

23-4D-3030 Allowed Land Uses and Permit Requirements

- (A) **Allowed Land Uses.** Table (A) (Allowed Uses in Residential Multi-Unit Zones) establishes the land uses allowed in each residential multi-unit zone.
- (B) **Permit Required.** If Table (A) (Allowed Uses in Residential Multi-Unit Zones) identifies a permit requirement for the land use, a person must obtain a permit before the use is allowed.
- (C) **Additional Requirements.** A person shall comply with any additional requirements identified in Table (A) (Allowed Uses in Residential Multi-Unit Zones).
- (D) **Uses Not Allowed.** If a land use is marked "N/A" or is not included in Table (A) (Allowed Uses in Residential Multi-Unit Zones), it is not allowed in a residential multi-unit zone.

Table 23-4D-3030(A) Allowed Uses in Residential Multi-Unit Zones RM1A–MH									
Use Type	Specific to Use Requirements	RM1A	RM1B	RM2A	RM2B	RM3A	RM4A	RM5A	MH
(1) Residential									
Accessory Dwelling Unit - Residential	23-4E-6030	P	P	P	P	P	P	P	P
Bed and Breakfast	23-4E-6090	P	P	P	CUP	P	CUP	P	—
Cooperative Housing		MUP	MUP	P	P	P	P	P	—
Group Residential		CUP	CUP	MUP	—	P	—	P	—
Home Occupations	23-4E-6200	P	P	P	P	P	P	P	P
Live/Work	23-4E-6210	P	P	P	P	P	P	P	—
Manufactured Home		—	—	—	—	—	—	—	P
Multi-Family	23-4E-6250	P	P	P	P	P	P	P	—
Senior/Retirement Housing									
≤12	23-4E-6330	P	P	P	P	P	P	P	—
>12	23-4E-6330	—	—	CUP	CUP	MUP	MUP	P	—
Single-Family		P	—	—	—	—	—	—	—
Single-Family Attached		P	P	—	—	—	—	—	—
Short-term Rental									
Types 1	23-4E-6340	P	P	P	P	P	P	P	P
Types 2	23-4E-6340	—	—	—	—	—	—	—	—
Types 3	23-4E-6340	P	P	P	P	P	P	P	P
Townhouse		P	P	P	P	P	P	P	—

Key for Table 23-4D-3030(A)

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	—	Not Allowed
CUP	Conditional Use Permit Required	P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-4E-6 (Specific to Use).

Table 23-4D-3030(A) Allowed Uses in Residential Multi-Unit Zones RM1A–MH (continued)									
Use Type	Specific to Use Requirements	RM1A	RM1B	RM2A	RM2B	RM3A	RM4A	RM5A	MH
(2) Residential Support									
Residential Care Facility		—	—	CUP	—	CUP	—	P	—
Transitional and Supportive Housing		—	—	—	—	CUP	—	CUP	—
(3) Services									
Day Care									
Small <7		P	P	P	P	P	P	P	P
Large 7 ≥ and ≤20		MUP	MUP	P	P	P	P	P	P
Commercial		CUP	CUP	CUP	—	MUP	MUP	MUP	CUP
Hospital		—	—	—	—	CUP	CUP	CUP	—
Medical Services									
<2,500 sf		—	—	—	P	—	P	—	—
>2,500 sf		—	—	—	P	—	P	—	—
(4) Office									
No Office uses allowed									
(5) Civic and Public Assembly									
Government		—	—	—	—	—	—	CUP	—
Library, Museum, or Public Art Gallery		MUP	MUP	MUP	MUP	MUP	MUP	MUP	CUP
Meeting Facility (public or private)		CUP	CUP	CUP	CUP	MUP	CUP	MUP	CUP
Public Safety Facility		CUP	CUP	CUP	CUP	MUP	CUP	MUP	CUP
Religious Assembly Facility		P	P	P	P	P	P	P	P
School									
Business, or Trade	23-4E-6320	—	—	—	P	—	P	—	—
College or University	23-4E-6320	CUP	CUP	CUP	P	CUP	P	CUP	CUP
Private Primary	23-4E-6320	CUP	CUP	CUP	P	CUP	P	CUP	CUP
Private Secondary	23-4E-6320	CUP	CUP	CUP	P	CUP	P	CUP	CUP
Public Primary	23-4E-6320	P	P	P	P	P	P	P	P
Public Secondary	23-4E-6320	P	P	P	P	P	P	P	P

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Table 23-4D-3030(A) Allowed Uses in Residential Multi-Unit Zones RM1A–MH (continued)									
Use Type	Specific to Use Requirements	RM1A	RM1B	RM2A	RM2B	RM3A	RM4A	RM5A	MH
(6) Restaurant and Bars									
No Restaurant and Bars uses allowed									
(7) Retail									
No Retail uses allowed									
(8) Entertainment and Recreation									
Recreation									
Indoor ≤ 5,000 sf	23-4E-6290	MUP	MUP	MUP	MUP	MUP	MUP	MUP	CUP
Indoor > 5,000 sf	23-4E-6290	MUP	MUP	MUP	MUP	MUP	MUP	MUP	CUP
Outdoor, Formal	23-4E-6290	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Outdoor, Informal	23-4E-6290	P	P	P	P	P	P	P	P
Outdoor, Natural	23-4E-6290	P	P	P	P	P	P	P	P
Studio: art, dance, martial arts, music	23-4E-6370	P	P	P	P	P	P	P	—
(9) Industrial									
No Industrial uses allowed									
(10) Agriculture									
Community Agriculture	23-4E-6120	P	P	P	P	P	P	P	P
(11) Automobile Related									
Parking Facility		—	—	—	CUP	—	CUP	—	—
(12) Innovation and Technology									
No Innovation and Technology uses allowed									
(13) Other									
Accessory Uses	23-4E-6050	P	P	P	P	P	P	P	P
Communications	23-4E-6110	P	P	P	P	P	P	P	P
Utilities									
Local		P	P	P	P	P	P	P	P
Major		—	—	—	—	—	—	—	—
Telecommunications	23-4E-6370	P	P	P	P	P	P	P	P
Temporary Uses	23-4B-1050	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP
Transit Terminal		—	—	—	CUP	—	CUP	—	—
Special Uses	23-4E-6350	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

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MUP	Minor Use Permit Required	—	Not Allowed
CUP	Conditional Use Permit Required	P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-4E-6 (Specific to Use).

23-4D-3040 Parking Requirements

- (A) **Parking Required.** Required off street parking in the Residential Zones is provided in Table 23-4D-3040(A) (Parking Standards for Residential Zones).
- (B) **Parking Reductions.** See Section 23-4E-3060 (Off-street Motor Vehicle Parking Adjustments) for standards for parking adjustment from Table A (Parking Standards for Residential Multi-Unit Zones).
- (C) **Maximum Number of Parking Spaces.** Developments over 10,000 square feet in floor area or containing 25 or more residential units shall not exceed the double the minimum number of parking spaces required. Maximum is calculated before any applicable parking reductions. Maximum does not apply to zones or land uses that require no off-street parking.
- (D) **Parking Limitations.** Developments over 10,000 square feet in floor area or containing 25 or more residential units must not exceed the minimum number of parking spaces by more than 100 percent.

Table 23-4D-3040(A) Parking Standards for Residential Multi-Unit Zones	
Use Type	Off-Street Parking Requirement
(1) Residential	
Accessory Dwelling Unit - Residential	none required
Home Occupations	none required
Other allowed residential uses	1 per unit
(2) Residential Support	
No residential support uses allowed	
(3) Services	
Hospital	1 per bed, plus 1 per 750 sf
Other allowed service uses	1 per 500 sf
(4) Office	
No office uses allowed	
(5) Civic and Public Assembly	
Government	1 per 500 sf
Library, Museum, or Public Art Gallery	1 per 500 sf
Meeting Facility (public or private)	1 per 500 sf
Other allowed civic and public assembly uses	As determined by Planning Director
(6) Restaurant and Bars	
No restaurant and bar uses allowed	
(7) Retail	
No retail uses allowed	Use not allowed in zones
(8) Entertainment and Recreation	
All allowed entertainment and recreation uses	1 per 100 sf

Table 23-4D-3040(A) Parking Standards for Residential Multi-Unit Zones (continued)

Use Type	Off-Street Parking Requirement
(9) Industrial	
No industrial uses allowed	Use not allowed in zones
(10) Agriculture	
Community Agriculture	≤ 5,750 sf none required, >5,750 sf As determined by Planning Director
(11) Automobile Related	
Parking Facility	None Required
(12) Innovation and Technology	
No innovation and technology uses allowed	Use not allowed in zones
(13) Other	
All allowed other uses	As determined by Planning Director