

## ***Article 6. Residential District Use Table***

### **4.600 Allowed Uses**

The table on the following pages sets forth the uses permitted within the residential districts.

### **4.601 Key to Table Designations**

#### **A. Permitted Uses (P)**

A “P” in a cell indicates that a use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Zoning Ordinance. A “P\*” in any cell means that supplemental use standards apply (See ‘*Supplemental Use Standards, Section 5.100 Standards for Selected Uses*’). The specific section number of the standard is noted in the right-hand column titled “Supplemental Standards”.

#### **B. Special Exception Uses (SE)**

An “SE” in a cell indicates that a use is allowed only if reviewed and approved as a special exception use, in accordance with the review procedures of Chapter 3, Article 3. An “SE\*” in any cell means that supplemental use standards apply (See ‘*Supplemental Use Standards, Section 5.100 Standards for Selected Uses*’). The specific section number of the standard is noted in the right-hand column titled “Supplemental Standards”.

#### **C. Uses Not Allowed**

An empty cell indicates that a use is not allowed in the respective zoning district.

#### **D. Supplemental Use Standards (\*)**

The numbers contained in the right-hand column of the table are references to additional standards and requirements that may apply to the use listed. Standards referenced in this column apply only in zoning districts where the designation includes a “\*”.

#### **E. Use Also Included in Nonresidential District Use Table (>>)**

The “>>” symbol in the second column from the right (titled “*refer to Nonresidential District Use Table*”) indicates this use can also be found in the Nonresidential District Use Table in Article 8.

### **4.602 Unlisted Uses**

Additional uses have been interpreted as part of or similar to many of the uses listed in the table. The full list of such uses is included in Appendix C, Use Index. If a use is not listed, then the Board of Adjustment shall, upon the request of any interested party and pursuant to the procedures set forth in Chapter 3, Article 2, make a determination within which district, if any, a proposed use should be allowed.

4.600 RESIDENTIAL USE TABLE		One/Two-Family Districts										Multifamily				Special Districts		In NR Table	Supplemental Standards
RESIDENTIAL USES		A-2.5A	A-43	A-21	A-10	A-7.5	A-5	AR	B	R1	R2	CR	C	D	UR	MH	PD		
Household Living	One-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	* Not > 10,000 Sq.Ft. 6.507
	One-family zero lot line detached							P	P	P*	P*	P	P	P	P			>>	6.101C
	One-family zero lot line attached (twin home)								P	P	P	P	P	P	P			>>	
	Two-family detached								P	P	P	P	P	P	P			>>	
	Duplex/two-family attached dwelling								P	P	P	P	P	P	P			>>	
	One-family attached (townhouse, rowhouse)										P*	P	P	P	P			>>	6.101C
	Cluster housing										P	P	P	P	P			>>	
	HUD-code manufactured housing															P			
	Industrialized housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>>	5.116B
	Manufactured home park															P	PD*	>>	4.202B
	Manufactured home subdivision															P			
Mobile home															P				
Multifamily dwelling apartment											P*	P*	P*	P*		PD*	>>	6.506	
Group Living	Boarding or lodging house												P*	P*	P*			>>	5.107A
	Community home	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		PD*	>>	5.110
	Fraternity or sorority house													P	P		PD	>>	
	Group Home I												P*	P*	P*		PD*	>>	5.115
	Group Home II													P*	P*		PD*	>>	5.115
	Halfway House																PD*	>>	4.305B
	Shelter																PD	>>	
Education	Day care center (child or adult)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*			>>	5.111
	Kindergarten	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*			>>	5.118
	School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	
Government	Government office facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	
	Museum, library, or fine arts center, government operated or controlled	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	
Religious	Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	5.127
Recreation	Center, community recreation or welfare, private or non-profit	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			>>	
	Country club (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	
	Golf course	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	
Recreation	Golf driving range																>>		

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RESIDENTIAL USES		A-2.5A	A-43	A-21	A-10	A-7.5	A-5	AR	B	R1	R2	CR	C	D	UR	MH	PD		
	Neighborhood recreation center	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	
	Park or playground (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	
	Park (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	
Utilities	Electric power substation	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		>>	
	Telecommunication Tower																		
	Stealth Telecommunications Towers	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*			>> 5.137	
Utilities	Telecommunications antenna (on structure)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	PD*	>> 5.136	
	Utility transmission tower or distribution line	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		PD*	>> 5.140	
	Water supply, treatment or storage facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		>>	
Other	Airport, aviation field or landing area	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		>>	
	Ambulance dispatch station	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*			>> 5.101	
	Bed and breakfast Home								SE*			SE*	SE*	SE*	SE*			>> 5.106	
	Bed and Breakfast Inn													SE*	SE*			>> 5.107	
	Greenhouse or plant nursery	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*			>> 5.114, 5.133	
	Hospice												P	P	P			>>	
	Gas drilling & production	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>> Ch. 15, City Codes; 5.140	
	Parking, auxiliary	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*			>> 6.202F	
Accessory	Accessory use or building	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P			>> 5.301	
	Home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>> 5.116A	
	Large animals	P*	P*	P*	P*	P*	P*	P*	P*									>> 5.307	
	Private carport/private porte cochere (reduced rear and side yard setbacks)				P*	P*												>> 5.301D	
	Private carport/private porte cochere (front yard)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*							>> 5.301D	
	Recreation area (private), indoor or outdoor											P	P	P	P			>>	
	Satellite antenna (dish)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>> 5.304	
	Terrace garage (in required yard setbacks)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	
Temporary	Amusement, outdoor (temporary)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*			>> 5.400	
	Batch plant, concrete or asphalt (temporary)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*			>> 5.401	
	Garage or other occasional sale	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>> 5.402	
	Mobile Vendor, Fresh Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		>> 5.406	
	Model home	P	P	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		>> 5.403	
	Trailer, portable; sales, construction or storage	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>> 5.405	

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RESIDENTIAL USES		A-2.5A	A-43	A-21	A-10	A-7.5	A-5	AR	B	R1	R2	CR	C	D	UR	MH	PD		
	Vendor, door to door	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>>	9.101
	Vendor, transient	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>>	9.101