

**Sec. 9-4.2104. Permitted use matrix - Residential zones.**

Land Use Category	Residential Zoning Classifications										
	R-A	R-E	R-O	R-1	R-2	R-3	RPD	RPD - SFD	HPD	HPD - SFD	TPD
<b>Agricultural and Extractive Uses</b>											
Agriculture - crop production	P	P	P	P					P	P	
Apiculture and honey extraction, per limitations in Sec. 9-4.2106(a)	P										
Commercial farms with up to 500 chickens and rabbits	P	SUP									
Commercial farms with 500 or more chickens and rabbits	SUP	SUP									
Commercial farms with up to 12 small animals other than rabbits	P	SUP									
Commercial farms with up to 24 fowl other than chickens (turkeys, pea fowl or guinea fowl)	P	SUP									
Commercial farms for turkey, pea fowl or guinea fowl	SUP	SUP									
Commercial farms for horses, bovines, sheep or goats	P	SUP									
Horticulture and floriculture	P	P									
<b>Animal Care Uses</b>											
Commercial stables and riding academies	SUP	SUP					SUP	SUP	SUP	SUP	
Dog kennels	P										
Horse stables, per limitations in Sec. 9-4.2106(b)	P	P					RPD	RPD	HPD	HPD	

Veterinary hospitals and clinics, small animals (includes boarding), subject to limitations of Sec. 9-4.2106(o)	SUP										
<b>Commercial Uses</b>											
Limited commercial uses of existing buildings, per limitations in Sec. 9-4.2106(c)						SUP					
Commercial uses pursuant to approved specific plan in RPD-SP sub-zone only							SUP				
<b>Community Care Uses</b>											
Day nurseries (child care centers)	SUPA	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A			SUPA
Assisted living facilities	Not permitted in residential zones. See Non-Residential Zoning Classifications matrix in Sec. 9-4.2105.										
Residential Care Facilities (Large) per limitations in Sec. 9-4.2106(d)		SUP							SUP	SUP	
Residential Care Facilities (Small)	P	P	P	P	P	P	P	P	P	P	P
Substance abuse treatment facilities per limitations in Sec. 9-4.2106(e)		SUP							SUP	SUP	
Continuing care communities (includes both independent and assisted living facilities and may also include convalescent hospitals)	Not permitted in residential zones. See Non-Residential Zoning Classifications matrix in Sec. 9-4.2105.										
<b>Institutional and Civic Uses</b>											

Places of worship (religious facilities)	SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Fraternal lodges and clubs						SUP	SUP				
Park and recreational facilities									HPD	HPD	
<b>Protected Ridgeline Overlay (PR) Zone Standards</b>											
Waiver or modification of PR overlay zone standards, per limitations of Sec. 9-4.2106(f)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
<b>Land Use Category</b>	<b>Residential Zoning Classifications</b>										
	<b>R-A</b>	<b>R-E</b>	<b>R-O</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>RPD</b>	<b>RPD - SFD</b>	<b>HPD</b>	<b>HPD - SFD</b>	<b>TPD</b>
<b>Residential Uses</b>											
Farm cottages, per limitations of Sec. 9-4.2106(g)	PPD	PPD									
Mobile homes											TPD
One-family dwelling per Sec. 9-4.2106(h)	PPD	PPD	PPD	PPD	PPD	PPD	RPD <sup>1</sup>	RPD <sup>1</sup>	HPD	HPD	
Two-family dwellings per Sec. 9-4.2106(h)					PPD	RPD	RPD		HPD		
Multiple family dwellings (apartments including single room occupancy units, condos, townhouses) per Sec. 9-4.2106(h)						RPD	RPD		HPD		
Fraternity and sorority houses						RPD	SUP				
Processing Note	<sup>1</sup> Per Sec. 9-4.2804(a)(2), applications for residential planned development permits for the approval of four (4) or fewer single family detached dwellings within the RPD zone are processed administratively.										
<b>Residential Zone Accessory Uses</b>											



Secondary dwelling units, per Sec. 9-4.2521	P	P	P	P	P	P	P	P	P	P	
Stands for sale of agricultural products grown on premises, per Sec. 9-4.2106(m)	P										
Temporary model home and real estate sales complexes, per limitations of Sec. 9-4.2106(n)	P	P	P	P	P	P	P	P	P	P	
Water supply, per limitations of Sec. 9-4.2106(o)	P	P	P	P	P	P	P	P	P	P	P
<b>Utility &amp; Communication Uses</b>											
Wireless communications facilities <sup>2</sup>	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Small wireless facilities	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF
Eligible facilities requests (6409(a))	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR
Footnote	<sup>2</sup> Wireless communications facilities that do not meet the definition of small wireless facilities or eligible facilities requests.										

(§ 38, Ord. 1620-NS, eff. August 12, 2016, as amended by § 7, Ord. 1631-NS, eff. July 14, 2017, and § 6, Ord. 1661-NS, eff. March 5, 2019)