

**Chapter 18.110
RESIDENTIAL ZONES**

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18.110.010 Purpose

The purpose of this chapter is to implement the policies of the comprehensive plan related to housing by:

- A. Creating an environment in which construction of a full range of owner-occupied and rental housing at affordable prices is encouraged;
- B. Providing residential zones of varying densities, with flexible design and development standards to encourage innovation and reduce housing costs;
- C. Accommodating compatible nonresidential development—including, but not limited to, schools, churches, parks, recreation facilities, day care centers, and neighborhood commercial uses and services—at appropriate locations and scales; and
- D. Enhancing the livability of neighborhoods by encouraging diversity in housing stock and promoting opportunities for walkability. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.110.020 List of Base Zones

The names and map symbols of the residential base zones are listed in Table 18.110.1. When this title refers to the residential zones, it is referring to the eight base zones listed here.

Table 18.110.1 List of Base Zones			
Low-density Zones	Medium-density Zones	Medium-high-density Zones	High-density Zones
R-1	R-7	R-25	R-40
R-2	R-12		
R-3.5			
R-4.5			

(Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.110.030 Land Use Standards

- A. General Provisions. A list of allowed, restricted, conditional, and prohibited uses in residential zones is provided in Table 18.110.2. If a use category is not listed, see Section 18.60.030.
 - 1. Allowed (A). Uses that are allowed, subject to all of the applicable provisions of this title.

2. Restricted (R). Uses that are allowed provided they are in compliance with special requirements, exceptions, or restrictions.
3. Conditional (C). Uses that require the approval of the Hearings Officer using discretionary criteria. The approval process and criteria are provided in Chapter 18.740, Conditional Use.
4. Prohibited (P). Uses that are not allowed under any circumstance.

Table 18.110.2								
Use Table								
Use Categories	R-1	R-2	R-3.5	R-4.5	R-7	R-12	R-25	R-40
Residential Use Categories								
Group Living	A	A	A	A	A	A	A	A
Household Living	A	A	A	A	A	A	A	A
Civic / Institutional Use Categories								
Basic Utilities [1]	C	C	C	C	C	C	C	C
Colleges	C	C	C	C	C	C	C	C
Community Services	C	C	C	C	C	C	C	C
Cultural Institutions	P	P	C	C	C	C	P	P
Day Care [2]	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C
Emergency Services	C	C	C	C	C	P	P	P
Medical Centers	P	P	C	C	C	C	C	C
Postal Service	P	P	P	P	P	P	P	P
Religious Institutions	C	C	C	C	C	C	C	C
Schools [3]	C	C	C	C	C	C	C	C
Social/Fraternal Clubs/Lodges	P	P	P	P	P	C	C	C
Temporary Shelter	P	P	P	P	P	C	C	C
Commercial Use Categories								
Adult Entertainment	P	P	P	P	P	P	P	P
Animal-Related Commercial	P	P	P	P	P	P	P	P
Bulk Sales	P	P	P	P	P	P	P	P
Commercial Lodging	P	P	P	P	P	P	P	P
Custom Arts and Crafts	P	P	P	P	P	P	P	P
Eating and Drinking Establishments	P	P	P	P	P	P	P	P
Indoor Entertainment	P	P	P	P	P	P	P	P
Major Event Entertainment [4]	C	C	C	C	C	C	C	C
Motor Vehicle Sales/Rental	P	P	P	P	P	P	P	P
Motor Vehicle Servicing/Repair	P	P	P	P	P	P	P	P
Non-Accessory Parking	P	P	P	P	P	C[5]	C[5]	C[5]
Office	P	P	P	P	P	P	P	P
Outdoor Entertainment	P	P	P	P	P	P	P	P
Outdoor Sales	P	P	P	P	P	P	P	P
Personal Services	P	P	P	P	P	P	R[6]	R[6]
Repair-Oriented Retail	P	P	P	P	P	P	R[6]	R[6]
Sales-Oriented Retail	P	P	P	P	P	P	R[6]	R[6]
Self-Service Storage	P	P	P	P	P	P	P	P
Vehicle Fuel Sales	P	P	P	P	P	P	P	P
Industrial Use Categories								
General Industrial	P	P	P	P	P	P	P	P
Heavy Industrial	P	P	P	P	P	P	P	P

**Table 18.110.2
Use Table**

Use Categories	R-1	R-2	R-3.5	R-4.5	R-7	R-12	R-25	R-40
Industrial Services	P	P	P	P	P	P	P	P
Light Industrial	P	P	P	P	P	P	P	P
Railroad Yards	P	P	P	P	P	P	P	P
Research and Development	P	P	P	P	P	P	P	P
Warehouse/Freight Movement	P	P	P	P	P	P	P	P
Waste-Related	P	P	P	P	P	P	P	P
Wholesale and Equipment Rental	P	P	P	P	P	P	P	P
Other Use Categories								
Agriculture/Horticulture	A[7]	A[7]	A[7]	A[7]	A[7]	P	P	P
Cemeteries	P	P	C	C	C	P	P	P
Detention Facilities	P	P	P	P	P	P	P	P
Heliports	P	P	P	P	P	P	P	P
Mining	P	P	P	P	P	P	P	P
Transportation/Utility Corridors	C	C	C	C	C	C	C	C
Wireless Communication Facilities [8]	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

A=Allowed R=Restricted C=Conditional Use P=Prohibited

- [1] Above-ground public and private utility facilities proposed with development and underground public and private utility facilities are allowed. Standalone above-ground public and private utility facilities not proposed with development are allowed conditionally.
 - [2] Family day care is allowed. Other day care uses are allowed conditionally.
 - [3] School bus parking on public high school sites is allowed as an accessory use if located a minimum of 200 feet from the nearest property line of a residential use.
 - [4] Allowed conditionally on public school sites.
 - [5] Only park-and-ride and other transit-related facilities are allowed conditionally.
 - [6] Limited to ground-floor level of apartment developments and maximum square footage of 10 percent of the building.
 - [7] Where adjacent to a residential use, poultry or livestock must be housed a minimum of 100 feet from any dwelling unit, except a dwelling unit on the same lot.
 - [8] See Chapter 18.450, Wireless Communication Facilities, for requirements.
- (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.110.040 Housing Types

- A. A housing type is not a use category. It describes a type of development that can contain a household living or group living use.
- B. A list of allowed, limited, and prohibited housing types in commercial zones is provided in Table 18.110.3. Terms and abbreviations used are defined as follows:
 - 1. Yes, allowed (Y). Housing types that are allowed.

2. Limited (L). Housing types that require a conditional use approval or are allowed subject to specific limitations.

3. No, prohibited (N). Housing types that are not allowed under any circumstance.

C. Housing types that are allowed or allowed on a limited basis are subject to the standards and provisions of the applicable development standards chapter, which is indicated in parentheses in the first column of Table 18.110.3.

D. All allowed housing types may be built on site or brought to the site as a manufactured home. Tiny houses are prohibited in all zones.

Table 18.110.3 Housing Types								
Housing Types	R-1	R-2	R-3.5	R-4.5	R-7	R-12	R-25	R-40
Detached Dwellings								
Accessory Dwelling Units (18.220)	Y	Y	Y	Y	Y	Y	N	N
Cottage Clusters (18.240)	N	N	Y	Y	Y	Y	N	N
Mobile Home Parks (18.260)	N	N	L[1]	L[1]	Y	Y	Y	Y
Single Detached Houses (18.290)	Y	Y	Y	Y	Y	Y	N	N
Attached Dwellings								
Accessory Dwelling Units (18.220)	Y	Y	Y	Y	Y	Y	N	N
Apartments (18.230)	N	N	N	N	N	Y	Y	Y
Courtyard Units (18.250)	N	N	Y	Y	Y	Y	N	N
Quads (18.270)	N	N	L[2]	L[2]	Y	Y	N	N
Rowhouses (18.280)	N	N	N	N	L[3]	Y	Y	N

Y=Yes, Allowed

L=Limited, see footnotes

N=No, Prohibited

[1] Allowed only through a conditional use application.

[2] Quads allowed only on corner lots and on interior lots that front an arterial or collector street.

[3] Rowhouses of up to 5 units per grouping allowed.

(Ord. 18-28 §1; Ord. 18-23 §2)

18.110.050 Densities

The maximum and minimum density standards for the housing types listed in Table 18.110.3 are provided in the applicable development standards chapter for each housing type and calculated using the methods in Section 18.40.130. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2) ■