

**File #:** PZ 19-010

**Application:** Text Amendment, City initiated

**PETITION:** City initiated request to modifying and remove “multi-family” from Table 2-1 (Permitted and Special Uses by Residential Zoning District) of the Unified Development Code (UDC).

**Purpose of Amendment:** Allows for consistency within all chapter of the UDC.

**Table 2-1**  
**Permitted and Special Uses by Residential Zoning District**

| Use  | See Also Sec.        | R-30          | R-20        | R-15        | MDR        |
|--|----------------------|---------------|-------------|-------------|------------|
| <b>ACCESSORY USES</b>  |                      |               |             |             |            |
| Accessory uses and structures not otherwise listed in this table, determined by the community development director to be normally incidental to one or more permitted principal uses | Sec. 4-05            | P             | P           | P           | P          |
| Accessory apartment, attached  | Sec. 4-10            | S             | S           | S           | S          |
| Accessory apartment, detached  | Sec. 4-10            | S             | S           | S           | S          |
| Carport or garage  |                      | P             | P           | P           | P          |
| Construction field office  | Sec. 4-210           | P             | P           | P           | P          |
| Fallout shelter  |                      | P             | P           | P           | P          |
| Family day care home   | Sec. 4-110           | P             | P           | P           | P          |
| Fence  | Sec. 4-135           | See Table 4.1 |             |             |            |
| Greenhouse, private  |                      | P             | P           | P           | P          |
| Guest house  | Sec. 4-160           | P             | P           | P           | P          |
| Home occupation  | Sec. 4-170           | P             | P           | P           | P          |
| Intermodal container, temporary  | Sec. 4-180           | P             | P           | P           | P          |
| Junk   | Sec. 4-185           | X             | X           | X           | X          |
| Model home or subdivision sales officer, temporary   | Sec. 4-285           | P             | P           | P           | P          |
| Parking space, parking lot accessory to one or more permitted uses   | Sec. 4-235           | P             | P           | P           | P          |
| Parking of commercial vehicle or semi-trailer  | Sec. 4-270           | X             | X           | X           | X          |
| Recreation facility, private (tennis court, swimming pool)   | Sec. 4-295           | P             | P           | P           | P          |
| Roadside stand   |                      | S             | X           | X           | X          |
| Solar energy system, building mounted  | Sec. 4-275           | P             | P           | P           | P          |
| Solar energy system, ground mounted  | Sec. 4-280           | S             | S           | S           | S          |
| Tower, amateur radio   | Sec. 4-435           | P             | P           | P           | P          |
| Utility substation   |                      | P             | P           | P           | P          |
| Yard or garage sale  | Sec. 4-335           | P             | P           | P           | P          |
| <b>AGRICULTURAL USES</b>   |                      |               |             |             |            |
|  | <b>See Also Sec.</b> | <b>R-30</b>   | <b>R-20</b> | <b>R-15</b> | <b>MDR</b> |
| Livestock and animal quarters  | Sec. 4-200           | S             | X           | X           | X          |
| Poultry  | Sec. 4-200 (d)       | P             | P           | P           | P          |
| Production of crops  | Sec. 4-15            | P             | P           | P           | P          |
| Timbering and forestry   | Sec. 4-15            | P             | P           | P           | P          |
| Agriculture, agricultural facility, or agricultural operation not otherwise specifically indicated in this table   |                      | S             | S           | X           | X          |
| <b>RESIDENTIAL USES</b>  |                      |               |             |             |            |
|  | <b>See Also Sec.</b> | <b>R-30</b>   | <b>R-20</b> | <b>R-15</b> | <b>MDR</b> |
| Boarding house   |                      | X             | X           | X           | X          |
| Conservation subdivision   | Art.15 Div. 9        | P             | P           | P           | P          |
| Dwelling, detached single-family   | Sec. 4-130           | P             | P           | P           | P          |
| Dwelling, two-family (duplex)  | Sec. 4-125           | X             | X           | X           | P          |
| Dwelling, attached single-family (fee simple or condo)   | Sec. 4-120           | X             | X           | X           | P          |
| Dwelling, multiple family  |                      | X             | X           | X           | P          |
| Group home   |                      | X             | X           | X           | S          |

|  |                      |             |             |             |            |
|--|----------------------|-------------|-------------|-------------|------------|
| Live-work unit   |                      | X           | X           | X           | S          |
| Loft   |                      | X           | X           | X           | P          |
| Manufactured home  | Sec. 4-205           | X           | X           | X           | X          |
| Modular home (see def. industrialized building)  |                      | P           | P           | P           | P          |
| Model home or subdivision sales office, temporary                                      | Sec. 4-285           | P           | P           | P           | P          |
| Relocated residential structure  |                      | S           | S           | S           | S          |
| <b>INSTITUTIONAL USES</b>  |                      | <b>R-30</b> | <b>R-20</b> | <b>R-15</b> | <b>MDR</b> |
| Church, temple, synagogue, or place of worship   | Sec. 4-70            | S           | S           | S           | S          |
| Club or lodge, nonprofit (civic, fraternal, social)                                    | Sec. 4-75            | S           | S           | S           | S          |
| Continuing care retirement community   |                      | X           | X           | X           | S          |
| <b>Use</b>   | <b>See Also Sec.</b> | <b>R-30</b> | <b>R-20</b> | <b>R-15</b> | <b>MDR</b> |
| Institutionalized residential living and care facilities, serving less than 15 persons | Sec. 4-175           | X           | X           | X           | X          |
| Institutionalized residential living and care facilities, serving 15 or more persons   | Sec. 4-175           | X           | X           | X           | X          |
| Public use   |                      | P           | P           | P           | P          |
| School, private elementary, middle, or high  | Sec. 4-260           | S           | S           | S           | S          |
| <b>RECREATIONAL USES</b>   |                      | <b>R-30</b> | <b>R-20</b> | <b>R-15</b> | <b>MDR</b> |
| Common area  |                      | P           | P           | P           | P          |
| Community recreation   | Sec. 4-100           | P           | P           | P           | P          |
| Conservation area  |                      | P           | P           | P           | P          |
| Golf course as part of residential subdivision   |                      | S           | S           | S           | S          |