

Chapter 14 - UNIFIED DEVELOPMENT ORDINANCE
ARTICLE 3. BASE ZONING DISTRICTS

14-300-03 Uses

14-300-03-A. Use Table. Uses are allowed in R zoning districts in accordance with Table 300-1, below.

14-300-03-B. Use Classification System. For the purpose of this development ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Article 14-200. The first column of Table 300-1 lists the groups, categories and types allowed in one or more R districts.

14-300-03-C. Permitted Uses. Uses identified with a "P" in Table 300-1 are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this development ordinance.

14-300-03-D. Permitted Uses with Minimum Use Standards. Uses identified with a "C" in Table 300-1 are permitted as-of-right in the subject zoning district, subject to compliance with the Use Standards referenced in the right column of the Table, and all other applicable standards of this development ordinance.

14-300-03-E. Special Uses. Uses identified with an "S" in Table 300-1 may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

14-300-03-F. Prohibited Uses. Uses not listed and those identified with a "—" are expressly prohibited.

14-300-03-G. Use Standards. The "use standards" column of Table 300-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 300-1 Residential Districts Use Table									
P: Permitted S: Special Use Permit Required C: Conditional Uses —: Not Allowed									
Use Category <i>Specific use type</i>	Zoning District								Use Standards
	R- A	R- 1	R- 2	R- 4	R- 6	R- 12	R-18 PUD	R-30 PUD	
RESIDENTIAL									
Household Living									
Detached house	P	P	P	P	P	P	—	—	14-505
Zero line (detached) house	—	—	—	—	C	C	—	—	14-505
Attached house	—	—	—	—	—	C	C	C	14-505 14-703
Two-unit house	—	—	—	—	—	P	PC	PC	14-505 14-703
Multi-unit house (3—8 units)	—	—	—	—	—	—	C	C	14-505 14-703
Multiplex (3—8 units)	—	—	—	—	—	—	C	C	14-505 14-703
Apartment	—	—	—	—	—	—	C	C	14-505 14-703