

Section 2-2: Definition of Basic Terms

(80) Dwelling Types.

- (d) Dwelling, Multiple Family (Major). A single structure comprised of three (3) or more dwelling units, with the number of families in residence not exceeding the number of dwelling units provided. (Ord. 20-05, 7/7/20) A residential development containing three (3) or more dwelling units within one or more buildings on a single lot, designed for occupancy by separate households, with a total of eighty (80) or more dwelling units. Multi-Family (Major) developments may include associated common areas, amenities, parking areas, and accessory structures designed to serve residents of the development.
- (e) Dwelling, Multiple Family (Minor). A residential development containing three (3) or more dwelling units within one or more buildings on a single lot, designed for occupancy by separate households, with a total of seventy-nine (79) or fewer dwelling units. Multi-Family (Minor) developments may include associated common areas, amenities, parking areas, and accessory structures designed to serve residents of the development.

Table 10-1: Special Use Conditional Zoning Triggers

Zoning District	Building Footprint (square feet)	
CB, CW, O&I	> 10,000	
HB, B-2	> 20,000	
LI, HI	Unlimited	
CB, HB, B-2, O/I, PUD	NA	<u>±</u>

*Any new or modified use with a proposed drive through facility shall only be permitted by special use permit.

Table 10-2: Table of Permitted Uses

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
RESIDENTIAL – HOUSEHOLD LIVING															
DWELLING, MULTI-FAMILY (MAJOR) [pursuant to 10-3(H)]	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>				<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>					P
DWELLING, MULTI-FAMILY (MINOR) [pursuant to 10-3(H)]	<u>P</u>	<u>CZ</u>	<u>CZ</u>				<u>CZ</u>	<u>CZ</u>	<u>CZ</u>	<u>CZ</u>					<u>P</u>
DWELLING, SINGLE-FAMILY (excluding manufactured homes)	P	P	P	P	P	P	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	P				P
DWELLING, (DUPLEX)	P	P	P												P
DWELLING, (TOWNHOUSE)	P	P	P								P				P
MANUFACTURED HOME, CLASS A [pursuant to 10-3(Q)]			P			P									
MANUFACTURED HOME, CLASS B [pursuant to 10-3(Q)]			P			P									
MANUFACTURED HOME PARK [pursuant to 10-3(S)]			<u>S</u> <u>CZ</u>			<u>S</u> <u>CZ</u>									
RESIDENTIAL CLUSTER DEVELOPMENT [pursuant to Article 13]	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>		<u>S</u> <u>CZ</u>			<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>						<u>S</u> <u>CZ</u>
Residential Micro-grid Solar Collector Battery Storage System (pursuant to Article 31)	P														
RESIDENTIAL – GROUP LIVING															
ADULT CARE HOME	<u>S</u> <u>CZ</u>									<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>				
ALCOHOL AND/OR SUBSTANCE ABUSE REHABILITATION FACILITIES, RESIDENTIAL (Six or fewer residents)		P	P	P	P										
ASSISTED LIVING RESIDENCE	<u>S</u> <u>CZ</u>						<u>S</u> <u>CZ</u>		<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>	<u>S</u> <u>CZ</u>				<u>S</u> <u>CZ</u>
FAMILY CARE HOME	P	P	P	P	P	P	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	P				P

MULTI-UNIT ASSISTED HOUSING WITH SERVICES	<u>S</u>							<u>S</u>		<u>S</u>	<u>S</u>				<u>S</u>
	<u>CZ</u>							<u>CZ</u>		<u>CZ</u>	<u>CZ</u>				<u>CZ</u>
NURSING HOME	<u>S</u>							<u>S</u>		<u>S</u>					P
	<u>CZ</u>							<u>CZ</u>		<u>CZ</u>					