

TABLE 2-2—ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS						
LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	RS(2)	RM-12	RM-16(3)	RM-32	RM-48	
RESIDENTIAL USES						
Accessory dwelling unit	P	P	P	P	P	<u>17.50.275</u>
Junior accessory dwelling unit	P	P	P	P	P	17.50.275.E
Boarding houses	—	—	—	P	P	<u>17.50.065</u>
Dormitories	—	—	—	P	P	
Fraternities, sororities	—	—	—	P	P	
Home occupations	P	P	P	P	P	<u>17.50.110</u>
Multi-family housing	P (5)	P	P (7)	P (7)	P (7)	17.22.050.G, H
Residential accessory uses and structures	P	P	P	P	P	<u>17.50.210, 17.50.250</u>
Residential care, limited	P	P	P	P	P	

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Residential care, general	—	—	C (4)	C (4)	C (4)	
Single-family housing	P (8)	P (6)	P (6)	P (6)	P (6)	
Supportive housing	P	P	P	P	P	
Transitional housing	P	P	P	P	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Clubs, lodges, private meeting halls	—	—	—	—	C (4)	
Cultural institutions	C (4)	C (4)	C (4)	C (4)	C (4)	
Park and recreation facilities	C	C	C	C	C	
Religious facilities	C (4)	C (4)	C (4)	C (4)	C (4)	<u>17.50.230</u>
with columbarium	MC (4)	MC (4)	MC (4)	MC (4)	MC (4)	<u>17.50.230</u>

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with temporary homeless shelter	C	C	C	C	C	<u>17.50.230</u>
Schools - Public and private	—	C (4)	C (4)	C (4)	C (4)	<u>17.50.270</u>
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	<u>17.50.320</u>
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES						
Offices—Administrative business professional	—	—	MC (10)	MC (10)	MC (10)	<u>17.50.170</u>
RETAIL SALES						
Personal property sales	P	P	P	P	P	<u>17.50.190</u>
Temporary uses	TUP	TUP	TUP	TUP	TUP	

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SERVICES						
Adult day care, general	C (4)	C (4)	C (4)	C (4)	C (4)	
Adult day care, limited	P	P	P	P	P	
Lodging - Bed and breakfast inns	—	—	MC (10)	MC (10)	MC (10)	<u>17.50.140</u>
Child day-care centers	C	C	C	C	C	<u>17.50.080</u>
Child day care, large, 9 to 14 persons	P	P	P	P	P	<u>17.50.080</u>
Child day care, small, 1 to 8 persons	P	P	P	P	P	
Filming, long-term	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	

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Medical services— Extended care	—	—	—	C (4)	C (4)	
Neighborhood garden	MC	MC	MC	MC	MC	
Public safety facilities	C (4)	C (4)	C (4)	C (4)	C (4)	
INDUSTRY, MANUFACTURING & PROCESSING USES						
Commercial growing area	C	C	C	C	C	<u>17.50.180</u>
TRANSPORTATION, COMMUNICATIONS & UTILITY USES						
Utility, major	C (4)	C (4)	C (4)	C (4)	C (4)	
Utility, minor	P	P	P	P	P	

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Notes:

- (1) See Section [17.80.020](#) for definitions of the listed land uses.
- (2) Includes the RS district with all suffixes (e.g., RS-1 through RS-6).
- (3) Includes the RM-16 districts with all suffixes (e.g., RM-16, RM-16-1).
- (4) Uses established after June 30, 1985, on sites greater than two acres shall require a zone change to PS (Public and Semi-Public).
- (5) Up to two primary residences (Two-Unit Developments) may be developed in RS zones subject to the underlying zoning district standards as well as Section 17.22.050.G and Section 17.22.050.H. Short-term rentals of less than 30 days are prohibited. New Accessory Dwelling Units and Junior Accessory Dwelling Units are prohibited on lots created by an Urban Lot split as defined in Section [16.08.240](#) that utilize the Two-Unit Development provisions, and only two units of any type, including but not limited to ADUs, JADUs, single-family houses, and duplexes, may be located on any lot created by an Urban Lot Split.
- (6) Allowed subject to the development standards of the RS-6 district, Section [17.22.040](#).
- (7) Two units on a lot shall meet the development standards of the RM-12 district, Section [17.22.040](#).
- (8) A lot with a single-family residence may rent a maximum of two bedrooms.
- (9) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (10) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.