

A.12.020. Land use regulations: RM and RH districts.

In the following schedule, the letter "P" designates use classifications permitted in residential districts. The letter "L" designates use classifications subject to certain limitations prescribed under the "Additional Use Regulations" which follows. The letter "U" designates use classifications permitted on approval of a use permit, as provided in Chapter A.68. The letters "P/U" for accessory uses mean that the use is allowed on the site of a permitted use, but requires a use permit on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

A.12.020 - Land Use Regulations: RM and RH districts.

RM, and RH DISTRICTS LAND USE REGULATIONS			P — Permitted PDP — Precise Development Plan SDP — Site Development Permit U — Use Permit L — Limited, (See additional use regulations) - — Not Permitted
	RM	RH	Additional Regulations
Residential Uses			(A)
Day Care, Small Family Home	P	P	
Day Care, Large Family Home	L-22	L-22	
Group Residential	-	U	
Multi-family Residential			
5 or fewer units	P	P	(B)(C)(L)
6 or more units	PDP/SDP	PDP/SDP	(B)(C)(L)(O)
Residential Care, Limited	P	P	
Single-Family Residential	P	P	(C)

RM and RH Districts: Additional Use Regulations

L-1 Use permit required and only neighborhood-oriented uses occupying less than 2,500 square feet are permitted.

- L-2 Public facilities permitted, but a use permit is required for private noncommercial facilities, including swim clubs and tennis clubs.
- L-3 A use permit is required, except for legally existing church facilities, including private schools and day-care contained therein, which do not exceed an overall floor area factor greater than half of the maximum floor area factor permitted by the development standards of the base district.
- (A) See Section A.52.020: Exterior materials in R districts.
- (B) A use permit is required for condominium development or conversion; see Chapters A.84 and A.88. Any addition or modification to a condominium unit or development subsequent to the original construction of that unit or development that would result in an increase in the amount of livable space, or a significant exterior structural or architectural alteration, shall require an amendment to the use permit previously obtained. In order for a residential apartment building to qualify for a condominium conversion, a Certificate of Occupancy must have been issued prior to January 1, 1982.
- (C) See Section A.52.100: Manufactured homes.
- (D) Facilities on sites of 2 acres or more are subject to the regulations of Chapter 10.28 (PS District) precluding those of this chapter. See Section A.28.020: PS District Applicability.
- (E) See Section A.52.070: Home occupation in R districts.
- (F) See Section A.52.050 Accessory structures, and Section A.52.060 Accessory dwelling units. Secondary residential units are not allowed, but guest houses or accessory living quarters, and caretaker's quarters are permitted.
- (G) See Section A.52.080: Swimming pools and hot tubs.
- (H) See Section A.84.110: Temporary use permits.
- (I) See Chapter A.68: Nonconforming uses and structures.
- (J) See Chapter A.72: Signs.
- (K) An administrative permit issued by the Community Development Director is required.
- (L) Alternative Parking Plan for Senior Citizen Housing. Applications for a use permit for a senior citizen housing project shall include a contingency plan, addressing what will be done to ensure compliance with parking requirements if occupancy can not be limited to senior citizens because of market conditions or other factors.

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- (M) The keeping of domestic animals is permitted including: “Dogs and cats not to exceed five (%) for each residential living unit in any combination thereof and the young thereof not exceeding four months in age, and other small domestic household pets such as rabbits, hamsters, guinea pigs, etc. not to exceed five (5) in any combination thereof. Common varieties of farm animals, livestock, exotic animals or wild animals (as defined in Section 10.04.020) are prohibited, EXCEPT for Vietnamese pot-bellied pigs, also known as Pygmy Pigs or Mini-Pigs, as permitted by the Animal Control Department.
- (N) A maximum of three (3) garage or lawn sale permits per calendar year, or miscellaneous household items of persona property accumulated by the occupant of the residence as a normal matter of course may he held on any building site occupied by residents, provided a permit has been acquired from the City's Licensing Authority. Each permit shall be valid for a maximum of three (3) consecutive days and may include standard regulations on the Garage Sale Permit (in accordance with the provisions of Section 6.08.020 MBMC).
- (O) “(O) Residential developments of 6 or more units that qualify for a density bonus pursuant to Chapter A.94 of this Code shall apply for a Precise Development Plan. Residential developments of 6 or more units that do not receive a density bonus shall apply for a Site Development Permit.”