

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

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Commercial farms for horses, bovines, sheep or goats	P	SUP									
Horticulture and floriculture	P	P									
Animal Care Uses											
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										
Commercial Uses											
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				

Land Use Category	Residential Zoning Classifications
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	R-A	R-E	R-O	R-1	R-2	R-3	RP D	RP D - SFD	HP D	HP D - SFD	TPD
Community Care Uses											
Day nurseries (child care centers)	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A			SUP A
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.										
Institutional and Civic Uses											
Places of worship (religious facilities)	SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Columbaria	SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Fraternal lodges and clubs						SUP	SUP				
Park and recreational facilities									HPD	HPD	

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Land Use Category	Residential Zoning Classifications										
	R-A	R-E	R-O	R-1	R-2	R-3	RP D	RP D - SFD	HP D	HP D - SFD	TPD
Residential Uses											
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	RPD	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	¹ 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.										
Residential Zone Accessory Uses											

Accessory dwelling units, per Sec. 9-4.2521 and 9-4.2521.1	P	P	P	P	P	P	P	P	P	P	P
Dish antennas over 18 inches in diameter	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	
Food cooperatives, per Sec. 9-4.2520	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A			
Guest houses, per limitations of Sec. 9-4.2106(i)	PPD	PPD									
Ham radio towers	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	
Home occupations, per Sec. 9-4.2518	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP

Land Use Category	Residential Zoning Classifications										
	R-A	R-E	R-O	R-1	R-2	R-3	RP D	RP D - SFD	HP D	HP D - SFD	TPD
Incidental and accessory uses and structures, per limitations of Sec. 9-4.2106(j)	P	P	P	P	P	P	P	P	P	P	P
Keeping of bovines, sheep and/or goats etc. per limitations of Sec. 9-4.2106(k)	P	P		P							
Keeping of horses per limitations of Sec. 9-4.2106(k)	P	P	P	P			P	P	P	P	

Keeping of racing homing pigeons, not to exceed 48 birds per lot or parcel at one time		P		P							
Keeping of small animals for family use per limitations of Sec. 9-4.2106(l)	P	P	P	FAP							
Large family day care	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	SUP A	
Residential sports facilities, per Sec. 9-4.2524	PPD	PPD	PPD	PPD	PPD	PPD	PPD	PPD	PPD	PPD	
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
Utility & Communication Uses											
Wireless communications facilities ²	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP

Land Use Category	Residential Zoning Classifications										
	R-A	R-E	R-O	R-1	R-2	R-3	RP D	RP D - SFD	HP D	HP D - SFD	TPD

Small wireless facilities	SWF	SW F	SW F	SW F	SW F	SW F	SW F	SW F	SW F	SW F	SWF
Eligible facilities requests (6409(a))	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR
Footnote	² 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, § 6, Ord. 1661-NS, eff. March 5, 2019, Part 6, Ord. 1678-NS, eff. February 28, 2020, and Part 2, Ord. 1710-NS, eff. March 17, 2023)