Districts**

	LDR-5	LDR-7	TR	TLDR	MDR-12	MDR-24	OFR
<b>F. Minimum Lot Depth</b>							
<b>1. Depth: Interior lot</b>							
Single Detached	70 ft.	70 ft.	70 ft.	none	none	NA	100 ft.
Duplex	70 ft.	70 ft.	70 ft.	none	none	none	100 ft.
Triplex, Quadplex, and Cottage Cluster	70 ft.	70 ft.	70 ft.	none	none	none	100 ft.
Townhouse	70 ft.	70 ft.	none	none	none	none	100 ft.
All other uses	70 ft.	70 ft.	70 ft.	none	90 ft.	100 ft.	100 ft.
<b>2. Depth: Corner lot</b>							
Single Detached	70 ft.	70 ft.	70 ft.	none	0 ft.	NA	100 ft.
Duplex	70 ft.	70 ft.	70 ft.	none	0 ft.	0 ft.	100 ft.
Triplex, Quadplex, and Cottage Cluster	70 ft.	70 ft.	70 ft.	none	0 ft.	0 ft.	100 ft.
Townhouse	70 ft.	70 ft.	0 ft.	none	0 ft.	0 ft.	100 ft.
All other uses	70 ft.	70 ft.	none	none	100 ft.	100 ft.	100 ft.
<b>G. Minimum Street Frontage<sup>7</sup></b>							
<b>1. Minimum Street Frontage: Interior lots</b>							
Townhouse	16 ft.	16 ft.	16 ft.	None	None	16 ft.	None
All other uses	35 ft.	40 ft.	35 ft.	35 ft.	45 ft.	45 ft.	NA
<b>2. Minimum Street Frontage: Corner lots</b>							
Townhouse	None	None	None	None	None	Varies depending on access <sup>8</sup>	None

**Table 4.0130: Development Requirements For Residential Land Use Districts**

	LDR-5	LDR-7	TR	TLDR	MDR-12	MDR-24	OFR
All other uses	40 ft. <sup>8</sup>	40 ft.	40 ft. as measured from the corner radius end point to the property corner.	40 ft. as measured from the corner radius end point to the property corner.	45 ft.	45 ft.	NA
<b>H. Maximum Building Height</b>							
Townhouse	35 ft. <sup>9</sup>	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
All other uses	35 ft. <sup>9</sup>	35 ft.	35 ft.	35 ft.	35 ft.	3 stories or 40 ft. Also see <b>Section 4.0133(A)</b> .	35 ft.
<b>I. Modifications to Maximum Height Standards</b>							
<b>1. 9.0600 Height Transition</b>							
All uses	NA	NA	NA	NA	See <b>Section 9.0600</b> for applicability.	See <b>Section 9.0600</b> for applicability.	See <b>Section 9.0600</b> for applicability.
<b>2. Section 7.0400 Rear Height Limits</b>							
Single Detached, Duplex, Triplex, Quadplex	See <b>Section 7.0400</b> for applicability	See <b>Section 7.0400</b> for applicability	See <b>Section 7.0400</b> for applicability	NA	NA	NA	NA
All other uses	NA	NA	NA	NA	NA	NA	NA
<b>J. Maximum Floor Area Ratio (See definition in Article 3)</b>							
Single Detached, Duplex, Triplex, Quadplex	1.0	0.7	1.0	NA	NA	NA	NA

**Table 4.0130: Development Requirements For Residential Land Use Districts**

	LDR-5	LDR-7	TR	TLDR	MDR-12	MDR-24	OFR
All other uses	NA	NA	NA	NA	NA	NA	NA
<b>K. Maximum Number of Attached Townhouses</b>							
Townhouse	4 units	4 units	4 units	8 units	6 units	NA	8 units
All other uses	NA	NA	NA	NA	NA	NA	NA
<b>L. Off Street Parking</b>							
Manufactured dwelling parks	NA	NA	NA	See Section 7.0410	See Section 7.0410	NA	NA
All other uses	See Section 9.0800	See Section 9.0800	See Section 9.0800	See Section 9.0800	See Section 9.0800	See Section 9.0800	See Section 9.0800
<b>M. Buffers</b>							
Manufactured dwelling parks	NA	NA	NA	See Section 7.0410	See Section 7.0410	NA	NA
All other uses	See Section 9.0100	See Section 9.0100	See Section 9.0100	See Section 9.0100	See Section 9.0100	See Section 9.0100	See Section 9.0100

**Table Notes**

1. The minimum site size standard of **Table 4.0130** shall be satisfied prior to issuance of a development permit for manufactured dwelling parks.
2. Development of a Lot of Record which is less than the required minimum lot size may be developed for all uses permitted in the district when in compliance with the other requirements of the district.
3. The minimum density standards do not apply to the partition of parent parcels of 20,000 net square feet or less in LDR-5, LDR-7 and TR Districts and the partition of parent parcels of 13,000 net square feet or less in the TLDR District.
4. This does not apply to lots of record less than 11,000 square feet in size.
5. Townhouse lots of less than 22 feet width shall take access from an alley or from a shared access.
6. Abuts an alley: 16 feet; shared access: 25 feet; no alley or shared access: 42 feet
7. In the LDR-7, LDR-5, TR, and TLDR districts a reduction in the minimum street frontage may be approved when the applicant can document compliance with **Section 10.1520** of the Community Development Code.



8. As measured from the corner radius end point to the property corner 25 feet if there is an alley or shared access and 32 feet if there is no alley or shared access.

Also see **Section 10.1100** for shoreline height standards.

**Table 4.0131 - Minimum Setbacks in Residential Districts<sup>1</sup>**

	FRONT <sup>2</sup>			SIDE						REAR	
	Front Façade/ Wall	Front Porch	Garage	Interior Side	Common Wall	Zero Lot Line Option <sup>3</sup>	Street Side Wall	Street Side Porch	Street Side Garage Access	Rear No Alley	Rear With Alley
<b>Single Detached Dwelling, Duplex, Triplex, and Quadplex:</b>											
<b>LDR-5<sup>4</sup>, LDR-7<sup>4</sup>, TLDR<sup>4</sup>, and TR<sup>4</sup></b>	10 ft. <sup>5</sup>	8 ft.	20 ft.	5 ft.	NA	6 in. on zero / 6 ft. other	10 ft.	8 ft.	20 ft.	15 ft.	8 ft.
<b>MDR-12, OFR and MDR-24</b>	10 ft.	10 ft.	20 ft.	10 ft.	NA	NA	20 ft.	20 ft.	20 ft.	15 ft.	NA
<b>Townhouse</b>											
<b>LDR-5<sup>4</sup>, LDR-7<sup>4</sup>, TLDR<sup>4</sup>, and TR<sup>4</sup></b>	10 ft. <sup>5</sup>	8 ft.	20 ft.	5 ft.	0 ft.	NA	10 ft.	8 ft.	20 ft.	15 ft.	8 ft.
<b>MDR-12, OFR, and MDR-24</b>	10 ft.	8 ft.	20 ft.	5 ft.	0 ft.	NA	8 ft.	8 ft.	20 ft.	10 ft.	8 ft.
<b>Cottage Cluster</b>											
<b>All zones</b>	10 ft.	8 feet	20 ft.	5 ft.	n/a	NA	10 ft.	8 ft.	20 ft.	10 ft.	10 ft.
<b>Multifamily<sup>6</sup></b>											
<b>MDR-12, MDR-24, OFR</b>	10 ft.	8 ft.	20 ft.	10 ft.	NA	NA	8 ft.	8 ft.	20 ft.	15 ft.	15 ft.
<b>All Other Uses</b>											

**Table 4.0131 - Minimum Setbacks in Residential Districts<sup>1</sup>**

	FRONT <sup>2</sup>			SIDE						REAR	
	Front Façade/ Wall	Front Porch	Garage	Interior Side	Common Wall	Zero Lot Line Option <sup>3</sup>	Street Side Wall	Street Side Porch	Street Side Garage Access	Rear No Alley	Rear With Alley
<b>All Districts</b>	10 ft.	8 ft.	20 ft.	10 ft.	NA	NA	8 ft.	8 ft.	20 ft.	15 ft.	15 ft.

**Table 4.0131 Notes:**

1. In cases where sidewalk access is provided by easement, the setback shall be measured from the easement line closest to the house or garage per **Table 4.0131**.
2. For double-fronted lots, each street frontage shall be considered a front yard in terms of setback requirements (except when one of the frontages is an alley or private accessway, in which case that yard will be the rear).
3. The Zero Lot Line option may only be employed on a lot designated as a zero lot line lot through a land division approval. See **Section 4.0132(A)(2)**.
4. See **Section 10.0200** for setbacks of detached accessory structures and for setbacks of attached and detached patio covers in LDR-5, LDR-7, TR, and TLDR.
5. The maximum setback from the end of a Minor Access Street is 25 feet.
6. 20 foot minimum distance between major structures on same lot, except for townhouse style multifamily dwellings on the same lot where a minimum of 10 feet in between major structures (side to side) will be required. Detached carports and detached garages are not major structures. See **Section 10.0200** for accessory structure setback standards.