

Description	R-1 Single Family		R-2 Low Density		R-3 Medium Density		R-5 High Density		R - Med		Agricultural		Commercial		Public Lands	
	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	Allowed with no limit on # of units	Allowed up to 4 units	Allowed up to 4 units	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	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	1 minimum, 2 maximum	TBD (1 per dwelling unit?)	1 minimum, 2 maximum	TBD (1 per dwelling unit?)	1 minimum, 2 maximum	TBD (1 per dwelling unit?)	1 minimum, 2 maximum	TBD (1 per dwelling unit?)	1 minimum, 2 maximum	TBD	As listed in 4-11-10	TBD	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	No Change	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
Licensed child/foster care facilities	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Allowed	Allowed by permit only	Allowed by permit only	No change	Not Allowed	No Change	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	Not Allowed	Not allowed unless permitted	Not 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	Not allowed unless permitted	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No Change	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 Accessory Structure (garage, storage sheds on a slab or foundation)	Allowed	Allowed up to 2 units	Allowed	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 Accessory Structure (skid structures, canisters NOT on a foundation)	Allowed	Allowed up to 2 units	Allowed	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	6000 sqft	3750 sq ft	1 acre	No Change	No restrictions	No Change	No Restrictions	No Change
Will flag shaped lots be allowed??																
Lot Width	50 ft	No change	50 ft	40 ft	50 ft	40 ft	50 ft	40 ft	50 ft	40 ft	100 ft	No Change	30 ft	No Change	No Restrictions	No Change
Front Setback	33 ft	28 ft	28 ft	23 ft	20 ft	15 ft	12 ft	No change	28 ft	23 ft	28 ft	No Change	8 ft	No Change	8 ft	No Change

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Side Setback	12 ft	10ft	10 ft	5 ft, 10 ft if existing underground utilities	10 ft	5 ft, 10 ft if existing underground utilities	5 ft	5 ft, 10 ft if existing underground utilities	10 ft	5 ft, 10 ft if existing underground utilities	10 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	23 ft	15 ft	12 ft	No change	28 ft	23 ft	23 ft	No Change	8 ft	No Change	8 ft	No Change
Rear Setback without Alley access	20 ft or 20% lot depth	lesser of 15 ft or 20% lot depth	20 ft or 20% lot depth	lesser of 15 ft or 20% lot depth	20 ft or 20% lot depth	lesser of 15 ft or 20% lot depth	10 feet or 20% lot depth	No change	20 ft or 20% lot depth	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	20 ft or 20% lot depth	5 ft, 10ft if there are utilities	20 ft or 20% lot depth	5 ft, 10ft if there are utilities	10 feet or 20% lot depth	5 ft, 10ft if there are utilities	20 ft or 20% lot depth	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	1 per lot	no change	1 per lot	2 per lot	2 per lot	3 per lot	Two	Unlimited	One	2 per lot	2 per lot	No Change	Allowed	No Change	No Restrictions	No Change
Maximum height of Structure	30 ft	45 ft	30 ft	45 ft	30 ft	45 ft	Three stories	50 ft	30 ft	45 ft	30 ft	45 ft	45 ft	55 ft structural, 60ft mechanical	No Restrictions	No Change
Maximum height of Assessor Structure	20 ft	30 ft	20 ft	30 ft	20 ft	30 ft	20 ft	30 ft	20 ft	30 ft	20 ft	30 ft	45 ft	No Change	No Restrictions	No Change
Maximum lot coverage	40%	No maximum - as determined by setbacks	40%	No maximum - as determined by setbacks	40%	No maximum - as determined by setbacks	60%	No maximum - as determined by setbacks	40%	No maximum - as determined by setbacks	No restrictions	No Change	No Restrictions	No Change	No Restrictions	No Change