		Zoning Designation Comprehensive Plan Designation															
Use Black = No Change P= Permitted Use Green = Change C = Conditional Use N = Not Allowed	R-10 Low Density Residential	R-8 Low Density Residential	R-6 Low Density Residential	R-5 Medium Density Residential	R-3.5 Medium Density Residential	R-2 High Density Residential	C General Commercial	MUC-1 Mixed Use Corridor	MUC-2 Mixed Use Corridor	NC Mixed Use Corridor	HC Mixed Use Corridor	MUD Mixed Use Downtown	WFDD Mixed Use Downtown	MUE Mixed Use Employment	CI Industrial	GI Industrial	┃ Public/Quas i-Public
Single-Family One principal dwelling unit per lot that is freestanding and structurally separate from other dwelling units on the site, except Accessory Dwelling Units. Includes manufactured homes.	Y No Change to Density: 10,000 Sq. Ft. per Unit	Y No Change to Density: 8,000 Sq. Ft. per Unit	Y No Change to Density: 6,000 Sq. Ft. per Unit	Y No Change to Density: 5,000 Sq. Ft. per Unit	Y No Change to Density: 3,500 Sq. Ft. per Unit	N	N	N	N	Y	Y	N	N	N	N	N	N
ADU A residential dwelling unit located on the same lot as a single-family dwelling, that is not a recreational vehicle. The habitable living unit provides basic living requirements including permanent cooking, and toilet facilities and may be either within the same building as the single-family dwelling unit or in a detached building.	Y No Change to Density: 1 ADU Per Single-Family	Y No Change to Density: 1 ADU Per Single-Family	Y No Change to Density: 1 ADU Per Single-Family	Y No Change to Density: 1 ADU Per Single-Family Detached	Y No Change to Density: 1 ADU Per Single-Family Detached	Y Change to Density: Count twords min. density but not max	N	N	N	N	N	N	N	N	N	N	N
Cluster Housing A cluster of four or more dwelling units around a central common space sharing site amenities such as parking and landscaping in a coherent site design, located either on a single lot or individually platted lots. Formally known as cottage housing.	Y No Change to Density: 2 Cluster Homes Per 10,000 Sq. Ft.	Y No Change to Density: 2 Cluster Homes Per 8,000 Sq. Ft.	Y No Change to Density: 2 Cluster Homes Per 6,000 Sq. Ft.	Y No Change to Density: 1.5 Cluster Homes Per 5,000 Sq. Ft.	Y No Change to Density: 1.5 Cluster Homes Per 3,500 Sq. Ft.	Y No Change to Density: 1 Cluster Home Per 2,000 Sq. Ft.	N	N	N	N	N	N	N	N	N	N	N
Internal Conversion Conversion of an existing single-family residential unit at least 20 years old into two to four dwelling units with minimal exterior alterations designed to maintain the primary single-family residential exterior design elements. Conversion into three or more units requires compliance with commercial building codes.	Y Change to Density: 1 Unit per 2,500 Sq. Ft.	Y Change to Density: 1 Unit per 2,500 Sq. Ft.	Y Change to Density: 1 Unit per 2,500 Sq. Ft.	Y Change to Density: 1 Unit per 2,500 Sq. Ft.	Y Change to Density: 1 Unit per 2,500 Sq. Ft.	Y No Change to Density: 2 Units (1 Duplex) per 4,000 Sq. Ft.	N	N	N	N	N	N	N	N	N	N	N
Corner Duplex A building designed or used for residence purposes and containing two dwelling units on one lot, located on a corner lot, where the units share a common structural wall or a common floor/ceiling.		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Y Change to Density: 2 Units (1 Duplex) per 6,000 Sq. Ft.	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Duplex A building designed or used for residence purposes containing two dwelling units on one lot. The units in a duplex must share a common structural wall or a common floor/ceiling.	N	N	N	Y Change to Density: 2 Units (1 Duplex) per 5,000 Sq. Ft.	Y No Change to Density: 1 Unit (1 Duplex) per 7,000 Sq. Ft.	Y No Change to Density: 2 Units (1 Duplex) per 4,000 Sq. Ft.	N	N	N	Y	Y	N	N	N	N	N	N
Single-Family Attached (Townhouses) Two or more dwelling units attached side by side with some structural parts in common at a common property line and located on separate and individual lots. Also known as townhouses or rowhouses.	N	N	N	Y Change to Density: 1 Unit per 3,500 Sq. Ft.	Y Change to Density: 1 Unit per 2,500 Sq. Ft.	Y No Change to Density: 1 Unit per 2,000 Sq. Ft.	N	N	N	Y	N	N	N	N	N	N	N
Live/work units A dwelling unit with space designed for commercial use on the ground floor. The ground floor commercial, personal service, or office space has visibility, signage and access from the primary street.	N	N	N	N	с	N Currrently Conditional Use	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
3-4 plex A structure or structures located on one lot and containing three to four dwelling units in any vertical or horizontal arrangement. Individual units do not have to be structurally attached.	N	N	N	Y Change to Density: 3 Units per 7,500 Sq. Ft. or 4 Units per 10,000 Sq. Ft.	Y Change to Density: 3 Units per 5,250 Sq. Ft. or 4 Units per 7,000 Sq. Ft.	Y No Change to Density: 3 Units per 6,000 Sq. Ft. or 4 Units per 8,000 Sq. Ft.	N	N	N	N	N	N	N	N	N	N	N

Multifamily A structure or structures located on one lot and containing five or more total dwelling units in any vertical or horizontal arrangement. Individual units do not have to be structurally attached. Multifamily residential includes the forms of housing that are typically called apartments and condominiums. Multifamily developments may include structures that are similar in form to townhouses, cluster housing, duplexes, or single-family detached dwellings.	N	N	N	N	N	Y 2,000 Sq. Ft. per Unit (Up to 20% Density Bonus for Affordable Projects)	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Manufactured Home Park A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.	N	N	N	N	Y No Change to Density: 1 Unit per 3,500 Sq. Ft.	N	N	N	N	N	N	N	N	N	N	N	N
Temporary Lodging (Bed and Breakfasts/Hotels/Motels) Temporary housing for less than 30 consecutative days.	с	с	с	с	с	с	Р	с	с	с	с	Y	Y	с	N	N	с
Transitional Shelters Congragrate facilities providing housing to shelter families and individuals offered on a short-tem basis for a period not to exceed 90 day continuously. Shelters may offer meals, lodging and associated services onsite, aimed at helping people move toward self-sufficiency.	C Up to 10 beds may be approved by conditional use	C Up to 10 beds may be approved by conditional use	C Up to 10 beds may be approved by conditional use	C Up to 10 beds may be approved by conditional use	C Up to 10 beds may be approved by conditional use	C Up to 10 beds may be approved by conditional use	N	Y	Y	N	N	Y	N	N	N	N	N
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