

Table 4.2.1: Principal Use Table

Key: **P** = Permitted by Right **S** = Special Use Permit Required * = Specific Use Standards Apply in District *blank cell* = not allowed

Use	Zoning District																				Use Standards			
	RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF-L	RMF-M	RMF-MH	RMF-H	PD	UMXZ	B-1	CB	B-2	O&I	SC	CS		AC	I-1	I-2
Residential uses																								
Household Living																								
Dwelling, Dual-Unit Attached				P*	P*	P*	P*	P	P	P	P	P	P	P	S*		S*	P						
Dwelling, Multi-Family				P*	P*	P*	P*		P	P	P	P	P	P	S*		S*	P						4.3.2.1
Dwelling, Quadraplex				P*	P*	P*	P*	P	P	P	P	P	P	P	S*		S*	P						4.3.2.1
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S*		S*	P			P			4.3.2.1
Dwelling, Triplex				P*	P*	P*	P*	P	P	P	P	P	P	P	S*		S*	P						4.3.2.1
Dwelling, Row-Style				P*	P*	P*	P*	P	P	P	P	P	P	P	S*		S*	P						4.3.2.1

4.3.2 RESIDENTIAL USES

A. Household Living

1. Dwelling, Dual-Unit Attached

- a. In the R-20, R-15, R-10, and R-7 zoning districts, dual-unit attached dwellings are only allowed as part of a performance residential development and are subject to the maximum density for the district.*
- b. Dual-unit attached dwellings in the B-1 and B-2 districts shall comply with the standards for multi-family dwellings *in those districts*.

2. Dwelling, Multi-Family

- a. In the R-20, R-15, R-10, and R-7 zoning districts, multi-family dwellings are only allowed as part of a performance residential development and are subject to the maximum density for the district.*
- b. Multi-family dwellings in the B-1 and B-2 districts shall comply with the following standards:
 - 1. Dwelling units must be part of mixed use development established to provide innovative opportunities for an integration of diverse but compatible uses into a single development that is unified by distinguishable design features with amenities and walkways to increase pedestrian activity.
 - 2. The development shall be single ownership or unified control of a property owners association.
 - 3. Uses with the development are restricted to residential uses and uses allowed in the B-1 district.
 - 4. Sidewalks must be provided throughout the project.
 - 5. Parking location and quantity shall be shared.
 - 6. Community facilities and/or common area shall be provided.
 - 7. Mixed-Use Residential buildings are permitted and encouraged.
 - 8. Conceptual elevations indicating proposed architectural style and conceptual lighting plans shall be submitted with the application.

3. Dwelling, Quadraplex

- a. In the R-20, R-15, R-10, and R-7 zoning districts, quadraplex dwellings are only allowed as part of a performance residential development and are subject to the maximum density for the district.*
- b. Quadraplex dwellings in the B-1 and B-2 districts shall comply with the standards for multi-family dwellings *in those districts*.

4. Dwelling, Single-Family Detached

Single-family dwellings in the B-1 and B-2 districts shall comply with the standards for multi-family dwellings *in those districts*.

5. Dwelling, Triplex

- a. In the R-20, R-15, R-10, and R-7 zoning districts, triplex dwellings are only allowed as part of a performance residential development and are subject to the maximum density for the district.*
- b. Triplex dwellings in the B-1 and B-2 districts shall comply with the standards for multi-family dwellings *in those districts*.

6. Dwelling, Row-Style

- a. In the R-20, R-15, R-10, and R-7 zoning districts, row-style dwellings are only allowed as part of a performance residential development and are subject to the maximum density for the district.*
- b. Row-style dwellings in the B-1 and B-2 districts shall comply with the standards for multi-family dwellings *in those districts*.