

14.604: LAND USE TABLES:

The following tables provide direction on land uses which may hereafter be established in the associated zoning districts as either permitted or conditional uses. Land use table 1 of this section regulates land uses located within the C-R, R-X, R-1, R-A, R-2, R-3, and R-4 Zoning Districts and land use table 2 of this section regulates land uses which are located within the B-1, B-2, B-3, B-4, B-5, B-5C, I-1, I-2, and I-3 Zoning Districts.

For the following two (2) tables, permitted uses shall be identified by a "P" and conditional uses shall be identified by a "C". If a space is left blank the use is not permitted in the respective zoning district.

LAND USE TABLE 1

RESIDENTIAL AND RECREATIONAL ZONING DISTRICTS

| Land Use | C-R | R-X | R-1 | R-A | R-2 | R-3 | R-4 |
|---|-----|----------------|----------------|----------------|----------------|----------------|-----|
| Land Use | C-R | R-X | R-1 | R-A | R-2 | R-3 | R-4 |
| Accessory structures | P | P | P | P | P | P | P |
| Accessory structures greater than 30 feet in height | C | | | | | | |
| Assisted living facility when approved as part of a PUD | | | | | | C | C |
| Attached single-family homes | | | | | P | | |
| Churches, synagogues, mosques, or other houses of worship | | P ¹ | P ¹ | P ¹ | P ¹ | P ¹ | |
| Churches, synagogues, mosques, or other houses of worship planned unit developments | | C | C | C | C | C | |
| Colleges and universities | | C | C | C | C | | |
| Community centers | C | | | | | | |
| Conservatories | C | | | | | | |
| Convalescent homes/nursing homes | | | | | | | C |
| Cultural institutions | | C | C | C | C | | |
| Daycare center | | C | C | C | C | C | |
| Daycare home | | P | P | P | P | P | P |
| Detention or retention facilities | C | | | | | | |
| Dormitory accommodations | | C | C | C | C | C | |
| Electric vehicle charging stations, as an accessory use | P | | | | P | P | P |
| Elementary schools | | P ¹ | P ¹ | P ¹ | P ¹ | P ¹ | |
| Expanding an attached, single car garage into a two car garage in the required interior side yard setback | | C | C | C | C | C | |
| Family community residence (located at least 1,000 feet from another family community residence) | | P | P | P | P | P | P |
| Family community residence (located within 1,000 feet of another family community residence) | | C | C | C | C | C | C |
| Foster care homes | | P | P | P | P | P | P |

| | | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Garages for parking of commercial vehicles | | | | C | C | | |
| Golf courses | P | | | | | | |
| Group community residence | | C | C | C | C | C | C |
| High schools | | P ¹ | P ¹ | P ¹ | P ¹ | P ¹ | |
| Home occupations | | P | P | P | P | P | P |
| Libraries | | C | C | C | C | C | |
| Lighted ball fields | C | | | | | | |
| More than 1 garage | | C | C | C | C | | |
| Multi-family dwellings | | | | | | P | P |
| Municipal buildings and services | P ¹ | P ¹ | P ¹ | P ¹ | P ¹ | P ¹ | P ¹ |
| Museums | C | C | C | C | C | C | |
| Nature preservation areas | P | | | | | | |
| Parks and playgrounds | P | | | | | | |
| Personal wireless service facilities, structure mounted | P | P | P | P | P | P | P |
| Planned unit developments | C | | | | | | |
| Private or parochial schools | | P ¹ | P ¹ | P ¹ | P ¹ | P ¹ | |
| Public recreational facilities | | | | | | | P |
| Recreational complexes | C | | | | | | |
| Rehabilitation homes | | C | C | C | C | C | C |
| Residential planned unit developments | | C | C | C | C | C | C |
| Senior housing when approved as part of a PUD | | | | | | C | C |
| Setback reductions in all required yards | | C ² | C ² | C ² | | | |
| Single-family detached dwellings | | P | P | P | P | P | |
| Studios | C | | | | | | |
| Tennis courts, swimming pools, volleyball courts, and similar recreational facilities | P | | | | | | |
| Two-family dwellings | | | | | P | P | |
| Unlighted ball fields | P | | | | | | |

Notes:

1. Permitted in limited circumstances. A conditional use shall be required if the following circumstances apply:
 - a. A residential dwelling unit is being converted to the proposed use so as to be the principal use of the structure; or
 - b. A new building or structure is to be constructed on property less than 40,000 square feet not currently in use for the proposed use.
2. Residential setback reductions below 5 feet may trigger additional building code requirements including, but not limited to, fire-rated walls, limitation on projections, and opening in walls. Any zoning relief granted through the conditional use shall adhere to Chapter 21 Building Code of the Municipal Code.

14.801: PURPOSE:

The purpose of the R-X single-family residence district is to provide areas for low density, single-family residential development and other compatible uses on large lots. (Ord. 4590, 9-21-1993)