

SECTION 17.12 - ZONING USE TABLE

ZONING CLASSIFICATIONS

1. **AGRICULTURAL**
2. **INDUSTRIAL**
3. **INSTITUTIONAL**
4. **RECREATIONAL**
5. **RESIDENTIAL**
6. **RETAIN/SERVICE**
7. **SPECIAL/TEMPORARY**

TABLE 1

USE TABLE¹

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c - special / conditional use permit
 x - permitted by right
 t - permitted with temporary use permit

RESIDENTIAL

NON RESIDENTIAL

R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	AGRICULTURAL				CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS		
												Animal Farm, Hatchery, or Breeding Station														c		
												Apiary															c	
												Conservation Club															c	
												Dairy Farm and Processing															c	
x	x	x	x	x	x	x	x	x	x	x		Field Crop or Sod Farm				x	x	x	x	x	x	x	x	x	x	x	x	x
												Grain Elevator														c	c	
												Greenhouse or Nursery									x	x	x				x	
												Medical Cannabis Cultivation Center											c		c			
												Orchard															x	
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	INDUSTRIAL				CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS		
												Bulk Material Storage																
												Non Flammable or Non Toxic											x		x			
												Flammable and Toxic													c			
												Chemical, Pharmaceutical, or Scientific Product										c	x	c	x			

												Jr. High and Elementary																								
												Solid Waste Disposal Site																								
												Training Center, Armed Forces																								
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	RECREATIONAL												CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS		
											Amusement Park and Center																c	c								
											Archery Range																c	c								
											Band Shell																							c	c	
											Bowling Alley												x	x				x	x							
											Camp, Day or Youth																							x	x	
											Carnival or Circus												t	t	t		t	t	t	t	t	t	t	t	t	
											Club Indoor												c	c				c	c							
											Club Outdoor																	c	c							
											Dance Club																	c	c							
											Fairground and Exposition Grounds																	c	c					c		
											Game Room																	x	x							
											Go Cart Track																	c	c							
x	x	x	x	x	x	x	x	x	x	x	Golf Course																		x							
											Golf Driving Range																		c							
											Health Club or Gym												x	x				x	x							
											Miniature Golf																		c							
											Park, Commercial																		c							
x	x	x	x	x	x	x	x	x	x	x	Park, Public												c	c	c	c	c	c	c	c	c	c	c	c	c	c
x	x	x	x	x	x	x	x	x	x	x	Playground												x	x	x	x	x	x							x	X
x	x	x	x	x	x	x	x	x	x	x	Recreational Facility (i.e. Ball field, Picnic Shelters, etc.)																							x	X	
											Skating Rink, Ice or Roller																	x	x					c	c	
											Sports Arena																	c	c		c	c	c			
											Sports Training Facility																	c	c		c	c	c	c	c	
											Stable, Commercial or Private																							c	c	
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	RESIDENTIAL												CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS		
							x		x	x	Apartment House																									
											Apartments as Accessory Uses in Business Buildings but not on the ground floor												x	x	x	x										
c	c	c	c	c	c	c	c	c	c	c	Congregate Housing															c	c									
x	X	x	x	x	x	x	x	x	x	x	Group Family Household															x	x									
											Mobile Home Park																									
c	C	c	c	c	c	c	c	c	c	c	Senior Citizen Facility												c	c	c	c	c	c	c	c	c	c	c	c	c	c
x	X	x	x	x	x	x	x	x	x	x	Single Family Dwelling															x	x									
							x	x	x	x	Two Family Dwelling															x										
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	RETAIL/SERVICE												CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS		

17.16.010 LOT AREA, YARD, AND BULK REQUIREMENTS IN ALL ZONES

- A. LOT AREA:** Any principal use together with all accessory uses shall be located on a lot having a minimum area as shown in Column 3, Table 2.
- B. LOT WIDTH:** Each lot shall have a width at the building setback line as shown in Column 4, Table 2. The minimum lot width for apartment houses and attached dwellings shall be the sum of the lot width requirement for the first dwelling unit plus the lot width requirement for the second-dwelling unit plus the lot width requirements for each additional dwelling unit as shown in Column 4, Table 2.
- C. FRONT YARD:** Each lot shall have a front yard not less than as shown in Column 5, Table 2; except as otherwise provided under Non-conforming Recorded Lot.
- D. REAR YARD:** Each lot shall have a rear yard not less than as shown in Column 6, Table 2; except as otherwise provided under Non-conforming Recorded Lot.
- E. SIDE YARD:** Each lot shall have two yards, the total of which is not less than that shown in Column 7, Table 2. No side yard shall be less than the minimum side yard shown in Column 8, Table 2; except as otherwise provided in the footnotes to Table 2 and under Non-conforming Recorded Lot.
- F. YARDS ABUTTING STREETS:** Any side or rear yard which abuts a street shall be not less than as shown in Column 9, Table 2; except as otherwise provided under Non-conforming Recorded Lot.
- G. YARDS ABUTTING RESIDENTIAL ZONES:** Any side or rear yard abutting a residential zone shall be not less than as shown in Column 10, Table 2.
- H. STRUCTURAL COVERAGE:** The total ground area occupied by any principal building together with all accessory buildings shall not exceed the percent of the total area of the lot shown in Column 11, Table 2.
- I. FLOOR AREA RATIO:** The combined floor area ratio for any principal building together with all accessory buildings shall not exceed the ratio shown in Column 12, Table 2.
- J. HEIGHT OF PRINCIPAL BUILDING:** No principal building or structure shall exceed the height restrictions in feet as shown in Column 13, Table 2; except as specifically provided otherwise in the footnotes to Table 2.
- K. HEIGHT OF ACCESSORY STRUCTURES:** No accessory building or structure shall exceed the height in feet as shown in Column 15, Table 2, or the height in stories in Column 16, Table 2.

LOT AREA, YARD, AND BULK REGULATION

TABLE 2 PAGE 1 OF 4

ZONE	USE	LOT SIZE				YARDS						BULK			
		Area	Width	Front	Rear	Total Side	Minimum Side	Abutting a Street	Abutting a Residential Zone	Structural Coverage	F.A.R. (Floor Area) Ratio	Height of Principal Building	Height of Accessory Building ⁸		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		Sq. Ft.	Feet	Feet	Feet	Feet	Feet	Feet	Feet	%	-	Feet	Stories	Feet	Stories
R1	Any permitted school or health-medical use	200,000	300	75	100	200	100	75	100 ⁵	10		35	2.5	20	1
	Single-family dwelling	40,000	190	50	25	45 ⁶	15 ⁶	50		20	.40	35	2.5	20	1
	Other Permitted Use	40,000	190	50	25	45	15	50	75 ⁵	20	.30	30	2.0	16	1
R1A	Single-family dwelling, Other permitted uses	20,000	120	40	50	40	20	40	20	20	--	35	2.5	20	1
R2A	Any permitted school or health-medical use	200,000	300	75	120	200	100	75	100 ⁵	10	--	50	3.0	20	1
	Single-family dwelling	15,000	100	30	15	25 ⁶	10 ⁶	30	--	25	.40	35	2.5	16	1
	Other permitted use	80,000	190	30	20	60	20	30	75 ⁵	25	--	50	3.0	15	1
R2	Any permitted school	200,000	300	50	20	60	20	50	100 ⁵	30	--	50	3.0	20	1
	Any permitted health-medical use	200,000	300	75	100	200	100	75	100 ⁵	30	.40	50	3.0	16	1
	Single Family Dwelling	12,000	80 ¹	30	15	20 ⁶	8 ⁶	30	--	30	.40	35	2.5	16	1
	Any other permitted use	80,000	190	30	20	60	20	30	75 ⁵	30	.40	50	3.0	16	1
R3B	Any permitted school	200,000	300	50	20	60	20	50	100 ⁵	30	--	50	3.0	20	1
	Any permitted health-medical use	200,000	300	75	100	200	100	75	100 ⁵	30	.40	50	3.0	16	1
	Single-family dwelling	10,000	80 ¹	30	15	16 ^{6y}	8 ⁶	30	--	30	.40	35	2.5	16	1
	Any other permitted use	80,000	190	30	20	60	20	30	75 ⁵	30	.40	50	3.0	16	1
R3	Any permitted school	200,000	300	50	20	60	20	50	75 ⁵	30	.40	50	3.0	20	1
	Any Permitted health-Medical use	200,000	300	75	100	200	100	75	75 ⁵	30	.40	50	3.0	16	1
	Single-family dwelling	7500	60	25	6	18 ⁶	6 ⁶	25	-	30	.40	35	2.5	16	1
	Any other permitted use	80,000	190	25	20	60	20	25	75 ⁵	30	.40	50	3.0	16	1
R3A	Any permitted school	200,000	300	50	20	60	20	50	75 ⁵	30	.40	50	3.0	20	1
	Any permitted health-medical use	200,000	300	50	20	60	20	50	75 ⁵	30	.40	50	3.0	20	1
	Single-family dwelling	8,500	70 ^{1x}	25	15	16 ^{6y}	8 ⁶	25	--	30	.40	35	2.5	16	1
	Any other permitted use	80,000	190	25	20	60	20	25	75 ⁵	30	.40	50	3.0	16	1
R4A*	One family dwelling	10,000	80	30	10	20	8	30	.40	30	.30	35	2.5	16	1
	Two family dwelling	10,000	80	30	10	20	8	30	--	30	.30	35	2.5	16	1

TABLE 2 PAGE 2 OF 4

ZONE	USE	LOT SIZE				YARDS						BULK			
		Area	Width	Front	Rear	Total Side	Minimum Side	Abutting a Street	Abutting a Residential Zone	Structural Coverage	F.A.R. (Floor Area) Ratio	Height of Principal Building	Height of Accessory Building		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		Sq. Ft.	Feet	Feet	Feet	Feet	Feet	Feet	Feet	%	-	Feet	Stories	Feet	Stories
	<i>*No more than 2 dwelling units per building shall be permitted the R4A zone</i>														
R4*	Any permitted school	200,000	300	50	20	60	20	50	75 ⁵	30	.40	50	3.0	20	1
	Any permitted health-medical use	200,000	300	75	100	200	100	75	75 ⁵	30	.40	50	3.0	16	1
	Single family dwelling	10,000	80	30	10	20 ⁶	8 ⁶	30	--	30	.30	35	2.5	16	1
	Two family dwelling	10,000	80	30	10	20	8	30	--	30	.40	35	2.5	16	1
	Apartment House:														
	Minimum lot areas	10,000	80	30	10	20	8	30	--	30	.40	35	2.5	16	1
	Per efficiency unit	3,200													
	Per 1 bedroom unit	3,200													
	Per 2 bedroom unit	3,600													
	Per 3 or 4 bedroom unit	4,200													
	Any other permitted use	80,000	190	30	20	60	20	30	--	30	.40	35	2.5	16	1
	<i>*No more than 8 dwelling units per building shall be permitted in the R4 zone</i>														
R5*	Any permitted school	200,000	300	50	20	60	20	50	75 ⁵	30	.50	50	3.0	20	1
	Any permitted health-medical use	200,000	300	75	100	200	100	75	75 ⁵	30	.50	50	3.0	16	1
	Single family dwelling	10,000	80	30	10	20 ⁶	8 ⁶	30	--	30	.40	35	2.5	16	1
	Two family dwelling	10,000	80	30	10	20	8	30	--	30	.30	35	2.5	16	1
	Minimum Apartment House	11,000	75	30	10	20	8	30	--	40	.40	35	2.5	16	1
	Apartment House:														
	Per efficiency unit	2,200													
	Per 1 bedroom unit	2,200													
	Per 2 bedroom unit	2,700													
	Per 3 or 4 bedroom unit	3,500													
	Any other permitted use	80,000	190	30	20	60	20	30	--	30	.40	35	2.5	16	1
	<i>*No more than 16 dwelling units per building shall be permitted in the R5 zone</i>														

TABLE 2 PAGE 3 OF 4

ZONE	USE	LOT SIZE				YARDS						BULK				
		Area	Width	Front	Rear	Total Side	Minimum Side	Abutting a Street	Abutting a Residential Zone	Structural Coverage	F.A.R. (Floor Area) Ratio	Height of Principal Building	Height of Accessory Building			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
		Sq. Ft.	Feet	Feet	Feet	Feet	Feet	Feet	Feet	%	-	Feet	Stories	Feet	Stories	
R6*	Any permitted school	200,000	300	50	20	60	20	50	75 ⁵	30	.50	50	3.0	20	1	
	Any permitted health-medical use	200,000	300	75	100	200	100	75	75 ⁵	30	.50	50	3.0	16	1	
	Single family dwelling	10,000	80	30	10	20 ⁶	8 ⁶	30	--	30	.40	35	2.5	16	1	
	Two family dwelling	10,000	80	30	10	20	8	30	--	30	.30	35	2.5	16	1	
	Apartment house:															
	Minimum unit	11,000	75	30	10	20	8	30	--	40	.45	80	--	16	1	
	Per efficiency unit	1,800														
	Per 1 bedroom unit	1,800														
	Per 2 bedroom unit	2,200														
	Per 3 or 4 bedroom unit	2,900														
	Group dwelling	20,000	90	30	9	23	9	30	--	30	.40	35	2.5	16	1	
Any other permitted use	80,000	190	30	20	60	20	30	--	30	.40	35	2.5	16	1		
	<i>*No more than 20 dwelling units per building shall be permitted in the R6 zone</i>															
CB	Attached dwelling unit as accessory uses in business buildings, but not on the ground floor frontage	--	--	--	30	24 ²	12 ²	--	30	80	2.4	50	4.0	16	1	
	Any other permitted use	--	--	--	30	24 ²	12 ²	--	30	80	2.4	50	4.0	16	1	
CBA	Attached dwelling unit as accessory uses in business buildings, but not on the ground floor frontage	--	--	--	30 ²	24 ²	12 ²	--	30	80	2.4	50	4.0	--	--	
	Any other permitted use	--	--	7	30	24 ²	12 ²	--	30	80	2.4	50	4.0	16	1	
CT																
CTL	Any permitted use	7,500	50	25	6	18	6	25	--	25	.40	35	2.5	16	1	
SCB	Any permitted use	40,000	130	50	30	30	15	50	75	25	.40	50	--	20	--	

TABLE 2, PAGE 4 OF 4

ZONE	USE	LOT SIZE				YARDS						BULK			
		Area	Width	Front	Rear	Total Side	Minimum Side	Abutting A Street	Abutting A Residential Zone	Structural Coverage	F.A.R. (Floor Area) Ratio	Height of Principal Building	Height of Accessory Building		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		Sq. Ft.	Feet	Feet	Feet	Feet	Feet	Feet	Feet	%	-	Feet	Stories	Feet	Stories
GB	Any permitted use:														
	With community sewers	10,000	50	50	30	24	12	50	50	30	.40	40	3.0	20	1
	Without community sewers	20,000	100	75	30	24	12	75	50	30	.40	40	3.0	20	1
	Without community sewers serving or processing food	40,000	130	75	30	24	12	75	50	30	.40	40	3.0	20	1
OR	Any permitted use	40,000	130	50	30	30	15	50	75	50	.50	75	--	30	--
LI	Any permitted use	40,000	130	50	30	30	15	50	75	60	.60 ³	95 ⁴	--	40	--
LIA	Any permitted use	15,000	75	50	30	30	15	50	75	60	.60 ³	95 ⁴	--	30	1
GI	Any permitted use	80,000	190	70	30	30	15	75	100	45	.65 ³	95 ⁴	--	40	--
AG	Any permitted special Farm use, Health medical use, Veterinary clinic, Commercial, or Private Stable	200,000	300	75	100	200	100	75	100	10	--	35	2.5	20	1
	Any other permitted use	200,000	300	30	60	60	30	30	30	10	--	35	2.5	20	1
OS	Any permitted school	200,000	300	50	20	60	20	50	75	30	.40	50	3.0	20	1
	Any other permitted use	NA	NA	50	20	60	20	20	75	30	NA	35	2.5	16	1

FOOTNOTES TO TABLE 2

- ¹ For this use in this zone, the width listed shall be the average width of lot; the minimum width at the building setback line shall be fifty (50) feet.
- ² Side yards are not required in this zone if the lot line is not a zoning boundary line and the proposed construction meets fire codes. Side yards, if provided, however, shall be not less than 3 feet in width and shall be paved or finished with planned landscaping.
- ³ The combined floor area ratio for any principal and accessory buildings located on a lot having an area greater than ten (10) acres may have a floor area ratio of one (1.00).
- ⁴ Any structure maybe as high as forty-five (45) feet. Additional height is permitted provided that no structure shall intercept the plane making an angle of forty (40) degrees from the horizontal toward the interior of the lot and originating at each property line, and provided that no structure shall exceed ninety-five (95) feet in height.
- ⁵ All non-residential uses adjoining a residential district, public, or institutional facility shall include landscaping as depicted on the following page. The developer/builder will submit a plan in substantial conformance with the depiction. If the 30 ft. or 25 ft. width screening area is chosen, either a 6 ft. board on board privacy fence or a 4 ft. - 6 ft. berm will be provided in addition to the landscaping. The screening area plan will be submitted along with the site plan and/or building permit application. This type of screening must also be provided in the event a permitted non-residential use is constructed in a residential zone. No planting, screening, or landscaping shall be so placed or of such design as to in any manner screen or obscure vision of pedestrians or vehicular traffic or adversely affect drainage in such a manner as to endanger the public or present a hazard to safety.
- ⁶ For single family dwellings with attached garages in subdivisions platted and recorded on or before the effective date of this Ordinance, required total side yards may be reduced to 20% of the lot width, with a minimum side yard dimension of 10% of the lot width, but in no case shall any side yard be less than six (6) feet.
- ⁷ If the existing front yards of structures on lots lying wholly or partially within 300 feet on the same side of the street on the same block of any lot proposed for the construction of a structure exceed the required front yard as stated herein, then the greater distance shall be required, except that if the existing front yards are not uniform, then the average such distance shall apply.
- ⁸ An accessory building will not exceed 40% of the floor area of the principal building

REQUIRED PLANT UNITS/100'

4 Canopy Trees

6 Understory Trees

24 Shrubs

12 Evergreen Trees/ Conifers

Plat Unit
Multiplier

100'

Structure
Required

.6

40'

.8

30'

1.0

25'

.75

20'

F₃

.7

Lower Intensity Use

↑

15'

↓

Higher Intensity Use

F₄

17.20.010

SUPPLEMENTARY ZONE REGULATIONS

These supplementary regulations are listed or described here rather than repeated several times throughout the document, since they apply to several zones. These regulations pertain to certain specific uses, authorized certain exemptions, or related to unusual conditions.

A. RESIDENTIAL PERFORMANCE STANDARDS

It is the purpose of this section to establish regulations and minimum standards for residential uses.

- 1. Single Family Dwellings:** All single family dwellings in R zones shall be constructed to contain a minimum ground area to provide a minimum livable area in accordance with the following standards:

Zone	Minimum Ground Area of Building in Square Feet	Minimum Livable Area of Building in Square Feet
R1 R1A	850	1,550
R2	850	1,150
R3B	850	1,150
R3A, R4, R4A, R5, R6	850	850

- 2. Multiple Family Dwelling Units:**

- a.** Each dwelling unit within a multiple family unit building shall be constructed to contain a minimum livable area, in accordance with the following standards:

Dwelling Unit Type	Minimum Livable Area of Dwelling Unit in Square Feet
Minimum Apartment Size	500
One (1) Bedroom Apartment	620
Two (2) Bedroom Apartment	740
Three (3) Bedroom Apartment	840

- b.** Each individual dwelling unit in a building containing more than one dwelling unit shall have its own lavatory contained in the individual dwelling unit

- 3. Alteration and/or Conversion of Residential Buildings:** A single family dwelling located in a residential (R) zone shall not be altered and/or converted to increase the number of dwelling units unless it is in compliance with the following regulation:

- a.** No building shall be altered and/or converted unless, after conversion, the zoning lot on which it is located would provide the minimum square feet of lot area per dwelling unit as required in Section 17.16.010.
- b.** No building shall be altered and/or converted unless after conversion, it would comply with all height, yard, lot-width, floor area ratio and lot coverage requirements on the residential zone in which it is located.
- c.** No building shall be altered and/or converted unless, after conversion, every dwelling unit would contain at least the square feet of usable floor area within each dwelling unit as required in Subsection (A, 2) of this ordinance.
- d.** No structural alteration of the building exterior shall be made except as may be necessary for the purposes of sanitation or safety. After alteration and/or conversion each floor containing dwelling units (or unit) shall have two separate means of exit leading directly