

SEC. 15-1002. USE REGULATIONS.

A. Table 15-1002 prescribes the proposed land use regulations for Residential Multi-Family Districts. The regulations for the districts are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

"P" designates permitted uses.

"C" designates uses that are permitted after review and approval of a Conditional Use Permit.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"-" designates uses that are not permitted.

B. Land uses are defined in Article 67, Use Classifications.

C. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character per Section 15-5020, Director's Determination.

D. All permitted uses are allowed either alone or in combination with other permitted uses unless otherwise stated in this Code.

E. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are not permitted.

F. The table also notes additional regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Code.

TABLE 15-1002: USE REGULATIONS—RESIDENTIAL MULTI-FAMILY DISTRICTS					
District	RM-1	RM-2	RM-3	RM-MH	Additional Regulations
Residential Use Classifications					
Residential Housing Types					
Single-Unit Dwelling, Detached	P(2)	-	-	-	§ 15-2738, Manufactured Homes
Single-Unit Dwelling, Attached	P	P	-	-	
Second Dwelling Unit	P	P	-	-	§ 15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
Duplex	P	P	P	-	
Multi-Unit Residential	P	P	P	-	
Cottage Housing Development	P	-	-	-	§ 15-2723, Cottage Housing Developments (Pocket Neighborhoods)
Adult Family Day Care					
Small (6 clients or less)	P	P	P	P	
Large (7 to 12 clients)	C	C	C	-	
Caretaker Residence	-	-	-	P	
Domestic Violence Shelter					

Small (6 persons or less)	P	P	P	-	
Large (7 persons or more)	P	P	P	-	
Elderly and Long-Term Care	C	C	C	-	
Family Day Care					
Small (8 children or less)	P	P	P	P	§ 15-2725, Day Care Centers and Family Child Care Homes
Large (9 to 14 children)	C	C	C	C	
Group Residential					
Small (6 persons or less)	P	P	P	-	
Large (7 persons or more)	C	C	C	-	
Mobile Home Parks	-	-	-	P	§ 15-2738, Manufactured Homes
Re-Entry Facility	C	C	C	-	
Residential Care Facilities					
Residential Care, General	C	P	P	-	
Residential Care, Limited	P	P	P	-	
Residential Care, Senior	C	P	P	-	
Single Room Occupancy	-	C	C	-	§ 15-2757, Single Room Occupancy Hotels and Boarding Homes
Public and Semi-Public Use Classifications					
Colleges and Trade Schools, Public or Private	C(1)	C(1)	C(1)	-	
Community and Religious Assembly (less than 2,000 square feet)	P	P	P	P	§ 15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	C(1)	C(1)	C(1)	-	
Community Garden	P	P	P	P	§ 15-2720, Community Gardens/Urban Farms
Cultural Institutions	C	P	P	-	
Day Care Centers	C	P	P	-	§ 15-2725, Day Care Centers and Family Child Care Homes
Park and Recreation Facilities, Public	P	P	P	P	
Public Safety Facilities	C	C	C	C	
Schools, Public or Private	P	P	P	P	
Social Service Facilities	C	C	C	-	
Commercial Use Classifications					
Corner Commercial	P	P	P	P	§ 15-2722, Corner Commercial

Food and Beverage Sales					
Farmer's Markets	P	P	P	P	§ 15-2730, Farmer's Markets
General Market	-	-	-	P(3)	§ 15-2744, Outdoor Dining and Patio Areas; § 15-2745, Outdoor Retail Sales
Healthy Food Grocer	-	-	-	P(3)	
Lodging					
Bed and Breakfast	P	P	P	P	§ 15-2713, Bed and Breakfast Lodging
Industrial Use Classifications					
Warehousing, Storage, and Distribution					
Personal Storage	C	C	C	C	§ 15-2747, Personal (Mini) Storage
Transportation, Communication, and Utilities Use Classifications					
Communication Facilities					
Antenna and Transmission Towers	See § 15-2759, Telecommunications and Wireless Facilities				
Utilities, Minor	P	P	P	P	
Agricultural and Extractive Use Classifications					
Crop Cultivation	P	P	P	P	§ 15-2716, Crop Cultivation
Produce Stand	P	P	P	P	§ 15-2752, Roadside Fruit Stands/Grower Stands
Urban Farm	P	P	P	P	§ 15-2720, Community Gardens/Urban Farms
Other Applicable Types					
Accessory Uses and Structures	§ 15-2703, Accessory Uses				
Accessory Living Quarters	P	P	P	P	§ 15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
Home Gardens	§ 15-2734, Home Gardens and Edible Landscaping				
Home Occupations	§ 15-2735, Home Occupations				
Animal Keeping	§ 15-2707, Animal Keeping				
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots				
Temporary Use	§ 15-2760, Temporary Uses				
Transitional and Supportive Housing	§ 15-2762, Transitional and Supportive Housing				
Specific Limitations:					
1. Only on parcels with direct access from a major street.					
2. Development Standards for the RS-5 District shall apply.					
;3. Limited to sites that are a minimum of five acres and 1,500 square feet of sales area.					

(Added Ord. 2015-39, § 1, eff. 1-9-16; Am. Ord. 2016-32, § 7, eff. 10-21-16; Am. Ord. 2018-25, § 7, eff. 6-11-18;
Am. Ord. 2018-66, § 6, eff. 1-18-19).