

Excerpts of Uses permitted by right from the, R-1, R-2, R-3 (Multiple), R-3 (Medium) Districts

R-1, Single-Family District

Sec. 10-3-33. - Uses permitted by right.

[The following uses are permitted by right:]

- (1) Owner-occupied single-family dwellings, which may include rental of space for occupancy by not more than two (2) persons, providing such rental space does not include new kitchen facilities.
- (2) Nonowner-occupied single-family dwellings, which may include rental of space for occupancy by not more than one (1) person, providing such rental space does not include new kitchen facilities.
- (3) Home occupations, as defined.
- (4) Churches or other places of worship; provided, that any building shall be located at least fifty (50) feet from any adjoining property line, including right-of-way lines.
- (5) Public schools or a private school having a function substantially the same as a public school; provided, that any building shall be located at least fifty (50) feet from any adjoining property line, including right-of-way lines.
- (6) Other governmental uses, such as community centers, parks and playgrounds; provided, that any new building shall be located at least fifty (50) feet from any adjoining property line, including right-of-way lines.
- (7) Accessory buildings and uses clearly incidental to the above. (Refer to section 10-3-114, Accessory Buildings.)
- (8) Public uses.
- (9) Small cell facilities. Wireless telecommunications facilities are further regulated by Article CC.
- (10) Homestays, as further regulated by Article DD.

(Ord. of 4-23-96; Ord. of 5-22-18(2); Ord. of 9-8-20(2))

R-2, Residential District

Sec. 10-3-39. - Uses permitted by right.

The following uses are permitted by right:

- (1) Any use permitted by right in the R-1 single-family residential district.
- (2) Duplex dwelling units with limitations as required by area and dimensional regulations (section 10-3-41 below).
- (3) Accessory buildings and uses clearly incidental to the above. (Refer to section 10-3-114, Accessory Buildings.)
- (4) Public uses.
- (5) Small cell facilities. Wireless telecommunications facilities are further regulated by Article CC.
- (6) Homestays, as further regulated by Article DD.

(Ord. of 4-23-96; Ord. of 10-28-97; Ord. of 12-15-98; Ord. of 2-22-2000; Ord. of 2-24-09(2); Ord. of 5-22-18(3); Ord. of 9-8-20(2))

R-3, Multiple Dwelling Residential District

Sec. 10-3-45. - Uses permitted by right.

[The following uses are permitted by right:]

- (1) Any use permitted by right in the R-1 and R-2, residential districts.
- (2) Dwelling units may be occupied by a family or not more than four (4) persons, except that such occupancy may be superseded by building regulations.
- (3) Attached multiple-family buildings of not more than twelve (12) units per building and attached townhouses of not more than eight (8) units.
- (4) College and university buildings and functions, which are either owned or leased by such institutions, and which may include fraternities and sororities.
- (5) Hospitals, convalescent or nursing homes, funeral homes, medical offices and professional offices as defined by article F.
- (6) Charitable or benevolent institutions.
- (7) Accessory buildings and uses clearly incidental to the above, accessory uses incidental to permitted nonresidential uses shall be located within principal buildings when such accessory functions serves the public. Parking garages are permitted within the district.
- (8) Child day care.
- (9) Adult day care.
- (10) Private clubs and golf courses.
- (11) Cemeteries.
- (12) Public uses.
- (13) Small cell facilities. Wireless telecommunications facilities are further regulated by Article CC.
- (14) Homestays, as further regulated by Article DD.

(Ord. of 4-23-96; Ord. of 2-22-00; Ord. of 8-14-07; Ord. of 5-22-18(4); Ord. of 9-8-20(2))

R-3, Medium Density Residential District

Highlighted are the uses Planning staff has identified as being comparable to the original proffers for the R-3, Multiple Dwelling zoning to the new R-3, Medium Density zoning. The (2021) proffer letter will either list the permitted uses (highlighted) or will list the uses to be prohibited (unhighlighted).

Sec. 10-3-48.3. - Uses permitted by right.

The following uses are permitted by right:

- (1) Single-family dwelling units with limitations as required by area and dimensional regulations (section 10-3-48.5 below).
- (2) Duplex dwelling units with limitations as required by area and dimensional regulations (section 10-3-48.5 below).
- (3) Dwelling units may be occupied by a family or not more than four (4) persons, except that such occupancy may be superseded by building regulations.
- (4) Attached townhouses of not more than eight (8) units.
- (5) Home occupations, as defined.
- (6) Churches or other places of worship.
- (7) Public schools or a private school having a function substantially the same as a public school.
- (8) Other governmental uses, such as community centers, parks and playgrounds.
- (9) College and university buildings and functions, which are either owned or leased by such institutions, and which may include fraternities and sororities.
- (10) Hospitals, convalescent or nursing homes, funeral homes, medical offices and professional offices as defined by article F.
- (11) Charitable or benevolent institutions.
- (12) Accessory buildings and uses clearly incidental to the above. Accessory uses incidental to permitted nonresidential uses shall be located within principal buildings when such accessory function serves the public. Parking garages are permitted within the district.
- (13) Child day care.
- (14) Adult day care.
- (15) Private clubs and golf courses.
- (16) Cemeteries.
- (17) Public uses.
- (18) Community buildings for associated townhouse and multiple-family developments.
- (19) Small cell facilities. Wireless telecommunications facilities are further regulated by Article CC.
- (20) Homestays, as further regulated by Article DD.

(Ord. of 8-14-07; Ord. of 11-25-08(2); Ord. of 2-24-09(2); Ord. of 4-27-10(6); Ord. of 3-28-17(4); Ord. of 5-22-18(5); Ord. of 9-8-20(2))