

17-2-0207 Use Table and Standards.

USE GROUP		Zoning Districts								Use Standard	Parking Standard
Use Category		RS	RS	RS	RT	RT	RM	RM	RM		
Specific Use Type		1	2	3	3.5	4	4.5	5-5.5	6-6.5		
P= permitted by-right S = special use approval req'd PD = planned development approval req'd - = Not allowed											
<b>RESIDENTIAL</b>											
A. Household Living											
1.	Detached House	P	P	P	P/-	P/-	P/-	P/-	P/-	§ 17-2-0303-B	§ 17-10-0207-A
2.	Elderly Housing	-	-	-	P	P	P	P	P		§ 17-10-0207-A
3.	Two-Flat	-	-	P	P	P	P/-	P/-	P/-	§ 17-2-0303-B	§ 17-10-0207-A
4.	Townhouse	-	-	-	P	P	P	P	P	§ 17-2-0500	§ 17-10-0207-A
5.	Multi-Unit (3+ units) Residential	-	-	-	P	P	P	P	P	§ 17-2-0303-B	§ 17-10-0207-C
6.	Single-Room Occupancy	-	-	-	-	P	P	P	P		§ 17-10-0207-B
7.	Conversion Unit within Additional Dwelling Unit-Allowed Areas	-	P	P	P	P	P	P	P	§ 17-2-0303-C & § 17-9-0131	
8.	Coach House within Additional Dwelling Unit-Allowed Areas	-	P	P	P	P	P	P	P	§ 17-9-0201-F	
B. Group Living											
1.	Assist. Living (Elderly Custodial Care)	-	-	-	-	P	P	P	P		§ 17-10-0207-Q
2.	Convents and Monasteries	P	P	P	P	P	P	P	P		§ 17-10-0207-Q
3.	Community Home, Family	P	P	P	P	P	P	P	P		§ 17-10-0207-Q
4.	Community Home, Group	S	S	S	S	P	P	P	P		§ 17-10-0207-Q
5.	Domestic Violence Residence, Family	S	S	S	P	P	P	P	P		§ 17-10-0207-Q
6.	Domestic Violence Residence, Group	-	-	S	S	P	P	P	P		§ 17-10-0207-Q
7.	Domestic Violence Shelter	-	-	-	-	S	S	S	S		§ 17-10-0207-Q
8.	Nursing Home (Skilled Nursing Care)	-	-	-	-	S	S	S	S		§ 17-10-0207-Q
*10.	Temporary Overnight Shelter	-	-	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
* Editor's note – Coun. J. 9-13-06, p. 84870, did not provided and entry for "B.9."											
11.	Transitional Residences	S	S	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
12.	Transitional Shelters	-	-	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
13.	Group Living Not Otherwise Classified	-	-	-	-	S	S	S	S		§ 17-10-0207-Q
<b>PUBLIC AND CIVIC</b>											
C. Colleges and Universities		-	-	-	-	P	P	P	P		§17-10-0207-E
D. Cultural Exhibits and Libraries		P	P	P	P	P	P	P	P		§ 17-10-0207-F

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<b>PUBLIC AND CIVIC (continued)</b>											
E. Day Care		P	P	P	P	P	P	P	P		§ 17-10-0207-E
F. Hospital		-	-	-	-	P	P	P	P		§ 17-10-0207-G
G. Lodge or Private Club		-	-	-	-	S	S	S	S	§ 17-9-0111	§ 17-10-0207-H
H. Parks and Recreation (except as more specifically regulated)		P	P	P	P	P	P	P	P		§ 17-10-0207-E
1.	Community Centers, Recreation Buildings and Similar Assembly Use	S	S	S	S	S	S	S	S		§ 17-10-0207-E
2.	Community Garden	P	P	P	P	P	P	P	P	§ 17-9-0103.5	§ 17-10-0207-E
<b>I. Public Safety Services</b>											
1.	Police Station	S	S	S	S	S	S	S	S		§ 17-10-0207-E
2.	Fire Station	P	P	P	P	P	P	P	P		§ 17-10-0207-E
J. Religious Assembly		P	P	P	P	P	P	P	P		§ 17-10-0207-I
K. School		P	P	P	P	P	P	P	P		§ 17-10-0207-E
L. Utilities and Services, Minor		P	P	P	P	P	P	P	P		§ 17-10-0207-E
M. Utilities and Services, Major		S	S	S	S	S	S	S	S		§ 17-10-0207-E
<b>COMMERCIAL</b>											
*O. Funeral and Interment Service											
* <b>Editor's note</b> – Coun. J. 9-13-06, p. 84870, did not provide an entry for "N."											
1.	Cemetery / Mausoleum / Columbarium	P	P	P	P	P	P	P	P		§ 17-10-0207-Q
2.	Cremating	S	S	S	S	S	S	S	S		§ 17-10-0207-Q
<b>P. Lodging</b>											
1.	Bed and Breakfast	-	-	-	-	P	P	P	P	§ 17-9-0103	§ 17-10-0207-S
2.	Vacation Rental	P	P	P	P	P	P	P	P		
3.	Shared Housing Unit	P	P	P	P	P	P	P	P		
<b>Q. Medical Service</b>											
1.	Government-operated Health Center	-	-	-	-	S	S	S	S		§ 17-10-0207-T
<b>R. Office</b>											
1.	Foreign Consulates	-	-	-	-	P	P	P	P	§ 17-9-0108	§ 17-10-0207-Q
2.	Philanthropic and Eleemosynary Institutions	-	-	-	-	P	P	P	P	§ 17-9-0113	§ 17-10-0207-Q
S. Parking, Non-Accessory		-	-	-	-	P/S	P/S	P/S	P/S	§ 17-9-0111.5	None Req'd
T. Residential Support Service		-	-	-	-	-	-	P	P	§ 17-9-0114	None Req'd

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<b>OTHER USES</b>											
U. Wireless Communication Facilities											
1.	Co-located	P	P	P	P	P	P	P	P	§ 17-9-0118	None Req'd
2.	Freestanding (Tower)	S	S	S	S	S	S	S	S	§ 17-9-0118	None Req'd
<b>ACCESSORY</b>											
V. Accessory Uses		P	P	P	P	P	P	P	P	§ 17-9-0200	None Req'd
W. Coke & Coal Bulk Material		-	-	-	-	-	-	-	-	§ 17-9-0117-B	None Req'd
X. Manganese-bearing Material Operation		-	-	-	-	-	-	-	-	§ 17-9-0117-D	None Req'd

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-1-04, p. 30490; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 6-30-10, p. 96060, § 4; Amend Coun. J. 11-3-10, p. 104527; Amend Coun. J. 9-8-11, p. 7541, § 1; Amend Coun. J. 4-30-14, p. 80394, § 1; Amend Coun. J. 6-22-16, p. 27712, § 12; Amend Coun. J. 3-28-18, p. 74512, § 1; Amend Coun. J. 12-16-20, p. 26066, § 10; Amend Coun. J. 7-20-22, p. 50878, § 3)

**17-2-0300 Bulk and density standards.**

**17-2-0301 Lot Area.**

**17-2-0301-A Minimum Lot Area Standards.**

All development in R districts is subject to the following minimum *lot area* standards except as expressly allowed in Sec. 17-2-0301-B:

District	Minimum Lot Area* (square feet)
RS1	6,250
RS2	5,000
RS3	2,500
RT3.5	2,500
RT4 to RM6.5	1,650

(\* See Sec. 17-17-0302 for rules governing the measurement of *lot area*.)

**17-2-0301-B Exemptions.**

1. Contextual Standard for RS1 and RS2 Districts. In the RS1 and RS2 districts, when more

than 50% of similarly zoned *lots* on a *block face* have a minimum *lot area* per unit less than prescribed in Sec. 17-2-0301-A, the minimum *lot area* per *dwelling unit* standard will be established based on the predominant *lot area* of all *zoning lots* fronting on the *block face*. In no case, however, may the minimum *lot area* established pursuant to this contextual standard be less than 3,750 square feet.

2. Lots of record. A *detached house* may be established on any *lot of record* regardless of the size of the *lot*, provided that all other requirements of this Zoning Ordinance are met. This exemption also applies if a *lot of record* is increased in area and still does not comply with applicable minimum *lot area* standards.

**17-2-0301-C Exceptions.** Any application seeking a zoning map amendment, pursuant to Section 17-13-0300, in order to establish a *residential, day care, hospital, parks and recreation, school* or outdoor assembly use that is proposed to be established within 660' of any (a) *windrow composting facility*, (b) *intensive manufacturing, production and industrial service use*, (c) *Class III, Class IVA, Class IVB and Class V recycling facility*, (d) *warehousing, wholesaling, and freight movement use*, (e) *container storage*, (f)