

Description	R-1 Single Family		R-2 Low Density		R-3 Medium Density		R-5 High Density		R - Med		Agricultural		Commercial		Public Lands (new name??)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Single Family Dwellings	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No Change	Not allowed	No Change
Multifamily Dwellings	Not allowed	No change	<del>Allowed</del> with no limit on # of units	Allowed up to 4 units	<del>Allowed up to 4 units</del>	Allowed up to 6 units	Allowed no limit on # units	No change	Allowed with no limit on # of units	No change	Not Allowed	No change	Allowed	No Change	Not allowed	No Change
Church	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No Change	Not allowed	No Change
Schools	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Not Allowed	No change	Allowed	No Change	Allowed	No Change
Mortuary, crematory	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No Change	Not allowed	No Change
Residential Off-Street parking required	1 minimum, 2 maximum	No change	<del>1 minimum, 2 maximum</del>	1 per dwelling unit	<del>1 minimum, 2 maximum</del>	1 per dwelling unit	<del>1 minimum, 2 maximum</del>	1 per dwelling unit	<del>1 minimum, 2 maximum</del>	1 per dwelling unit	<del>1 minimum, 2 maximum</del>	1 per dwelling unit	As listed in 4-11-10	As required in current version of adopted buiding and ADA codes	N/A	
Manufactured Homes	Not allowed	No change	Not allowed	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No change	Not Allowed	Allow	Allowed	No Change	Not allowed	No Change
Manufactured Home Parks	Not allowed	No change	Not allowed	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No change	Not Allowed	No Change	Not Allowed	No Change	Not allowed	No Change
Short-term Rentals	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Not Allowed	Allowed by permit	Not Allowed	Allowed by permit	Allowed without permit	Allowed by permit only	Not allowed	No Change
Licensed child/foster care facilities	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	<del>Allowed</del>	Allowed by permit only	Allowed by permit only	No change	Not Allowed	Allowed by permit	Allowed by permit only	No Change	Allowed by permit only	No Change
Professional structures	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Allowed	No change	<del>Not Allowed</del>	Not allowed unless permitted	Allowed	No Change	Allowed	No Change	Not allowed	No Change
Assisted living facilities	Not allowed	No change	Not allowed	No change	Not allowed	No change	Allowed	No change	Allowed	No change	Not Allowed	No Change	Allowed	No Change	Allowed	No Change
Clinics, Nursing homes	Not allowed	No change	Not allowed	No change	Not allowed	No change	Allowed	No change	Allowed	No change	Not Allowed	No Change	Allowed	No Change	Allowed	No Change
Hospitals	Not allowed	No change	Not allowed	No change	Not allowed	No change	Not allowed	No change	Allowed	No change	Not Allowed	No Change	Allowed	No Change	Allowed	No Change
Motel/Hotel	Not allowed	No change	Not allowed	No change	Not allowed	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No Change	Allowed	No Change	Not allowed	No Change
RV campground district	Not allowed	No change	Not allowed	No change	Allowed by permit only	No change	Allowed	No change	Not Allowed	No change	Not Allowed	Allowed by permit	Allowed by permit only	No Change	Not allowed	No Change
Home Businesses	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Not Allowed	No change	Not Allowed	No Change	Allowed	No Change	N/A	
Civic/Community Centers	Not Allowed	No change	Not Allowed	No change	Not Allowed	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No Change	Allowed	No Change	Only if governmental facility	No Change
Permanent STORAGE Structure (garage, storage sheds on a slab or foundation)	<del>Allowed</del>	Allowed up to 2 units	<del>Allowed</del>	Allowed up to 2 units	Allowed	No change	Allowed	No change	Allowed	No change	Allowed up to 3 outbuildings	No Change	No restrictions	No Change	No Restrictions	No Change
Temporary STORAGE Structure (skid structures, canisters NOT on a foundation)	<del>Allowed</del>	Allowed up to 2 units	<del>Allowed</del>	Allowed up to 2 units	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No Change	No restrictions	No Change	No Restrictions	No Change
Lot size	7,500 sq ft	No change	3750 sqft	No change	3750 sqft	No change	3750 sqft	No change	<del>6000 sqft</del>	3750 sq ft	1 acre	No Change	No restrictions	No Change	No Restrictions	No Change
Lot Width	50 ft	No change	<del>50-ft</del>	40 ft	<del>50-ft</del>	40 ft	<del>50-ft</del>	40 ft	<del>50-ft</del>	40 ft	100 ft	No Change	<del>30-ft</del>	25 ft	No Restrictions	No Change
Front Setback	<del>33-ft</del>	28 ft	<del>28-ft</del>	23 ft	<del>20-ft</del>	15 ft	12 ft	No change	<del>28-ft</del>	23 ft	33 ft	No Change	<del>8-ft</del>	not required	8 ft	No Change

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Side Setback	<del>12 ft</del>	10ft	<del>10 ft</del>	5 ft, 10 ft if existing underground utilities	<del>10 ft</del>	5 ft, 10 ft if existing underground utilities	<del>5 ft</del>	5 ft, 10 ft if existing underground utilities	<del>10 ft</del>	5 ft, 10 ft if existing underground utilities	12 ft	No Change	No restrictions unless adjoining a residential district	No Change	No restrictions unless adjoining a residential district	No Change
Side Setback on a corner lot	28 ft	No change	23 ft	No change	<del>23 ft</del>	15 ft	<del>12 ft</del>	No change	<del>28 ft</del>	23 ft	28 ft	No Change	<del>8 ft</del>	not required	8 ft	No Change
Rear Setback without Alley access	<del>20 ft or 20% lot depth</del>	lesser of 15 ft or 20% lot depth	<del>20 ft or 20% lot depth</del>	lesser of 15 ft or 20% lot depth	<del>20 ft or 20% lot depth</del>	lesser of 15 ft or 20% lot depth	10 feet or 20% lot depth	No change	<del>20 ft or 20% lot depth</del>	lesser of 15 ft or 20% lot depth	20 ft	No Change	No restrictions unless adjoining a residential district	No Change	No Restrictions	No Change
Rear Setback with Alley access	20 ft or 20% lot depth	No Change	<del>20 ft or 20% lot depth</del>	5 ft, 10ft if there are utilities	<del>20 ft or 20% lot depth</del>	5 ft, 10ft if there are utilities	<del>10 feet or 20% lot depth</del>	5 ft, 10ft if there are utilities	<del>20 ft or 20% lot depth</del>	5 ft, 10ft if there are utilities	20 ft	No Change	No restrictions unless adjoining a residential district	No Change	No Restrictions	No Change
Number of Residential structures allowed	<del>1 per lot</del>	no change	<del>1 per lot</del>	2 per lot	<del>2 per lot</del>	3 per lot	<del>Two</del>	Unlimited	<del>One</del>	2 per lot	2 per lot	No Change	no restrictions	No Change	No Restrictions	No Change
Maximum height of Structure	<del>30 ft</del>	35 ft	<del>30 ft</del>	45 ft	<del>30 ft</del>	45 ft	<del>Three stories</del>	45 ft	<del>30 ft</del>	40 ft	<del>30 ft</del>	45 ft	55 ft structural, 60ft mechanical	<del>45 ft</del>	No Restrictions	No Change
Maximum height of Assessor Structure	<del>20 ft</del>	30 ft	<del>20 ft</del>	30 ft	<del>20 ft</del>	30 ft	<del>20 ft</del>	30 ft	<del>20 ft</del>	30 ft	<del>20 ft</del>	30 ft	45 ft	No Change	No Restrictions	No Change
Maximum lot coverage	<del>40%</del>	No maximum - as determined by setbacks	<del>40%</del>	No maximum - as determined by setbacks	<del>40%</del>	No maximum - as determined by setbacks	<del>60%</del>	No maximum - as determined by setbacks	<del>40%</del>	No maximum - as determined by setbacks	No restrictions	No Change	No Restrictions	No Change	No Restrictions	No Change