

Residential Districts Use and Dimensional Standards Comparison of Current Code and Proposed Rewrite

Zoning district	Current Code	Proposed Code
R-1	single-family residential	single-family residential
R-1 By right land uses	<ol style="list-style-type: none"> 1. Single-family dwellings. Only a single principal structure may be allowed on any lot or tract. 2. Public, private and parochial academic elementary schools. 3. High schools with primarily academic curricula, provided that principal access to such school shall be directly from a street of class I or greater designation upon the official streets and highways plan. 4. Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the character and requirements of the district. 5. Public branch libraries. 6. Small residential care facilities with up to five residents and small residential care facilities with up to eight residents if approved as a reasonable accommodation under Section 21.15.013. 7. Adult care facilities with one through eight persons. 8. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 9. With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 10. Child care homes. 11. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height." 	<ol style="list-style-type: none"> 1. Dwelling, single-family detached 2. Assisted living facility (3-8 residents) 3. Adult care (3-8 persons) 4. Child care home (up to 8 children) 5. Library 6. Type 4 tower
R-1 Accessory uses	<ol style="list-style-type: none"> 1. Home occupations, subject to provisions of the supplementary district regulations. 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits. 3. Private garages. 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all other titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line. 5. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line. 6. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be: <ol style="list-style-type: none"> a. At least 25 feet from any lot line not in common ownership; or b. Oriented with entrances facing away from adjacent property; or c. Placed at least eight feet above ground level; or 	<ol style="list-style-type: none"> 1. Bed and breakfast (up to 3 guestrooms) 2. Beekeeping 3. Garage or carport, private residential 4. Home- and garden-related use 5. Home occupation 6. Outdoor keeping of animals 7. Parking of business vehicles, outdoors, accessory to a residential use 8. Private outdoor storage of non-commercial equipment accessory to a residential use 9. Vehicle repair/rebuilding, outdoor, hobby

Zoning district	Current Code	Proposed Code
	<p>d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. No more than four hives shall be placed on lots smaller than 10,000 square feet.</p> <p>7. Bed and breakfast with three or less guestrooms.</p>	
R-1 Site plan review uses	1. Bed and breakfast with four guestrooms	<p>1. Neighborhood recreation center</p> <p>2. Religious assembly</p> <p>3. Elementary school</p> <p>4. High school or middle school</p> <p>5. Park and open space, public or private</p> <p>6. Utility substation</p> <p>7. Type 1 tower</p> <p>8. Land reclamation (no longer than one year)</p> <p>9. Bed and breakfast (4 or 5 guestrooms)</p>
R-1 Conditional uses	<p>1. Commercial greenhouses and tree nurseries.</p> <p>2. Airstrips and heliports, if adequate approach and noise buffer areas are provided.</p> <p>3. Utilities substations.</p> <p>4. Nursing homes, convalescent homes and similar institutional uses, subject to the provisions of the supplementary district regulations.</p> <p>5. Art schools, music schools, dancing schools and the like.</p> <p>6. Residential planned unit developments.</p> <p>7. Natural resource extraction on tracts of not less than five acres.</p> <p>8. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval.</p> <p>9. Habilitative care facilities.</p> <p>10. Child care centers.</p> <p>11. Adult care facilities with nine or more person.</p> <p>12. Large residential care facilities.</p> <p>13. Bed and breakfast with five guestrooms.</p> <p>14. Snow disposal site.</p> <p>15. Community interest and local interest towers that do not meet the supplementary district regulations.</p> <p>16. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.</p>	<p>1. Assisted living facility (9 or more residents)</p> <p>2. Habilitative care facility</p> <p>3. Adult care (9 or more persons)</p> <p>4. Child care center (9 or more children)</p> <p>5. Instructional services</p> <p>6. Airstrip, private</p> <p>7. Type 2 tower</p> <p>8. Type 3 tower</p> <p>9. Commercial horticulture</p> <p>10. Natural resource extraction, organic and inorganic</p> <p>11. Land reclamation (more than one year)</p> <p>12. Snow disposal site</p>
Min. area	6,000 sf	Residential—6,000 sf Non-residential—10,000 sf
Setbacks	Front—20' Side—5' Rear—10'	Front—20' Side—res-5', non-res-10' Rear—10'
Building height	Principal—30'	Principal—30'

Zoning district	Current Code	Proposed Code
	Garage—20' Accessory—12'	Garage—20' Accessory—12'
Lot coverage	30%	30%
R-1A	single-family residential	single-family residential (larger lot)
R-1A By right land uses	<ol style="list-style-type: none"> 1. Single-family dwellings. Only a single principal structure may be allowed on any lot or tract. 2. Public, private and parochial academic elementary schools. 3. High schools with primarily academic curricula, provided that principal access to such school shall be directly from a street of class I or greater designation upon the official streets and highways plan. 4. Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the character and requirements of the district. 5. Public branch libraries. 6. Small residential care facilities with up to five residents and small residential care facilities with up to eight residents if approved as a reasonable accommodation under Section 21.15.013. 7. Adult care facilities with one through eight persons. 8. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 9. With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 10. Child care homes. 11. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height." 	<ol style="list-style-type: none"> 1. Dwelling, single-family detached 2. Assisted living facility (3-8 residents) 3. Adult care (3-8 persons) 4. Child care home (up to 8 children) 5. Library 6. Type 4 tower
R-1A Accessory uses	<ol style="list-style-type: none"> 1. Home occupations, subject to provisions of the supplementary district regulations. 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits. 3. Private garages. 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all other titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line. 5. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line. 6. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To 	<ol style="list-style-type: none"> 1. Bed and breakfast (up to 3 guestrooms) 2. Beekeeping 3. Garage or carport, private residential 4. Home- and garden-related use 5. Home occupation 6. Outdoor keeping of animals 7. Parking of business vehicles, outdoors, accessory to a residential use 8. Private outdoor storage of non-commercial equipment accessory to a residential use 9. Vehicle repair/rebuilding, outdoor, hobby

Zoning district	Current Code	Proposed Code
	<p>accomplish this, colonies shall be:</p> <ol style="list-style-type: none"> a. At least 25 feet from any lot line not in common ownership; or b. Oriented with entrances facing away from adjacent property; or c. Placed at least eight feet above ground level; or d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. <p>No more than four hives shall be placed on lots smaller than 10,000 square feet.</p> <ol style="list-style-type: none"> 7. Bed and breakfast with three or less guestrooms. 8. Bed and breakfast with four guestrooms only by administrative site plan review. 	
R-1A Site plan review uses		<ol style="list-style-type: none"> 1. Neighborhood recreation center 2. Religious assembly 3. Elementary school 4. High school or middle school 5. Park and open space, public or private 6. Utility substation 7. Type 1 tower 8. Land reclamation (no longer than one year) 9. Bed and breakfast (4 or 5 guestrooms)
R-1A Conditional uses	<ol style="list-style-type: none"> 1. Commercial greenhouses and tree nurseries. 2. Airstrips and heliports, if adequate approach and noise buffer areas are provided. 3. Utilities substations. 4. Nursing homes, convalescent homes and similar institutional uses, subject to the provisions of the supplementary district regulations. 5. Art schools, music schools, dancing schools and the like. 6. Residential planned unit developments. 7. Natural resource extraction on tracts of not less than five acres. 8. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. 9. Habilitative care facilities. 10. Child care centers. 11. Adult care facilities with nine or more person. 12. Large residential care facilities. 13. Bed and breakfast with five guestrooms. 14. Snow disposal site. 15. Community interest and local interest towers that do not meet the supplementary district regulations. 16. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use. 	<ol style="list-style-type: none"> 1. Assisted living facility (9 or more residents) 2. Habilitative care facility 3. Adult care (9 or more persons) 4. Child care center (9 or more children) 5. Instructional services 6. Airstrip, private 7. Type 2 tower 8. Type 3 tower 9. Commercial horticulture 10. Natural resource extraction, organic and inorganic 11. Land reclamation (more than one year) 12. Snow disposal site
R-1A Min. area	8,400 sf	Residential—8,400 sf

Zoning district	Current Code	Proposed Code
		Non-residential—10,000 sf
R-1A Setbacks	Front—20' Side—5' Rear—10'	Front—20' Side—res-5', non-res-10' Rear—10'
R-1A Building height	Principal—30' Garage—20' Accessory—12'	Principal—30' Garage—20' Accessory—12'
R-1A Lot coverage	30%	30%
R-2A	two-family residential (large lot)	two-family residential (larger lot)
R-2A By right land uses	<ol style="list-style-type: none"> 1. Single-family dwellings. Only a single principal structure may be allowed on any lot or tract. 2. Two-family dwellings. Only a single principal structure may be allowed on any lot or tract. 3. Public, private and parochial academic elementary schools. 4. High schools with primarily academic curricula, provided that principal access to such schools shall be directly from a street of class I or greater designation upon the official streets and highways plan. 5. Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the character and requirements of the district. 6. Public branch libraries. 7. Child care homes. 8. Adult care facilities with one through eight persons. 9. Small residential care facilities with up to five residents and small residential care facilities with up to eight residents if approved as a reasonable accommodation under Section 21.15.013. 10. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 11. With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 12. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height." 	<ol style="list-style-type: none"> 1. Dwelling, single-family attached 2. Dwelling, single-family detached 3. Dwelling, two-family 4. Assisted living facility (3-8 persons) 5. Child care home (up to 8 children) 6. Library 7. Type 4 tower
R-2A Accessory uses	<ol style="list-style-type: none"> 1. Home occupations, subject to provisions of the supplementary district regulations. 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits. 3. Private garages. 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line. 	<ol style="list-style-type: none"> 1. Accessory dwelling unit 2. Bed and breakfast (up to 3 guestrooms) 3. Beekeeping 4. Garage or carport, private residential 5. Home- and garden-related use 6. Home occupation 7. Outdoor keeping of animals 8. Parking of business vehicles, outdoors, accessory to

Zoning district	Current Code	Proposed Code
	<p>5. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or trailers, in a safe and orderly manner and separated by at least five feet from any property line.</p> <p>6. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be:</p> <ul style="list-style-type: none"> a. At least 25 feet from any lot line not in common ownership; or b. Oriented with entrances facing away from adjacent property; or c. Placed at least eight feet above ground level; or d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. <p>No more than four hives shall be placed on lots smaller than 10,000 square feet.</p> <p>7. Bed and breakfast with three or less guestrooms.</p>	<p>a residential use</p> <p>9. Private outdoor storage of non-commercial equipment accessory to a residential use</p> <p>10. Vehicle repair/rebuilding, outdoor, hobby</p>
R-2A Site plan review uses	<p>1. Bed and breakfast with four guestrooms</p>	<p>1. Neighborhood recreation center</p> <p>2. Religious assembly</p> <p>3. Park and open space, public or private</p> <p>4. Utility substation</p> <p>5. Land reclamation (no longer than one year)</p> <p>6. Bed and breakfast (4 or 5 guestrooms)</p>
R-2A Conditional uses	<p>1. Commercial greenhouses and tree nurseries.</p> <p>2. Airstrips and heliports, if adequate approach and noise buffer areas are provided.</p> <p>3. Utilities substations.</p> <p>4. Hospitals and nursing facilities with one through 16 clients.</p> <p>5. Art schools, music schools, dancing schools and the like.</p> <p>6. Residential planned unit developments.</p> <p>7. Natural resource extraction on tracts of not less than five acres.</p> <p>8. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval.</p> <p>9. Habilitative care facilities.</p> <p>10. Child care centers.</p> <p>11. Adult care facilities with nine or more persons.</p> <p>12. Large residential care facilities.</p> <p>13. Bed and breakfast with five guestrooms.</p> <p>14. Snow disposal sites.</p> <p>15. Community interest and local interest towers that do not meet the supplementary district regulations.</p> <p>16. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.</p>	<p>1. Assisted living facility (9 or more residents)</p> <p>2. Habilitative care facility</p> <p>3. Adult care (9 or more persons)</p> <p>4. Child care center (9 or more children)</p> <p>5. Instructional services</p> <p>6. Airstrip, private</p> <p>7. Type 2 tower</p> <p>8. Type 3 tower</p> <p>9. Commercial horticulture</p> <p>10. Natural resource extraction, organic and inorganic</p> <p>11. Land reclamation (more than one year)</p> <p>12. Snow disposal site</p>

Zoning district	Current Code	Proposed Code
R-2A Min. area	Sf—7,200 sf Tf—8,400 sf	Sf—7,200 sf Tf—8,400 sf Sf attached—3,500 sf Non-residential—10,000 sf
R-2A Setbacks	Front—20' Side—5' Rear—10'	Front—20' Side—res-5'; non-res-10' Rear—10'
R-2A Building height	Principal—30' Garage—25' Accessory—12'	Principal—30' Garage—25' Accessory—12'
R-2A Lot coverage	40%	40%
R-2D	two-family residential	two-family residential
R-2D Land uses	<ol style="list-style-type: none"> 1. Single-family dwellings. Only a single principal structure may be allowed on any lot or tract. 2. Two-family dwellings. Only a single principal structure may be allowed on any lot or tract. 3. Public, private and parochial academic elementary schools. 4. High schools with primarily academic curricula, provided that principal access to such schools shall be directly from a street of class I or greater designation upon the official streets and highways plan. 5. Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the character and requirements of the district. 6. Public branch libraries. 7. Child care homes. 8. Adult care facilities with one through eight persons. 9. Small residential care facilities with up to five residents and small residential care facilities with up to eight residents if approved as a reasonable accommodation under Section 21.15.013. 10. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 11. With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 12. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height." 	<ol style="list-style-type: none"> 1. Dwelling, single-family attached 2. Dwelling, single-family detached 3. Dwelling, two-family 4. Assisted living facility (3-8 persons) 5. Child care home (up to 8 children) 6. Library 7. Type 4 tower
R-2D Accessory uses	<ol style="list-style-type: none"> 1. Home occupations, subject to provisions of the supplementary district regulations. 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits. 3. Private garages. 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with 	<ol style="list-style-type: none"> 1. Accessory dwelling unit 2. Bed and breakfast (up to 3 guestrooms) 3. Beekeeping 4. Garage or carport, private residential 5. Home- and garden-related use

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	<p>the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line.</p> <ol style="list-style-type: none"> 5. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or trailers, in a safe and orderly manner and separated by at least five feet from any property line. 6. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be: <ol style="list-style-type: none"> a. At least 25 feet from any lot line not in common ownership; or b. Oriented with entrances facing away from adjacent property; or c. Placed at least eight feet above ground level; or d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. <p>No more than four hives shall be placed on lots smaller than 10,000 square feet.</p> 7. Bed and breakfast with three or less guestrooms. 	<ol style="list-style-type: none"> 6. Home occupation 7. Outdoor keeping of animals 8. Parking of business vehicles, outdoors, accessory to a residential use 9. Private outdoor storage of non-commercial equipment accessory to a residential use 10. Vehicle repair/rebuilding, outdoor, hobby
R-2D Site plan review uses	<ol style="list-style-type: none"> 1. Bed and breakfast with four guestrooms 	<ol style="list-style-type: none"> 1. Neighborhood recreation center 2. Religious assembly 3. Park and open space, public or private 4. Utility substation 5. Land reclamation (no longer than one year) 6. Bed and breakfast (4 or 5 guestrooms)
R-2D Conditional uses	<ol style="list-style-type: none"> 1. Commercial greenhouses and tree nurseries. 2. Airstrips and heliports, if adequate approach and noise buffer areas are provided. 3. Utilities substations. 4. Hospitals and nursing facilities with one through 16 clients. 5. Art schools, music schools, dancing schools and the like. 6. Residential planned unit developments. 7. Natural resource extraction on tracts of not less than five acres. 8. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. 9. Habilitative care facilities. 10. Child care centers. 11. Adult care facilities with nine or more persons. 12. Large residential care facilities. 13. Bed and breakfast with five guestrooms. 14. Snow disposal sites. 15. Community interest and local interest towers that do not meet the supplementary district regulations. 16. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to 	<ol style="list-style-type: none"> 1. Assisted living facility (9 or more residents) 2. Habilitative care facility 3. Adult care (9 or more persons) 4. Child care center (9 or more children) 5. Instructional services 6. Airstrip, private 7. Type 2 tower 8. Type 3 tower 9. Commercial horticulture 10. Natural resource extraction, organic and inorganic 11. Land reclamation (more than one year) 12. Snow disposal site

Zoning district	Current Code	Proposed Code
	accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.	
R-2D Min. area	Sf—6,000 sf Tf—6,000 sf	Sf/tf—6,000 sf Sf attached—3,500 sf Non-residential—10,000 sf
R-2D Setbacks	Front—20' Side—5' Rear—10'	Front—20' Side—res-'5; non-res-10' Rear—10'
R-2D Building height	Principal—30' Garage—25' Accessory—12'	Principal—30' Garage—25' Accessory—12'
R-2D Lot coverage	40%	40'
R-2F		mixed residential 1
R-2F By right land uses		<ol style="list-style-type: none"> 1. Dwelling, single-family attached 2. Dwelling, single-family, detached 3. Dwelling, two-family 4. Assisted living facility (3-8 residents) 5. Assisted living facility (9 or more residents) 6. Adult care (3-8 persons) 7. Child care home (up to 8 children) 8. Library 9. Community garden 10. Community or police substation 11. Type 4 tower
R-2F Accessory uses		<ol style="list-style-type: none"> 1. Accessory dwelling unit 2. Bed and breakfast (up to 3 guestrooms) 3. Beekeeping 4. Garage or carport, private residential 5. Home- and garden-related use 6. Home occupation 7. Outdoor keeping of animals 8. Parking of business vehicles, outdoors, accessory to a residential use 9. Private outdoor storage of non-commercial equipment accessory to a residential use 10. Vehicle repair/rebuilding, outdoor, hobby
R-2F Site plan review uses		<ol style="list-style-type: none"> 1. Dwelling, multifamily 2. Dwelling, townhouse 3. Neighborhood recreation center 4. Religious assembly 5. Park and open space, public or private 6. Utility substation 7. Type 1 tower

Zoning district	Current Code	Proposed Code
		<ul style="list-style-type: none"> 8. Land reclamation (no longer than one year) 9. Bed and breakfast (4 or 5 guestrooms)
R-2F Conditional uses		<ul style="list-style-type: none"> 1. Manufactured home community 2. Habilitative care facility 3. Roominghouse 4. Adult care (9 or more persons) 5. Child care center (9 or more children) 6. Instructional services 7. Airstrip, private 8. Type 2 tower 9. Type 3 tower 10. Commercial horticulture 11. Hostel 12. Natural resource extraction, organic and inorganic 13. Land reclamation (more than one year) 14. Snow disposal site
R-2F Min. area		<p>Sf detached-6,000min;12,000max. Tf—6,000 sf Sf attached/townhouse—3,000 sf 3 units—8,500 sf 4 units—11,000 sf Non-residential—10,000 sf</p>
R-2F Setbacks		<p>Front—20' Side—less than 3plex—5'; 3-4 units & non-res—10' Rear—10'</p>
R-2F Building height		<p>Principal—30' Garage—25' Accessory—12'</p>
R-2F Lot coverage		40% for all except townhouse, which is 60%
R-2M	Multiple-family residential	mixed residential 2
R-2M By right land uses	<ul style="list-style-type: none"> 1. Single-family dwellings. More than one principal structure may be allowed on any lot or tract with an area of at least one acre; otherwise, only a single principal structure may be allowed on any lot or tract. 2. Two-family dwellings. More than one principal structure may be allowed on any lot or tract with an area of at least one acre; otherwise, only a single principal structure may be allowed on any lot or tract. 3. Multiple-family dwellings containing up to eight dwelling units. More than one principal structure may be allowed on any lot or tract with an area of at least one acre; otherwise, only a single principal structure may be allowed on any lot or tract. 4. Public, private and parochial academic elementary schools. 5. High schools with primarily academic curricula, provided that principal access to such schools shall be directly from a street of class I or greater designation upon the official streets and highways plan. 6. Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the 	<ul style="list-style-type: none"> 1. Dwelling, multifamily (one principal structure per lot) 2. Dwelling, single-family attached 3. Dwelling, single-family, detached 4. Dwelling, two-family 5. Assisted living facility (3-8 residents) 6. Assisted living facility (9 or more residents) 7. Adult care (3-8 persons) 8. Child care home (up to 8 children) 9. Library 10. Community garden 11. Community or police substation 12. Type 4 tower

Zoning district	Current Code	Proposed Code
	<p>character and requirements of the district.</p> <ol style="list-style-type: none"> 7. Public branch libraries. 8. Child care homes. 9. Adult care facilities with one through eight persons. 10. Residential care facilities, any size. 11. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 12. With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 13. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height." 	
R-2M Accessory uses	<ol style="list-style-type: none"> 1. Home occupations, subject to provisions of the supplementary district regulations. 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits. 3. Private garages. 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line. 5. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or trailers, in a safe and orderly manner and separated by at least five feet from any property line. 6. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be: <ol style="list-style-type: none"> a. At least 25 feet from any lot line not in common ownership; or b. Oriented with entrances facing away from adjacent property; or c. Placed at least eight feet above ground level; or d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. <p>No more than four hives shall be placed on lots smaller than 10,000 square feet.</p> 7. Bed and breakfast with three or less guestrooms. 8. only by administrative site plan review. 	<ol style="list-style-type: none"> 1. Accessory dwelling unit 2. Bed and breakfast (up to 3 guestrooms) 3. Beekeeping 4. Garage or carport, private residential 5. Home- and garden-related use 6. Home occupation 7. Outdoor keeping of animals 8. Parking of business vehicles, outdoors, accessory to a residential use 9. Private outdoor storage of non-commercial equipment accessory to a residential use 10. Vehicle repair/rebuilding, outdoor, hobby
R-2M Site plan review uses	<ol style="list-style-type: none"> 1. Child care centers 2. Bed and breakfast with four guestrooms 	<ol style="list-style-type: none"> 1. Dwelling, multifamily (more than one principal structure per lot) 2. Dwelling, townhouse 3. Child care center (9 or more children) 4. Neighborhood recreation center 5. Religious assembly

Zoning district	Current Code	Proposed Code
		<ul style="list-style-type: none"> 6. Park and open space, public or private 7. Utility substation 8. Type 1 tower 9. Land reclamation (no longer than one year) 10. Bed and breakfast (4 or 5 guestrooms)
R-2M Conditional uses	<ul style="list-style-type: none"> 1. Commercial greenhouses and tree nurseries. 2. Airstrips and heliports, if adequate approach and noise buffer areas are provided. 3. Utilities substations. 4. Hospitals and nursing facilities with one through 16 persons. 5. Art schools, music schools, dancing schools and the like. 6. Residential planned unit developments. 7. Natural resource extraction on tracts of not less than five acres. 8. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. 9. Mobile home parks on sites of at least two acres. 10. Habilitative care facilities. 11. Bed and breakfast with five guestrooms. 12. Roominghouses. 13. Snow disposal sites. 14. Community interest and local interest towers that do not meet the supplementary district regulations. 15. Adult care facilities with nine or more persons. 16. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use. 	<ul style="list-style-type: none"> 1. Manufactured home community 2. Habilitative care facility 3. Roominghouse 4. Adult care (9 or more persons) 5. Instructional services 6. Airstrip, private 7. Type 2 tower 8. Type 3 tower 9. Commercial horticulture 10. Hostel 11. Natural resource extraction, organic and inorganic 12. Land reclamation (more than one year) 13. Snow disposal site
R-2M Min. area	<ul style="list-style-type: none"> Sf, tf—6,000 sf 3 units—8,500 sf 4 units—11,000 sf 5 units—13,500 sf 6 units—16,000 sf 7 units—18,000 sf 8 units—20,000 sf 	<ul style="list-style-type: none"> Sf—6,000 sf min, 12,000 sf max Tf—6,000 sf Sf attached/townhouse—3,000 sf 3 units—8,500 sf 4 units—11,000 sf 5 units—13,500 sf 6 units—16,000 sf 7 units—18,000 sf 8 units—20,000 sf Non-residential—10,000 sf
R-2M Setbacks	<ul style="list-style-type: none"> Front—20' Side—5' Rear—10' 	<ul style="list-style-type: none"> Front—20' Side—less than 3plex—5'; 3-8 units & non-res—10' Rear—10'
R-2M Building height	<ul style="list-style-type: none"> Principal—30' Garage—25' 	<ul style="list-style-type: none"> Principal—30' Garage—25'

Zoning district	Current Code	Proposed Code
	Accessory—12'	Accessory—12'
R-2M Lot coverage	40%	40% for all except townhouse, which is 60%
R-3	multiple-family residential	multi-family residential 1
R-3 By right land uses	<ol style="list-style-type: none"> 1. Single-family dwellings. More than one principal structure may be allowed on any lot or tract. 2. Two-family dwellings. More than one principal structure may be allowed on any lot or tract. 3. Multiple-family dwellings. More than one principal structure may be allowed on any lot or tract. 4. Public, private and parochial academic elementary schools. 5. High schools with primarily academic curricula, provided that principal access to such schools shall be directly from a street of class I or greater designation upon the official streets and highways plan. 6. Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the character and requirements of the district. 7. Public branch libraries. 8. Child care homes. 9. Adult care facilities with one through eight persons. 10. Residential care facilities, any size. 11. Transitional living facilities. 12. Roominghouses. 13. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 14. With a permitted non-residential use or residential use of six dwelling units or more as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 15. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height." 	<ol style="list-style-type: none"> 1. Dwelling, multifamily 2. Dwelling, two-family 3. Assisted living facility (3-8 residents) 4. Assisted living facility (9 or more residents) 5. Roominghouse 6. Transitional living facility 7. Adult care (3-8 persons) 8. Child care home (up to 8 children) 9. Library 10. Community garden 11. Community or police substation 12. Type 4 tower
R-3 Accessory uses	<ol style="list-style-type: none"> 1. Home occupations, subject to provisions of the supplementary district regulations. 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits. 3. Private garages. 4. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line. 5. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To 	<ol style="list-style-type: none"> 1. Bed and breakfast (up to 3 guestrooms) 2. Beekeeping 3. Computer-aided learning center 4. Family self-sufficiency service 5. Garage or carport, private residential 6. Home- and garden-related use 7. Home occupation 8. Outdoor keeping of animals 9. Parking of business vehicles, outdoors, accessory to a residential use

Zoning district	Current Code	Proposed Code
	<p>accomplish this, colonies shall be:</p> <ol style="list-style-type: none"> a. At least 25 feet from any lot line not in common ownership; or b. Oriented with entrances facing away from adjacent property; or c. Placed at least eight feet above ground level; or d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. <ol style="list-style-type: none"> 6. No more than four hives shall be placed on lots smaller than 10,000 square feet. 7. Bed and breakfast with three or less guestrooms. 	<ol style="list-style-type: none"> 10. Private outdoor storage of non-commercial equipment accessory to a residential use
R-3 Site plan review uses	<ol style="list-style-type: none"> 1. Child care centers 2. Bed and breakfast with four guestrooms 	<ol style="list-style-type: none"> 1. Dwelling, townhouse 2. Child care center (9 or more children) 3. Community center 4. Neighborhood recreation center 5. Religious assembly 6. Park and open space, public or private 7. Utility substation 8. Type 1 tower 9. Hostel 10. Land reclamation (no longer than one year) 11. Bed and breakfast (4 or 5 guestrooms) 12. Dormitory
R-3 Conditional uses	<ol style="list-style-type: none"> 1. Hospitals and nursing facilities. 2. Utilities substations. 3. Mobile home parks on sites of at least two acres. 4. Off-street parking spaces or structures. 5. Museums, historical and cultural exhibits, aquariums and the like. 6. Camper parks. 7. Convenience establishments. 8. Private clubs and lodges. Uses involving the sale, dispensing or service of alcoholic beverages may be permitted by conditional use only. 9. Planned unit developments. 10. Natural resource extraction on tracts of not less than five acres. 11. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line. 12. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. 13. Habilitative care facilities. 14. Snow disposal sites. 15. Computer aided learning center maximum useable area of 1,000 square feet operated or sponsored by a governmental agency for economically disadvantaged individuals. 16. Family self sufficiency service office maximum usable area of 1,500 square feet. 17. Community interest and local interest towers that do not meet the supplementary district regulations. 	<ol style="list-style-type: none"> 1. Manufactured home community 2. Habilitative care facility 3. Adult care (9 or more persons) 4. Nursing facility 5. Type 2 tower 6. Type 3 tower 7. Club/lodge/meeting hall 8. Convenience store 9. Parking lot, principal use 10. Parking structure, principal use 11. Camper park 12. Natural resource extraction, organic and inorganic 13. Land reclamation (more than one year) 14. Snow disposal site

Zoning district	Current Code	Proposed Code
	<p>18. Adult care facilities with nine or more persons.</p> <p>19. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.</p>	
R-3 Min. area	Sf-4plex—6,000 sf 5plex or more—8,500 sf plus 1,000 sf for each unit over 5	Townhouse—3,000 sf Mf—6,000 sf plus 1,000 for each unit over 4 units Non-residential—10,000 sf
R-3 Setbacks	<p><u>Sf and tf</u> Front—20' Side—5' Rear—10'</p> <p><u>3plex or more</u> Front—20' Side—10' Rear—20'</p>	<p>Front—townhouse-10'; all other 20'</p> <p>Side—townhouse-5' (0' on common lot line)</p> <p>All other-10'</p> <p>Rear—10' for townhouse; all other 20'</p>
R-3 Building height	35'	35'
R-3 Lot coverage	40%	60% for townhouse 40% for all other
R-3 Open Space/Usable Yard	For 3plex or greater, 400 sf per unit	300 sf per unit
R-4	multiple family residential	multi-family residential 2
R-4 By right land uses	<ol style="list-style-type: none"> 1. Single-family dwellings. More than one principal structure may be allowed on any lot or tract. 2. Two-family dwellings. More than one principal structure may be allowed on any lot or tract. 3. Multiple-family dwellings. More than one principal structure may be allowed on any lot or tract. 4. Hotels, motels and motor lodges on sites with a minimum area of 14,000 square feet, provided that principal access to such uses shall be directly from streets of class I or greater designation as indicated on the official streets and highways plan. Any use involving sale or dispensing or service of alcoholic beverages may be permitted by conditional use only. 5. Public, private and parochial academic elementary schools. 6. High schools with primarily academic curricula, provided that principal access to such schools shall be directly from a street of class I or greater designation upon the official streets and highways plan. 7. Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the character and requirements of the district. 8. Public branch libraries. 	<ol style="list-style-type: none"> 1. Dwelling, mixed-use 2. Dwelling, multifamily 3. Assisted living facility (3-8 residents) 4. Assisted living facility (9 or more residents) 5. Roominghouse 6. Transitional living facility 7. Adult care (3-8 persons) 8. Child care home (up to 8 children) 9. Library 10. Community garden 11. Community or police substation 12. Type 4 tower

Zoning district	Current Code	Proposed Code
	<ol style="list-style-type: none"> 9. Child care homes. 10. Adult care facilities with one through eight persons. 11. Residential care facilities, any size. 12. Transitional living facilities. 13. Roominghouses. 14. Private clubs and lodges. Any use involving sale or dispensing or service of alcoholic beverages may be permitted by conditional use only. 15. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 16. With a permitted non-residential use or residential use of six dwelling units or more as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 17. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height." 	
R-4 Accessory uses	<ol style="list-style-type: none"> 1. Home occupations, subject to provisions of the supplementary district regulations. 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits. 3. Private garages. 4. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line. 5. For hotels, motels or motor lodges having 20 or more rental units, personal and professional service establishments and restaurants which are clearly incidental to the operation of the permitted principal use. 6. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be: <ol style="list-style-type: none"> a. At least 25 feet from any lot line not in common ownership; or b. Oriented with entrances facing away from adjacent property; or c. Placed at least eight feet above ground level; or d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. 7. No more than four hives shall be placed on lots smaller than 10,000 square feet. 8. Bed and breakfast with three or less guestrooms. 	<ol style="list-style-type: none"> 1. Beekeeping 2. Computer-aided learning center 3. Family self-sufficiency service 4. Garage or carport, private residential 5. Home- and garden-related use 6. Home occupation 7. Parking of business vehicles, outdoors, accessory to a residential use 8. Private outdoor storage of non-commercial equipment accessory to a residential use
R-4 Site plan review uses	<ol style="list-style-type: none"> 1. Child care centers 2. Bed and breakfast with four guestrooms 	<ol style="list-style-type: none"> 1. Dwelling, townhouse 2. Child care center (9 or more children) 3. Community center 4. Neighborhood recreation center 5. Religious assembly

Zoning district	Current Code	Proposed Code
		<ul style="list-style-type: none"> 6. Park and open space, public and private 7. Utility substation 8. Type 1 tower 9. Club/lodge/meeting hall 10. Fitness and recreational sports center 11. Restaurant 12. Convenience store 13. Grocery or food store 14. Hostel 15. Land reclamation (no longer than one year)
R-4 Conditional uses	<ul style="list-style-type: none"> 1. Townhouses and row houses built to a common wall at side lot lines. 2. Hospitals and nursing facilities. 3. Utilities substations. 4. Mobile home parks on sites of at least two acres. 5. Off-street parking spaces or structures. 6. Museums, historical and cultural exhibits, aquariums and the like. 7. Camper parks. 8. Convenience establishments. 9. Planned unit developments. 10. Gasoline service stations. 11. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. 12. Habilitative care facilities. 13. Snow disposal sites. 14. Computer aided learning center maximum useable area of 1,000 square feet operated or sponsored by a governmental agency for economically disadvantaged individuals. 15. Family self sufficiency service office maximum usable area of 1,500 square feet. 16. Community interest and local interest towers that do not meet the supplementary district regulations. 17. Adult care facilities with nine or more persons. 18. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use. 	<ul style="list-style-type: none"> 1. Manufactured home community 2. Habilitative care facility 3. Adult care (9 or more persons) 4. Nursing facility 5. Type 2 tower 6. Type 3 tower 7. Parking lot, principal use 8. Parking structure, principal use 9. Camper park 10. Extended-stay lodgings 11. Hotel/motel 12. Land reclamation (more than one year)
R-4 Min. area	<ul style="list-style-type: none"> Sf-6 units—6,000 sf 7 units—8,500 sf 8 units—9,250 sf 9 units—10,000 sf 10 units—10,750 11 + units—11,500 sf and 2.0 FAR 	<ul style="list-style-type: none"> Townhouse—3,000 sf All other uses—6,000 sf
R-4 Setbacks	Front—10'	Front—10'

Zoning district	Current Code	Proposed Code
	Side—5' plus 1' for ever 5' in height over 35' Rear—10'	Side—townhouse-5' All others-5' plus 1' for each 5' of height exceeding 35' Rear—10'
R-4 Building height	Unrestricted	Townhouse—35' All other—45'
R-4 Lot coverage	50%	Townhouse—60% All other—50%
R-4 Open space/Usable yard	For 3plex or greater—100 sf per unit	100 sf per unit
R-4A		multi-family residential mixed-use
R-4A By right land uses		<ol style="list-style-type: none"> 1. Dwelling, mixed-use 2. Dwelling, multifamily 3. Assisted living facility (3-8 residents) 4. Assisted living facility (9 or more residents) 5. Roominghouse 6. Transitional living facility 7. Adult care (3-8 persons) 8. Child care home (up to 8 children) 9. Library 10. Instructional services 11. Health services 12. Community garden 13. Community or police substation 14. Type 4 tower 15. Retail and pet services 16. Fitness and recreational sports center 17. Restaurant 18. Financial institution 19. Office, business or professional 20. General personal services 21. Convenience store 22. General retail
R-4A Accessory uses		<ol style="list-style-type: none"> 1. Computer-aided learning center 2. Family self-sufficiency service 3. Garage or carport, private residential 4. Home- and garden-related use 5. Home occupation 6. Parking of business vehicles, outdoors, accessory to a residential use 7. Private outdoor storage of non-commercial equipment accessory to a residential use
R-4A Site plan review uses		<ol style="list-style-type: none"> 1. Dwelling, townhouse 2. Child care center (9 or more children) 3. Community center

Zoning district	Current Code	Proposed Code
		<ul style="list-style-type: none"> 4. Neighborhood recreation center 5. Religious assembly 6. Park and open space, public or private 7. Utility substation 8. Type 1 tower 9. Club/lodge/meeting hall 10. Grocery or food store 11. Extended-stay lodgings 12. Hostel 13. Hotel/motel 14. Inn 15. Land reclamation (no longer than one year)
R-4A Conditional uses		<ul style="list-style-type: none"> 1. Habilitative care facility 2. Adult care (9 or more persons) 3. Type 2 tower 4. Type 3 tower 5. Parking lot, principal use 6. Parking structure, principal use 7. Land reclamation (more than one year)
R-4A Min. area		Townhouse—3,000 sf All other uses—6,000 sf
R-4A Setbacks		Front—10' min and 20' max Side—townhouse-5' All others-10' if adjacent to res. district (except R-4 or R-4A); otherwise 5' Rear—15' if adjacent to res. district (except R-4 or R-4A); otherwise 10'
R-4A Building height		Townhouse—35' All other—45'
R-4A Lot coverage		Townhouse—60% MF dwellings—65% All other—50%
R-4A Open space/Usable yard		100 sf per unit
R-5	rural residential	rural residential
R-5 By right land uses	<ul style="list-style-type: none"> 1. Single-family, two-family and multiple-family dwellings, including one mobile home. Only a single principal structure may be allowed on any lot or parcel. By permit from the administrative official, a motor home or other recreational vehicle with a fully operable self-contained sanitation system may be used on site as temporary living quarters for not more than eighteen (18) months in the R-5A (large lot) district while a permanent dwelling is being constructed or repaired. e. The property owner or person intending to occupy the temporary living quarters during construction of the permanent dwelling in the R-5A district shall secure a permit from the administrative official before a motor home or other 	<ul style="list-style-type: none"> 1. Dwelling, single-family detached 2. Dwelling, two-family 3. Dwelling, mobile home 4. Assisted living facility (3-8 residents) 5. Assisted living facility (9 or more residents) 6. Adult care (3-8 persons) 7. Child care home (up to 8 children) 8. Library 9. Type 4 tower

Zoning district	Current Code	Proposed Code
	<p>recreational vehicle is used on site as temporary living quarters. A permit issued under subSection 21.40.070B.1.a. shall not be renewed and only one permit under subSection 21.40.070B.1.a. shall be issued for the same parcel within any ten-year period. The permit may be granted only upon the applicant's written certification, with attachments, that:</p> <ul style="list-style-type: none"> i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and iv. Proof of a current building permit or land use permit is attached; and v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place. <p>f. If a permanent dwelling in the R5-A district is damaged by fire, earthquake or other natural cause to the extent it is uninhabitable, a permit may be issued for occupancy of a motor home or other recreational vehicle with a fully operable self-contained sanitation system, during the period of rehabilitation or repair, not to exceed 18 months. A permit issued under subSection 21.40.070B.1.b. shall not be renewed. The permit may be granted only upon the applicant's written certification, with attachments, that:</p> <ul style="list-style-type: none"> i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and iv. Proof of a current building permit or land use permit is attached; and v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place. <p>g. Only one motor home or other recreational vehicle shall be permitted for use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling. The motor home or recreational vehicle placement on the lot shall comply with the yard setbacks of the underlying zoning district.</p> <ul style="list-style-type: none"> 2. Public and private elementary and secondary academic or vocation schools, or trade schools. 3. Parks, playgrounds, playfields, and public buildings and uses in keeping with the character and requirements of the district. 4. Charitable or welfare institutions. 5. Nursing homes and convalescent homes. 6. Public branch libraries. 7. Commercial greenhouses and tree nurseries, including the raising for sale of vegetables, produce, fruit crops, nursery plants and the like. 	

Zoning district	Current Code	Proposed Code
	<ul style="list-style-type: none"> 8. Child care homes. 9. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 10. With a permitted non-residential use or residential use of six dwelling units or more as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 11. Adult care facilities with one through eight persons. 12. Residential care facilities, any size. 13. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height." 	
R-5 Accessory uses	<ul style="list-style-type: none"> 1. Home occupations, subject to provisions of the supplementary district regulations. 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits. 3. Private garages. 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 feet from an abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least 75 feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2). 5. Private storage in yards of equipment including trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line. 6. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be: <ul style="list-style-type: none"> At least 25 feet from any lot line not in common ownership; or Oriented with entrances facing away from adjacent property; or Placed at least eight feet above ground level; or Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. No more than four hives shall be placed on lots smaller than 10,000 square feet. 7. Bed and breakfast with three or less guestrooms. 8. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards. 9. Fewer than four large domestic animals, subject to conformity with the requirements of titles 15, 17 and 21. 	<ul style="list-style-type: none"> 1. Accessory dwelling unit 2. Bed and breakfast (up to 3 guestrooms) 3. Beekeeping 4. Farm, hobby 5. Garage or carport, private residential 6. Home- and garden-related use 7. Home occupation 8. Large domestic animal facility 9. Outdoor keeping of animals 10. Parking of business vehicles, outdoors, accessory to a residential use 11. Private outdoor storage of non-commercial equipment accessory to a residential use 12. Vehicle repair/rebuilding, outdoor, hobby
R-5 Site plan	<ul style="list-style-type: none"> 1. Child care centers 	<ul style="list-style-type: none"> 1. Child care center (9 or more children)

Zoning district	Current Code	Proposed Code
review uses	2. Bed and breakfast with four guestrooms	2. Neighborhood recreation center 3. Religious assembly 4. Park and open space, public or private 5. Utility substation 6. Type 1 tower 7. Large domestic animal facility, principal use 8. Land reclamation (no longer than one year) 9. Bed and breakfast (4 or 5 guestrooms) 10. Dormitory
R-5 Conditional uses	1. Airstrips and heliports. 2. Utilities substations. 3. Planned unit developments. 4. Convenience establishments. 5. Natural resource extraction. 6. Mobile home park on a site of at least two acres. 7. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. 8. Habilitative care facilities. 9. Bed and breakfast with five guestrooms. 10. Roominghouses. 11. Snow disposal sites. 12. Community interest and local interest towers that do not meet the supplementary district regulations. 13. Off-street parking spaces or structures so long as the property is contiguous and abuts a commercially or industrially zoned property and the properties are not separated by a right-of-way or constructed street. 14. Large domestic animal facilities in excess of the standards established in 21.45.350C. 15. Accessory structures for a large domestic animal facility in excess of the standards established in 21.45.360. 16. Adult care facilities with nine or more persons. 17. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.	1. Manufactured home community 2. Habilitative care facility 3. Roominghouse 4. Adult care (9 or more persons) 5. Airstrip, private 6. Type 2 tower 7. Type 3 tower 8. Commercial horticulture 9. Parking lot, principal use 10. Parking structure, principal use 11. Natural resource extraction, organic and inorganic 12. Land reclamation (more than one year) 13. Snow disposal site
R-5 Min. area	Sf or mobile home—7,000 sf Tf—13,000 sf 3 units—19,000 sf 4 units—25,000 sf 5 units or more—30,000 plus 5,000 sf for each unit over 5	Sf or mobile home—7,000 sf Tf—13,000 sf Non-residential—43,560 sf
R-5 Setbacks	Front—20' Side—5'	Front—20' Side—5'

Zoning district	Current Code	Proposed Code
	Rear—10'	Rear—10'
R-5 Building height	Unrestricted	Principal—30' Garage—25' Accessory—12'
R-5 Lot coverage	30%	30%
R-6	suburban residential (large lot)	low density residential (1 acre)
R-6 By right land uses	<p>1. Single-family, two-family and multiple-family dwellings. By permit from the administrative official, a mobile home, or a motor home or other recreational vehicle with a fully operable self-contained sanitation system may be used on site as temporary living quarters for not more than 18 months while a permanent dwelling is being constructed or repaired. Only a single principal structure may be allowed on any lot or tract.</p> <p>a. The property owner or person intending to occupy the temporary living quarters during construction of the permanent dwelling shall secure a permit from the administrative official before a mobile home, or a motor home or other recreational vehicle is used on site as temporary living quarters. A permit issued under subSection 21.40.080B.1.a. shall not be renewed and only one permit under subSection 21.40.080B.1.a. shall be issued for the same parcel within any ten-year period. The permit may be granted only upon the applicant's written certification, with attachments, that:</p> <p>b. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and</p> <p>c. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and</p> <p>d. Electrical utility service is on-site for use during the permit period and no generators shall be used; and</p> <p>e. Proof of a current building permit or land use permit is attached; and</p> <p>f. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.</p> <p>g. If a permanent dwelling is damaged by fire, earthquake or other natural cause to the extent that it is uninhabitable, a permit may be issued for occupancy of a mobile home, motor home or other recreational vehicle with a fully operable self-contained sanitation system, during the period that the structure is being rehabilitated or repaired, but in no event shall a permit be for a period greater than 18 months. A permit issued under subSection 21.40.080B.1.b. shall not be renewed. The permit may be granted only upon the applicant's written certification, with attachments, that:</p> <p>h. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and</p> <p>i. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and</p> <p>j. Electrical utility service is on-site for use during the permit period and no generators shall be used; and</p> <p>k. Proof of a current building permit or land use permit is attached; and</p>	<p>1. Dwelling, single-family detached</p> <p>2. Dwelling, two-family</p> <p>3. Assisted living facility (3-8 residents)</p> <p>4. Adult care (3-8 persons)</p> <p>5. Child care home (up to 8 children)</p> <p>6. Type 4 tower</p>

Zoning district	Current Code	Proposed Code
	<ul style="list-style-type: none"> i. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place. m. Only one mobile home, motor home or other recreational vehicle shall be permitted in use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling. The motor home or recreational vehicle placement on the lot shall comply with the yard setbacks of the underlying zoning district. 2. Public, private and parochial academic elementary and secondary schools. 3. Parks, playgrounds, playfields, and public buildings and uses in keeping with the character and requirements of the district. 4. The raising of vegetables, produce, fruit crops, nursery plants and the like, including a temporary stand for the sale of products grown on the premises. 5. Child care homes. 6. Adult care facilities with one through eight persons. 7. Small residential care facilities. 8. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 9. With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 10. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height." 	
R-6 Accessory uses	<ul style="list-style-type: none"> 1. Home occupations, subject to provisions of the supplementary district regulations. 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, private barbecue pits and workshops. 3. Private garages. 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 feet from an abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least 75 feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2). 5. Private storage in yards of equipment including trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least 25 feet from any property line. 6. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be: <ul style="list-style-type: none"> a. At least 25 feet from any lot line not in common ownership; or 	<ul style="list-style-type: none"> 1. Accessory dwelling unit 2. Bed and breakfast (up to 3 guestrooms) 3. Beekeeping 4. Farm, hobby 5. Garage or carport, private residential 6. Home- and garden-related use 7. Home occupation 8. Large domestic animal facility 9. Outdoor keeping of animals 10. Parking of business vehicles, outdoors, accessory to a residential use 11. Private outdoor storage of non-commercial equipment accessory to a residential use 12. Vehicle repair/rebuilding, outdoor, hobby

Zoning district	Current Code	Proposed Code
	<ul style="list-style-type: none"> b. Oriented with entrances facing away from adjacent property; or c. Placed at least eight feet above ground level; or d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. <p>No more than four hives shall be placed on lots smaller than 10,000 square feet.</p> <ul style="list-style-type: none"> 7. Bed and breakfast with three or less guestrooms. 8. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards. 9. Fewer than four large domestic animals, subject to conformity with the requirements of titles 15, 17 and 21. 	
R-6 Site plan review uses	<ul style="list-style-type: none"> 1. Child care centers 2. Bed and breakfast with four guestrooms 	<ul style="list-style-type: none"> 1. Child care center (9 or more children) 2. Neighborhood recreation center 3. Religious assembly 4. Park and open space, public or private 5. Utility substation 6. Type 1 tower 7. Large domestic animal facility, principal use 8. Land reclamation (no longer than one year) 9. Bed and breakfast (4 or 5 guestrooms) 10. Dormitory
R-6 Conditional uses	<ul style="list-style-type: none"> 1. Airstrips and heliports. 2. Utilities substations. 3. Planned unit developments. 4. Natural resource extraction for subdivision development only, on tracts of not less than five acres. 5. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. 6. Habilitative care facilities. 7. Bed and breakfast with five guestrooms. 8. Roominghouses. 9. Snow disposal sites. 10. Commercial greenhouses. 11. Community interest and local interest towers that do not meet the supplementary district regulations. 12. Large domestic animal facilities in excess of the standards established in 21.45.350C. 13. Accessory structures for a large domestic animal facility in excess of the standards established in 21.45.360. 14. Large residential care facilities. 15. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum 	<ul style="list-style-type: none"> 1. Assisted living facility (9 or more residents) 2. Habilitative care facility 3. Roominghouse 4. Airstrip, private 5. Type 2 tower 6. Type 3 tower 7. Commercial horticulture 8. Recreational and vacation camp 9. Natural resource extraction, organic and inorganic 10. Land reclamation (more than one year) 11. Snow disposal site

Zoning district	Current Code	Proposed Code
	average of 70 feet in height without the requirement for a conditional use.	
R-6 Min. area	Sf—54,450 sf Tf—108,900 sf 3 units—163,350 sf 4 units—217,800 sf 5 units or more—261,360 plus 1 acre per unit over 5 (all areas include half the abutting dedicated right-of-way)	Sf dwelling—43,560 sf Tf dwelling—87,120 sf Non-residential—43,560 sf
R-6 Setbacks	Front—50' Side—25' Rear—50'	Front—25' Side—15' Rear—25'
R-6 Building height	Unrestricted	Principal—35' Garage—30' Accessory—25'
R-6 Lot coverage	30%	30%
R-7	intermediate rural residential	single-family residential (20K)
R-7 By right land uses	<p>1. Single-family, two-family and multiple-family dwellings. By permit from the administrative official, a motor home or other recreational vehicle with a fully operable self-contained sanitation system may be used on site as temporary living quarters for not more than 18 months while a permanent dwelling is being constructed or repaired. Only a single principal structure may be allowed on any lot or parcel.</p> <p>a. The property owner or person intending to occupy the temporary living quarters during construction of the permanent dwelling shall secure a permit from the administrative official before a motor home or other recreational vehicle is used on site as temporary living quarters. A permit issued under subSection 21.40.090B.1.a. shall not be renewed and only one permit under subSection 21.40.090B.1.a. shall be issued for the same parcel within any ten-year period. The permit may be granted only upon the applicant's written certification, with attachments, that:</p> <ol style="list-style-type: none"> i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and iv. Proof of a current building permit or land use permit is attached; and v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place. <p>b. If a permanent dwelling is damaged by fire, earthquake or other natural cause to the extent it is uninhabitable, a permit may be issued for occupancy of a motor home or other recreational vehicle with a fully operable self-contained sanitation system, during the period of rehabilitation or repair, not to exceed 18 months. A permit issued under subSection 21.40.090B.1.b. shall not be renewed. The permit may be granted only upon the applicant's written certification, with attachments, that:</p>	<ol style="list-style-type: none"> 1. Dwelling, single-family detached 2. Dwelling, two-family 3. Assisted living facility (3-8 residents) 4. Adult care (3-8 persons) 5. Child care home (up to 8 children) 6. Type 4 tower

Zoning district	Current Code	Proposed Code
	<ul style="list-style-type: none"> i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and iv. Proof of a current building permit or land use permit is attached; and v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place. <p>c. Only one motor home or other recreational vehicle shall be permitted in use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling. The motor home or recreational vehicle placement on the lot shall comply with the yard setbacks of the underlying zoning district.</p> <ul style="list-style-type: none"> 2. Public, private and parochial academic elementary schools. 3. High schools with primarily academic curricula, provided that principal access to such schools shall be directly from a street of class I or greater designation upon the official streets and highways plan. 4. Parks, playgrounds, playfields, public buildings and uses in keeping with the character and requirements of the district. 5. Child care homes. 6. Adult care facilities with one through eight persons. 7. Small residential care facilities. 8. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 9. With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 10. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height." 	
R-7 Accessory uses	<ul style="list-style-type: none"> 1. Home occupations, subject to provisions of the supplementary district regulations. 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits. 3. Private garages. 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 feet from an abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least 75 feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2). 	<ul style="list-style-type: none"> 1. Accessory dwelling unit 2. Bed and breakfast (up to 3 guestrooms) 3. Beekeeping 4. Farm, hobby 5. Garage or carport, private residential 6. Home- and garden-related use 7. Home occupation 8. Large domestic animal facility 9. Outdoor keeping of animals 10. Parking of business vehicles, outdoors, accessory to a residential use

Zoning district	Current Code	Proposed Code
	<ol style="list-style-type: none"> 5. Private storage in yards of equipment including trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least 25 feet from any property line. 6. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be: <ol style="list-style-type: none"> a. At least 25 feet from any lot line not in common ownership; b. Oriented with entrances facing away from adjacent property; c. Placed at least eight feet above ground level; or d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. <p>No more than four hives shall be placed on lots smaller than 10,000 square feet.</p> 7. Bed and breakfast with three or less guestrooms. 8. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards. 9. Fewer than four large domestic animals, subject to conformity with the requirements of Titles 15, 17 and 21. 	<ol style="list-style-type: none"> 11. Private outdoor storage of non-commercial equipment accessory to a residential use 12. Vehicle repair/rebuilding, outdoor, hobby
R-7 Site plan review uses	<ol style="list-style-type: none"> 1. Child care centers 2. Bed and breakfast with four guestrooms 	<ol style="list-style-type: none"> 1. Child care center (9 or more children) 2. Neighborhood recreation center 3. Religious assembly 4. Park and open space, public or private 5. Utility substation 6. Type 1 tower 7. Large domestic animal facility, principal use 8. Land reclamation (no longer than one year) 9. Bed and breakfast (4 or 5 guestrooms) 10. Dormitory
R-7 Conditional uses	<ol style="list-style-type: none"> 1. Airstrips and heliports, if adequate approach and noise buffer areas are provided. 2. Utilities substations. 3. Planned unit development. 4. Natural resource extraction on tracts of not less than five acres. 5. Commercial greenhouses and tree nurseries. 6. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. 7. Habilitative care facilities. 8. Bed and breakfast with five guestrooms. 9. Roominghouses. 10. Snow disposal sites. 11. Community interest and local interest towers that do not meet the supplementary district regulations. 12. Large domestic animal facilities in excess of the standards established in 21.45.350C. 13. Accessory structures for a large domestic animal facility in excess of the standards established in AMC 21.45.360. 	<ol style="list-style-type: none"> 1. Assisted living facility (9 or more residents) 2. Habilitative care facility 3. Roominghouse 4. Airstrip, private 5. Type 2 tower 6. Type 3 tower 7. Commercial horticulture 8. Natural resource extraction, organic and inorganic 9. Land reclamation (more than one year) 10. Snow disposal site

Zoning district	Current Code	Proposed Code
	<p>14. Large residential care facilities.</p> <p>15. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.</p>	
R-7 Min. area	20,000 sf plus 20,000 sf for each unit over 1	Sf dwelling—20,000 sf Tf dwelling—40,000 sf Non-residential—20,000 sf
R-7 Setbacks	Front—25' Side—10' Rear—20'	Front—25' Side—10' Rear—20'
R-7 Building height	35'	Principal—35' Garage—30' Accessory—25'
R-7 Lot coverage	30%	30%
R-8	rural residential (large lot)	low density residential (4 acres)
R-8 By right land uses	<p>1. Single-family dwellings and duplexes. By permit from the administrative official, a mobile home, or a motor home or other recreational vehicle with a fully operable self-contained sanitation system may be used on site as temporary living quarters for not more than 18 months while a permanent dwelling is being constructed or repaired. Only a single principal structure may be allowed on any lot or tract.</p> <p>a. The property owner or person intending to occupy the temporary living quarters during construction of the permanent dwelling shall secure a permit from the administrative official before a mobile home, or a motor home or other recreational vehicle is used on site as temporary living quarters. A permit issued under subSection 21.40.100B.1.a. shall not be renewed and only one administrative permit under subSection 21.40.100B.1.a. shall be issued for the same parcel within any ten-year period. The permit may be granted only upon the applicant's written certification, with attachments, that:</p> <p>i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and</p> <p>ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and</p> <p>iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and</p> <p>iv. Proof of a current building permit or land use permit is attached; and</p> <p>v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.</p> <p>b. If a permanent dwelling is damaged by fire, earthquake or other natural cause to the extent that it is uninhabitable, a permit may be issued for occupancy of a mobile home, motor home or other recreational vehicle with a fully operable self-</p>	<p>1. Dwelling, single-family detached</p> <p>2. Dwelling, two-family</p> <p>3. Assisted living facility (3-8 residents)</p> <p>4. Adult care (3-8 persons)</p> <p>5. Child care home (up to 8 children)</p> <p>6. Type 4 tower</p>

Zoning district	Current Code	Proposed Code
	<p>contained sanitation system, during the period that the structure is being rehabilitated or repaired, but in no event shall a permit be for a period greater than 18 months. A permit issued under subSection 21.40.100B.1.b. shall not be renewed. The administrative permit may be granted only upon the applicant's written certification, with attachments, that:</p> <ul style="list-style-type: none"> i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and iv. Proof of a current building permit or land use permit is attached; and v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place. <p>c. Only one mobile home, motor home or other recreational vehicle shall be permitted in use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling. The motor home or recreational vehicle placement on the lot shall comply with the yard setbacks of the underlying zoning district.</p> <ul style="list-style-type: none"> 2. Child care homes facilities with one through eight children. 3. Adult care facilities with one through eight persons. 4. Small residential care facilities. 5. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 6. With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 7. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height." 	
R-8 Accessory uses	<ul style="list-style-type: none"> 1. Home occupations, subject to provisions of the supplementary district regulations. 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, private barbecue pits and workshops. 3. Private garages. 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 feet from an abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least 75 feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2). 	<ul style="list-style-type: none"> 1. Accessory dwelling unit 2. Bed and breakfast (up to 3 guestrooms) 3. Beekeeping 4. Farm, hobby 5. Garage or carport, private residential 6. Home- and garden-related use 7. Home occupation 8. Large domestic animal facility 9. Outdoor keeping of animals 10. Parking of business vehicles, outdoors, accessory to a residential use

Zoning district	Current Code	Proposed Code
	<p>5. Private storage in yards of equipment including light trucks, boats, campers or travel trailers, in a safe and orderly manner and separated by a distance of 50 feet from any property line.</p> <p>6. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be:</p> <ol style="list-style-type: none"> At least 25 feet from any lot line not in common ownership; or Oriented with entrances facing away from adjacent property; or Placed at least eight feet above ground level; or Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. <p>No more than four hives shall be placed on lots smaller than 10,000 square feet.</p> <p>7. Bed and breakfast with three or less guestrooms.</p> <p>8. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards.</p> <p>9. Fewer than four large domestic animals, subject to conformity with the requirements of titles 15, 17 and 21.</p> <p>10. Large domestic animal related businesses on lots larger than two acres, when the requirements of supplementary district regulation 21.45.350, subsections B through G are met.</p>	<p>11. Private outdoor storage of non-commercial equipment accessory to a residential use</p> <p>12. Vehicle repair/rebuilding, outdoor, hobby</p>
R-8 Site plan review uses	<ol style="list-style-type: none"> Child care centers Bed and breakfast with four guestrooms 	<ol style="list-style-type: none"> Child care center (9 or more children) Neighborhood recreation center Religious assembly Park and open space, public or private Utility substation Type 1 tower Large domestic animal facility, principal use Land reclamation (no longer than one year) Bed and breakfast (4 or 5 guestrooms) Dormitory
R-8 Conditional uses	<ol style="list-style-type: none"> Planned unit developments. One to four single-family dwellings or duplexes which are intended to be developed on individual lots of 2.5 or five acres, respectively. Any contemplated development which includes more lots or units would be required to apply for approval as a planned unit development. Standards for this conditional use shall be as set forth in subsection A of this section, and, where applicable, as set forth in the standards for a residential planned unit development. Utilities substations. Certain nonresidential uses which are not intensive in nature such as repair shops, art studios, insurance and real estate offices, commercial nurseries, boarding kennels and veterinary clinics, and business and professional offices which, for some reason, do not meet the definition of a home occupation, provided that such uses are operated by a person living on the premises. In reviewing conditional use applications for these uses, the commission shall give primary consideration to the magnitude and intensity of such uses to ensure that their impact on the residential character of the area is minimal. 	<ol style="list-style-type: none"> Roominghouse Instructional services Type 2 tower Type 3 tower Commercial horticulture Kennel, commercial Veterinary clinic Office, business or professional General personal services Recreational and vacation camp Natural resource extraction, organic and inorganic Land reclamation (more than one year)

Zoning district	Current Code	Proposed Code
	<ol style="list-style-type: none"> 5. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. 6. Bed and breakfast with five guestrooms. 7. Roominghouses. 8. Community interest and local interest towers that do not meet the supplementary district regulations. 9. Large domestic animal facilities in excess of the standards established in 21.45.350C. 10. Accessory structures for a large domestic animal facility in excess of the standards established in AMC 21.45.360. 11. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use. 	
R-8 Min. area	Sf—217,800 sf Tf—326,700 sf (includes half the abutting dedicated right-of-way)	Sf—174,240 sf Tf—261,360 sf Non-residential—174,240 sf
R-8 Setbacks	Front—25' Side—15' Rear—25'	Front—25' Side—15' Rear—25'
R-8 Building height	Principal—35' Garage—30' Accessory—25'	Principal—35' Garage—30' Accessory—25'
R-8 Lot coverage	5%	5%
R-9	rural residential	low density residential (2 acres)
R-9 By right land uses	<ol style="list-style-type: none"> 1. Single-family dwellings and duplexes. By permit from the administrative official, a mobile home, or a motor home or other recreational vehicle with a fully operable self-contained sanitation system may be used on site as temporary living quarters for not more than 18 months while a permanent dwelling is being constructed or repaired. Only a single principal structure may be allowed on any lot or tract. <ol style="list-style-type: none"> a. The owner of the property or person intending to occupy the temporary living quarters during construction of the permanent dwelling shall secure a permit from the administrative official before a mobile home, or a motor home or other recreational vehicle is used on site as temporary living quarters. A permit issued under subSection 21.40.110B.1.a. shall not be renewed and only one administrative permit under subSection 21.40.110B.1.a. shall be issued for the same parcel within any ten-year period. The permit may be granted only upon the applicant's written certification, with attachments, that: <ol style="list-style-type: none"> i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and 	<ol style="list-style-type: none"> 1. Dwelling, single-family detached 2. Dwelling, two-family 3. Assisted living facility (3-8 residents) 4. Adult care (3-8 persons) 5. Child care home (up to 8 children) 6. Type 4 tower

Zoning district	Current Code	Proposed Code
	<ul style="list-style-type: none"> ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and iv. Proof of a current building permit or land use permit is attached; and v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place. <p>b. If a permanent dwelling is damaged by fire, earthquake or other natural cause to the extent that it is uninhabitable, a permit may be issued for occupancy of a mobile home, motor home or other recreational vehicle with a fully operable self-contained sanitation system, during the period that the structure is being rehabilitated or repaired, but in no event shall a permit be for a period greater than 18 months. A permit issued under subSection 21.40.110B.1.b. shall not be renewed. The administrative permit may be granted only upon the applicant's written certification, with attachments, that:</p> <ul style="list-style-type: none"> i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and iv. Proof of a current building permit or land use permit is attached; and v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place. <p>c. Only one mobile home, motor home or other recreational vehicle shall be permitted in use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling. The motor home or recreational vehicle placement on the lot shall comply with the yard setbacks of the underlying zoning district.</p> <ul style="list-style-type: none"> 2. Child care homes. 3. Adult care facilities with 1 through 8 persons. 4. Small residential care facilities. 5. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 6. With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 7. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height." 	
R-9 Accessory	1. Home occupations, subject to provisions of the supplementary district regulations.	1. Accessory dwelling unit

Zoning district	Current Code	Proposed Code
uses	<ol style="list-style-type: none"> 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, private barbecue pits and workshops. 3. Private garages. 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 feet from an abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least 75 feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2). 5. Private storage in yards of equipment including light trucks, boats, campers or trailers, in a safe and orderly manner and separated by a distance of 50 feet from any property line. 6. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be: <ol style="list-style-type: none"> a. At least 25 feet from any lot line not in common ownership; or b. Oriented with entrances facing away from adjacent property; or c. Placed at least eight feet above ground level; or d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. <p>No more than four hives shall be placed on lots smaller than 10,000 square feet.</p> 7. Bed and breakfast with three or less guestrooms. 8. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards. 9. Fewer than four large domestic animals, subject to conformity with the requirements of Titles 15, 17 and 21. 10. Large domestic animal related businesses on lots larger than two acres, when the requirements of supplementary district regulation 21.45.350, subsections B through G are met. 	<ol style="list-style-type: none"> 2. Bed and breakfast (up to 3 guestrooms) 3. Beekeeping 4. Farm, hobby 5. Garage or carport, private residential 6. Home- and garden-related use 7. Home occupation 8. Large domestic animal facility 9. Outdoor keeping of animals 10. Parking of business vehicles, outdoors, accessory to a residential use 11. Private outdoor storage of non-commercial equipment accessory to a residential use 12. Vehicle repair/rebuilding, outdoor, hobby
R-9 Site plan review uses	<ol style="list-style-type: none"> 1. Child care centers 2. Bed and breakfast with four guestrooms 	<ol style="list-style-type: none"> 1. Child care center (9 or more children) 2. Neighborhood recreation center 3. Religious assembly 4. Park and open space, public or private 5. Utility substation 6. Type 1 tower 7. Large domestic animal facility, principal use 8. Land reclamation (no longer than one year) 9. Bed and breakfast (4 or 5 guestrooms) 10. Dormitory
R-9 Conditional uses	<ol style="list-style-type: none"> 1. Planned unit developments. 2. Utilities substations. 3. Certain nonresidential uses which are not intensive in nature such as repair shops, art studios, insurance and real estate offices, commercial nurseries, boarding kennels and veterinary clinics, and business and professional offices which, for some reason, do not meet the definition of a home occupation, provided that such uses are operated by a 	<ol style="list-style-type: none"> 1. Roominghouse 2. Instructional services 3. Type 2 tower 4. Type 3 tower 5. Commercial horticulture 6. Kennel, commercial

Zoning district	Current Code	Proposed Code
	<p>person living on the premises. In reviewing conditional use applications for these uses, the commission shall give primary consideration to the magnitude and intensity of such uses to ensure that their impact on the residential character of the area is minimal.</p> <ol style="list-style-type: none"> 4. Natural resource extraction for subdivision development, only on tracts of not less than five acres. 5. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. 6. Bed and breakfast with five guestrooms. 7. Roominghouses. 8. Community interest and local interest towers that do not meet the supplementary district regulations. 9. Large domestic animal facilities in excess of the standards established in 21.45.350C. 10. Accessory structures for a large domestic animal facility in excess of the standards established in 21.45.360. 11. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use. 	<ol style="list-style-type: none"> 7. Veterinary clinic 8. Office, business or professional 9. General personal services 10. Recreational and vacation camp 11. Natural resource extraction, organic and inorganic 12. Land reclamation (more than one year)
R-9 Min. area	Sf—108,900 sf Tf—163,350 sf (includes half the abutting dedicated right-of-way)	Sf—87,120 sf Tf—130,680 sf Non-residential—87,120 sf
R-9 Setbacks	Front—25' Side—15' Rear—25'	Front—25' Side—15' Rear—25'
R-9 Building height	Principal—35' Garage—30' Accessory—25'	Principal—35' Garage—30' Accessory—25'
R-9 Lot coverage	5%	5%
R-10	residential alpine/slope	low density residential alpine/slope
R-10 By right land uses	<ol style="list-style-type: none"> 1. Single-family dwellings. By permit from the administrative official, a motor home or other recreational vehicle with a fully operable self-contained sanitation system may be used on site as temporary living quarters for not more than 18 months while a permanent dwelling is being constructed or repaired. Only a single principal structure may be allowed on any lot or parcel. <ol style="list-style-type: none"> a. The property owner or person intending to occupy the temporary living quarters during construction of the permanent dwelling shall secure a permit from the administrative official before a motor home or other recreational vehicle is used on site as temporary living quarters. A permit issued under subSection 21.40.115B.1.a. shall not be renewed and only one permit under subSection 21.40.115B.1.a. shall be issued for the same parcel within any ten-year period. The 	<ol style="list-style-type: none"> 1. Dwelling, single-family detached 2. Assisted living facility (3-8 residents) 3. Child care home (up to 8 children) 4. Type 4 tower

Zoning district	Current Code	Proposed Code
	<p>permit may be granted only upon the applicant's written certification, with attachments, that:</p> <ol style="list-style-type: none"> i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and iv. Proof of a current building permit or land use permit is attached; and v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place. <p>b. If a permanent dwelling is damaged by fire, earthquake or other natural cause to the extent it is uninhabitable, a permit may be issued for occupancy of a motor home or other recreational vehicle with a fully operable self-contained sanitation system, during the period of rehabilitation or repair, not to exceed 18 months. A permit issued under subSection 21.40.115B.1.b. shall not be renewed. The permit may be granted only upon the applicant's written certification, with attachments, that:</p> <ol style="list-style-type: none"> i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and iv. Proof of a current building permit or land use permit is attached; and v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place. <p>c. Only one motor home or other recreational vehicle shall be permitted for use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling. The motor home or recreational vehicle placement on the lot shall comply with the yard setbacks of the underlying zoning district.</p> <ol style="list-style-type: none"> 2. Parks, playgrounds and playfields. 3. Cluster housing in accordance with law. 4. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. 5. With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. 6. Child care homes. 7. Adult care facilities with one through eight persons. 8. Small residential care facilities. 9. Tower, high voltage transmission, maximum average tower height of 70 feet above 	

Zoning district	Current Code	Proposed Code
	<p>ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height."</p>	
R-10 Accessory uses	<ol style="list-style-type: none"> 1. Home occupations, subject to the provisions of the supplementary district regulations. 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds, toolsheds, private barbecue pits and workshops. 3. Private garages. 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 feet from an abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least 75 feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2). 5. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by a distance of 25 feet from any property line. 6. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be: <ol style="list-style-type: none"> a. At least 25 feet from any lot line not in common ownership; or b. Oriented with entrances facing away from adjacent property; or c. Placed at least eight feet above ground level; or d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. <p>No more than four hives shall be placed on lots smaller than 10,000 square feet.</p> 7. Bed and breakfast with three or less guestrooms. 8. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards. 9. Fewer than four large domestic animals, subject to conformity with the requirements of titles 15, 17 and 21. 	<ol style="list-style-type: none"> 1. Accessory dwelling unit 2. Bed and breakfast (up to 3 guestrooms) 3. Beekeeping 4. Garage or carport, private residential 5. Home- and garden-related use 6. Home occupation 7. Large domestic animal facility 8. Outdoor keeping of animals 9. Parking of business vehicles, outdoors, accessory to a residential use 10. Private outdoor storage of non-commercial equipment accessory to a residential use 11. Vehicle repair/rebuilding, outdoor, hobby
R-10 Site plan review uses	<ol style="list-style-type: none"> 1. Child care centers 2. Bed and breakfast with four guestrooms 	<ol style="list-style-type: none"> 1. Child care center (9 or more children) 2. Religious assembly 3. Park and open space, public or private 4. Utility substation 5. Type 1 tower 6. Land reclamation (no longer than one year) 7. Bed and breakfast (4 or 5 guestrooms) 8. Dormitory
R-10 Conditional uses	<ol style="list-style-type: none"> 1. Utilities substations. 2. Planned unit developments. 3. Commercial recreation uses on sites of 20 acres or more. 4. Bed and breakfast with five guestrooms. 5. Community interest and local interest towers that do not meet the supplementary district regulations. 	<ol style="list-style-type: none"> 1. Type 2 tower 2. Type 3 tower 3. General outdoor recreation, commercial 4. Skiing facility, alpine 5. Recreational and vacation camp 6. Land reclamation (more than one year)

Zoning district	Current Code	Proposed Code																						
	<p>6. Large domestic animal facilities in excess of the standards established in 21.45.350C.</p> <p>7. Accessory structures for a large domestic animal facility in excess of the standards established in 21.45.360.</p> <p>8. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.</p>																							
R-10 Min. area	<table border="0"> <tr> <td><u>Avg. Slope</u></td> <td><u>lot area</u></td> </tr> <tr> <td>15% or less</td> <td>.5 acres</td> </tr> <tr> <td>15.01-20%</td> <td>1.25 acres</td> </tr> <tr> <td>20.01-25%</td> <td>2.5 acres</td> </tr> <tr> <td>25.01-30%</td> <td>5 acres</td> </tr> <tr> <td>over 30%</td> <td>7.5 acres</td> </tr> </table> <p>(includes half the abutting dedicated right-of-way)</p>	<u>Avg. Slope</u>	<u>lot area</u>	15% or less	.5 acres	15.01-20%	1.25 acres	20.01-25%	2.5 acres	25.01-30%	5 acres	over 30%	7.5 acres	<table border="0"> <tr> <td><u>Avg. Slope</u></td> <td><u>lot area</u></td> </tr> <tr> <td>20% or less</td> <td>1.25 acres</td> </tr> <tr> <td>20.01-25%</td> <td>2.5 acres</td> </tr> <tr> <td>25.01-30%</td> <td>5 acres</td> </tr> <tr> <td>over 30%</td> <td>7.5 acres</td> </tr> </table>	<u>Avg. Slope</u>	<u>lot area</u>	20% or less	1.25 acres	20.01-25%	2.5 acres	25.01-30%	5 acres	over 30%	7.5 acres
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R-10 Setbacks	<p>Front—none</p> <p>Side—25' or 50' if avg. slope exceeds 30%</p> <p>Rear—none</p>	<p>Front—10'</p> <p>Side—25' or 50' if avg. slope exceeds 30%</p> <p>Rear—10'</p>																						
R-10 Building height	<p>Principal—30'</p> <p>Garage—25'</p> <p>Accessory—18'</p>	<p>Principal—30'</p> <p>Garage—25'</p> <p>Accessory—18'</p>																						
R-10 Lot coverage	<table border="0"> <tr> <td><u>Avg. Slope</u></td> <td><u>lot coverage</u></td> </tr> <tr> <td>15% or less</td> <td>25%</td> </tr> <tr> <td>15.01-20%</td> <td>10%</td> </tr> <tr> <td>20.01-25%</td> <td>8%</td> </tr> <tr> <td>25.01-30%</td> <td>5%</td> </tr> <tr> <td>over 30%</td> <td>3%</td> </tr> </table>	<u>Avg. Slope</u>	<u>lot coverage</u>	15% or less	25%	15.01-20%	10%	20.01-25%	8%	25.01-30%	5%	over 30%	3%	<table border="0"> <tr> <td><u>Avg. Slope</u></td> <td><u>lot coverage</u></td> </tr> <tr> <td>20% or less</td> <td>10%</td> </tr> <tr> <td>20.01-25%</td> <td>8%</td> </tr> <tr> <td>25.01-30%</td> <td>5%</td> </tr> <tr> <td>over 30%</td> <td>3%</td> </tr> </table>	<u>Avg. Slope</u>	<u>lot coverage</u>	20% or less	10%	20.01-25%	8%	25.01-30%	5%	over 30%	3%
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