

COMMINITY PLANNING & DEVELOPINENT 601 1 Avenue & Olympia WA 98501 (360) 753 8314

TABLE 4.01 PERMITTED AND CONDITIONAL USES AND

TABLE 4.04 DEVELOPMENT STANDARDS

18.04.040 TABLES: Permitted and Conditional Uses

TABLE 4.01
PERMITTED AND CONDITIONAL USES

Group Homes with 7 or More C C	Group Homes with 6 or Fewer P P P P Clients and Confidential Shelters	Fraternities, Sororities P P P	Triplexes & Fourplexes	Duplexes P P P	Duplexes - Existing PPPPPP	Dormitories P P P	Boarding Homes P	Apartments	2. MULTIFAMILY HOUSING	Townhouses P P P	Single-family Residences PPPPP	Manufactured Homes PPPPP	Manufactured/Mobile Home Parks (Rental Spaces)	Cottage Housing P	Co-Housing P P P P	Accessory Dwelling Units PPPPP	1. SINGLE-FAMILY HOUSING	District-Wide Regulations	DISTRICT R1/5 R-4 R-4CB RL1 R 4-8
С	P				P					Р	P	P		P	P	P		_	
С	P		18.04.060 (FF)	P	P			72.0		Р	P	P		P	P	P		8.04.060 (FF)	R 6-12
С	P			Р	P			Þ		P	P	P		P	P	P		18.04.060 18.04.060 (FF) (N,Q)	MR 7-13
С	P	P		P	P	P	P	Þ		Þ	P	p	С	Р	P	Р		18.04.060 (N,Q)	MR 7-13 MR 10-18
С	P	P	Ā	P	P	P	P	P		P	P	P	С	P	þ	P		18.04.060 (N)	KM 18
C	P	P		P	P	P	P	P		P	P	P	С	Р	Р	P		18.04.060 (N)	RM 24
С	P			P	P	P		P		P	P	P		P	P	P		(N)	RMH
С	P			P	P	P		P		ים	Þ	P		Þ	P	P		18.04.060 (N,BB)	RMU
C	7			P	P					Ā	P	P	С	P	Þ	P			MHP
C	P			P	P	P		P		יי	Ъ	٩		P	P	P		18.04.060 (N)	UR
18.04.060(K)	18.04.060(K)			18.04.060(FF)	18.04.060(J)			18.04.060(N) 18.04.060(FF)		18.04.060(FF) 18.64	18.04.060(FF)	18.04.060(O) 18.04.060(FF)	18.04.060(P)	18.04.060(H) 18.04.060(FF)	18.04.060(F) 18.04.060(FF)	18.04.060(A)			REGULATIONS

TABLE 4.01
PERMITTED AND CONDITIONAL USES (Continued)

DISTRICT	R }	R.4	R-4 R-4CR	RII	₽ 4.8	R 6-12	MD 7 13	10 10 10	DA / 10	מי אים	777	777.477			APPLICABLE
					7	Т	MIN /-13	MW 1-12 MW 10-10	OT TAIN	NIVI 24	HIMN	KIMIO	MHP		REGULATIONS
Lodging Houses									P	Р	Р	Р		P	
Nursing/Convalescent Homes	С			C	C	С	С	С	С	С	С	С	С	C	18.04.060(S)
Retirement Homes				P			P	P	P	P	P	С		P	
3. COMMERCIAL															
Child Day Care Centers		0	С	C	С	C	C	P	P	P	P	P	С	P	18.04.060(D)
Commercial Printing								8				P			10:01:000(18:1)
Drive-In and Drive-Through Businesses Existing												7			18.04.060(J)
Food Stores			Ī								,	,		,	
Hardware Stores											r	7		7	18.04.060(AA)
Home Occupations (including	7	7	=	1	3	,	,	,)			-			
Adult Day Care, Elder Care Homes, Family Child Care Homes, and Bed & Breakfast Houses)	٠-ر	۳	٠٠	٢٠		יםי	-	ט י	P	P	ָּם	ď	P	P	18.04.060(L)
Hospice Care	С			С			С	С	(3)	С	С	С		C	18.04.060(M)
Laundries											þ	P		P	18.04.060(AA)
Nursery (Retail and/or Wholesale Sales)	C	C	C	C	C	С	C	С	С	C			С		18.04.060(G)
Offices												P		P	18.04.060(AA)(2)
Personal Services												P			
Pharmacies												P			
Restaurants, without Drive-In and Drive-Through												ъ			
Servicing of Personal Apparel and Equipment												P			
Specialty Stores												P			
Veterinary Clinics - Existing	P	P		P	Р	ď							P		18.04.060(J)
Veterinary Clinics	P														
										_					

040.40.81

18.44.060	P	P	P	P	P	р	P	P.	P	P	P		P	P	Wireless Communication Facility
18.04.060(EE)	P	P		P	þ	þ	P	þ	P	Р	P	Р	P	P	Residence Rented for Social Event, 6 times or less in 1 year
18.04.060(EE)	P	P		P	P	P	P	P	P	P	P	P	P	P	Model Homes
18.04.060(EE)		P			P	P	Р	P	P	Р	Р	Þ	P	Þ	Emergency Housing
															7. TEMPORARY USES
18.04.060(G)	О	С	С	С	С	С	С	С	С	С	С	С	С	С	Greenhouses, Bulb Farms
		P				P	P	P	Р	Р	P	P	P	P	Agricultural Uses
															6. AGRICULTURAL USES
18.04.060(T)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	Trails - Public
18.04.060(J)										C	C		C		Stables, Commercial and Private Existing
18.04.060(Y)	С	С		C	C				С	C	С	С	C		Racing & Performing Pigeons
18.04.060(T)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	Open Space - Public
18.04.060(T)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	Neighborhood Parks
		С			С	С	С	С	С	С		С	С		Golf Courses
	С	С	С	С	С	С	С	С	С	С	C	C	С	С	Country Clubs
18.04.060(T)	P	С	P	P	С	С	С	С	С	С	С	С	С	С	Community Parks & Playgrounds
															5. RECREATIONAL USES
18.44.100	P	Þ	P	P	Р	Р	P	Р	P	Р	P	P	P	P	Satellite Earth Stations
	С	С		С	С	С	С	С	С	С	С		С	С	Residence Rented for Social Event, 7 times or more in 1 year
18.04.060(B)	Ċ	С	С	С	С	С	С	С	С	С		С			Large Garages
5.24	P	P	p	P	P	P	P	P	þ	P	Р		P	P	Garage/Yard/Rummage or Other Outdoor Sales
18.04.060(GG)	P	P	P	P	P	P	P	P	Р	P	P	Р	P	P	Electric Vehicle Infrastructure
18.04.060(B)	P	P	Ą	P	Р	P	P	P	Р	Р	P	Ą	P	Р	Accessory Structures
															4. ACCESSORY USES
APPLICABLE REGULATIONS	UR	МНР	RMU	RMH	RM 24	RM 18	MR 7-13 MR 10-18	MR 7-13	R 6-12	R 4-8	RLI	R-4 R-4CB		R1/5	DISTRICT

TABLE 4.01
PERMITTED AND CONDITIONAL USES (Continued)

OLYMPIA MUNICIPAL CODE

PERMITTED AND CONDITIONAL USES (Continued) **TABLE 4.01**

DISTRICT	R1/5		R-4 R-4CB RLI	RLI	R 4-8	R 6-12	MR 7-13	MR 7-13 MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE
8. OTHER															THE COLOTION OF THE COLOTION O
Animals	P	P	P	P	P	P	P	P	P	P	P	P	P	b	18 04 060(C)
Cemeteries		C	C		C	C	С	C	C	C			0	,	18.04.060(F)
Community Clubhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	۳	
Crisis Intervention	0	C	C	0	C	C	C	C	C	C	0	ار	J .	. اد	18 04 060(1)
Fraternal Organizations					es.						D I	0	,		10:01:000(1)
Uistoria Uoma Manana	İ										-	-			
HISTORIC House Winseum			С	C	С	С	С	С	С	С	C	С	С	С	
Parking Lots and Structures				С							P	P			18.38.220 and .240
Places of Worship	С	C	С	С	С	С	С	С	С	С	C	C	C	C	18.04.060(U)
Public Facilities	С	С	С	С	С	С	С	С	С	С	C	С	C	C	18.04.060(V)
Public Facilities - Essential	C	С	С	С	С	С	С	С	С	С	С	C	C	C	18.04.060(W)
Radio, Television and Other Communication Towers	C	C	C	0	С	С	С	С	С	С	С	С	С	С	18.44.100
Schools	С			С	С	С	C	С	C	С	С		C	C	18.04.060(DD)
Mineral Extraction - Existing					С		С								18.04.060(J)
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communication Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44
Workshops for Disabled People	C			C	C	C	C	C	ב	כ	2	C	2	0	(4) 080 PU 81

(Ord. 6759 §2, 2011; Ord. 6594 §5, 2008; Ord. 6592 §2, 2008; Ord. 6517 §8, 2007; Ord. 6404 §2, 2006). RMH = Residential Multifamily High Rise RMU = Residential Mixed Use MR 10-18 = Mixed Residential 10-18 R 4-8 = Residential 4-8P = Permitted UseRM 18 = Residential Multifamily - 18 R 6-12 = Residential 6-12 C = Conditional UseMR 7-13 = Mixed Residential 7-13UR = Urban Residential RM 24 = Residential Multifamily - 24 RLI = Residential Low Impact R-4 = Residential - 4

RESIDENTIAL DISTRICTS

(Revised 2/13)

18.04.080 TABLES: Residential Development Standards

0L	01				
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)		(in units per acre) MAXI- MUM	MAXI- MUM HOUSING DENSITY	DISTRICT	
Ī		1	1/5	R1/5	
ı		4	4	R4	
ı		4	4	R-4CB	
И		4	4	RLI	
4	•	∞	∞	R 4-8	RE
o		12	12	R 6-12	SIDENT
	a	13	24	MR 7-13	TABLE 4.04 RESIDENTIAL DEVELOPMENT STANDARDS
5	5	18	30	MR 10-18	TABLE 4.04 EVELOPME
Manufac- Manufac- tured Hous- tured ing Parks = 5 Housing Parks = 5	oo.	18	24	RM-18	NT STANI
Manufac- tured 5 Housing Parks = 5	-	24	30	RM-24)ARDS
	İ	1	į	RMH	
	I	1	I	RMU	
	S	12	12	MHP	
	I	1	1	UR	
	18.04.080(B)	18.04.080(A)(2)	18.04.080(A)	ADDITIONAL REGULA-TIONS	

6L-81

TABLE 4.04 RESIDENTIAL DEVELOPMENT STANDARDS (Continu

	08-81	(E1/2 b
FRONT YARD SET- BACKS		DISTRICT
20 except: 5' for agri- cultural buildings with farm animals	,	R1/5
20	2,000 SF minimum 3,000 SF average = townhouse 5,000 SF = other other 18" = town-house house	R4
20	One acre; reduced to 12,000 SF if associated with a drainage dispersal tract of at least 65% in the same subdivision plat.	R-4CB
20' except: 10' with side or rear parking; 10' for flag lots 5' for agricultural buildings with farm animals	2,000 SF minimum 3,000 SF average = townhouse 4,000 SF = cother 6,000 SF = duplex 7,200 SF = multi-family 30' except: 16' = townhouse; 60' = duplex 80' = multi-family	RL1
20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm ami-mals	2,500 SF = cottage 4,000 SF = zero lot 2,000 SF average = townhouse 5,000 SF = other 50' except: 35' = cot- tage 45' = zero lot 18' = town- house	R 4-8
20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	2,000 SF = cottage 3,500 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 7,200 SF = duplex, triplex 9,600 SF = fourplex 5,000 SF = other 50' except: 30' = cottage 40' = zero lot 16' = townhouse 7,000 SF = townhouse	R 6-12
20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	cottage 3,000 SF = zero lot 1,600 SF min- imum, 2,400 SF average = townhouse 6,000 SF = duplex 9,000 SF = multi- family 4,500 SF = other 50' except: 30' = cottage 40' = zero lot 16' = town- house 70' = duplex 80' = multi- family	MR 7-13
15' except: 10' with side or rear park- ing; 10' for flag lots; 5' for agricul- tural build- ings with farm animals	1,600 SF = cottage 3,000 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = multifamily 4,000 SF = other 50' except: 30' = cottage 40' = zero lot 16' = townhouse 70' = duplex 80' = multifamily	MR 10-18
ō	1,600 SF = cottage 3,000 = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multi- family 4,000 SF = other 30' = mobile home park	RM-18
ي ي	1,600 SF minimum, 2,400 SF average = townhouse 2,500 SF = mobile home park	RM-24
5' except: 10' e 5' except: 10' e 20' a structures Legi 35' or taller Way	1,600 SF minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	RMH
10' except: 20' along Legion Way	1,600 SF minimum, 2,000 SF average = townhouse	RMU
20' except: 10' with side or rear parking: 5' for agricul- tural build- ings with farm ani- mals	2,000 SF = cottage 3,500 SF = zero lot 1,600 SF minimum 2,400 SF average = townhouse 7,200 SF = duplex 2,500 SF = mobile home park 5,000 SF = cother 50' except: 30' = cothage 40' = zero lot 16' = townhouse home 80' = mobile	МНР
0-10' except: 10' on Capitol House Block	1,600 SF minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	UR
18.04.080(H) 18.04.080(I)	18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F) Chapter 18.64 (townhouses) 18.04.060(P) (mobile home parks) 18.04.80(D)(1) 18.04.80(F) 18.04.080(F) 18.04.080(F) 18.04.080(P) (mobile home parks)	ADDITIONAL REGULA- TIONS
RESIDENTIAL DISTRICTS		080.4

080.40.81

(Revised 2/13)

DISTRICT	R1/5	R4	R-4CB	RL1	R 4-8	R 6-12	RESIDENTIAL DE VELOPMENT STANDARDS (COMME R4-8 R6-12 MR7-13 MR 10-18 RM-18 RM-24	MR 10-18	RM-18	RM-24	RMH	RMU	МНР	UR	ADDITIONAL REGULA- TIONS
MAXI-					Se .								25'		18.04,080(H)
MUM FRONT YARD													*)		
		1	2		20	201 20122	201 amount: 151	151 avaant:	10' avcent: 10' evcent:	10' excent:	51 AVCANT	<u>7</u>	20' except:	5' excent:	18 04 080(D)
REAR 5' for agri-	5' for agri-			5' for agri-	5' for agri-	5' for agri-	5' for agri- 5' for agri- for multifam- 10' for cot-	10' for cot-	15' for multi- 20' next to	20' next to	20' for		5' for agri-	. 10' for	18.04.080(F)
	cultural			cultural	cultural	cultural	ily; 10' for	tages, wedge- family		an R 4-8 or	structures		cultural	structures	18.04.080(H)
	buildings			buildings	buildings	buildings	cottages,	shaped lots,		R-12 dis-	35' or			over 42'	18,04.080(1)
ŝ	with farm			with farm	with farm	with farm	wedgeshaped	and zero lots;		trict	higher		with farm		
	animals			animals.	animals; 10' for cot-	animals; animals 10' for cot- 10' for cot-	lots, and zero 20' with alley lots access	20' with alley access					animals; 10' for cot-		
					tages, wedge	tages, wedge							tages and zero lots		
					shaped	shaped									
					lots, and	lots, and									

18-81

RESIDENTIAL DEVELOPMENT STANDARDS (Continued)	TADIE 101
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			68	91															(81/6)	70
HEIGHT	MAXI-													BACKS	SET-	YARD	SIDE	MINIMUM	DISTRICT	
	351						mals	farın anı-	ings with	tural build-	agricul-	20' S' For	garages are	provided	streets;	flanking	10' along	5' except	RI/5	
buildings	35', except: 16' for			animals	with farm	cultural building	5' for agri-	of zero lot;			Front Yard	Minimum meet			street;	flanking	10' along	5' excent:	R4	
buildings	40' except: 16' for											side yards.	for both	total of 60'	muminim	side, and	mum each	10' mini-	R-4CB	
buildings	40' except: 16' for			animals	with farm	cultural	5' for agri-	of zero lot;	on one side	Setbacks 6'	Front Vard	shall meet	garages	except	streets;	flanking	10' along	5' excent:	RL1	
accessory backers 25' for cot- tage 35' on sites I acre or more, if setbacks equal or exceed building height	35', except: 16' for		farm ani- mals	ings with	agricui- tural build-	tages; 5' for	31 for cot-	of zero lot;	on one side	Setbacks 6'	Front Vard	shall meet	garages	except	streets;	flanking	10' along	S' AVCANT	R 4-8	
accessory accessory 25' for cot- tages	35', except:	ings with farm ani- mals	agricul- tural build-	tages; 5' for	or zero lot; 3' for cot-	on one side	Setbacks 6'	Front Yard	Minimum	shall meet	except	streets;	flanking	along	plex 10'	plex, four-	10' for tri-	SI event:	R 6-12	
accessory buildings	45', except: 25' for cot-								for cottages;	of zero lot: 3'	6' on one side	mum Front	meet Mini-	garages shall	except	ing streets;	along flank-	€' avcent: 10	MR 7-13	
tage; 16 for accessory buildings	45', except: 25' for cot-							cottages		one side of	-		meet Mini-	garages shall	except	ing streets;	along flank-		MR 10-18	
sory build- ings; 25' for cottage	35, except:]	mobile home	district 10' -	next to K 4- 8. or R 6-12	family; 20'	10' for multi-			one side of	Yard Set-	mum Front	meet Mini-		except	ing streets;	along flank-		RM-18	
	42'		e home park		12 district	R 4-8, R 6-			on one side	Sethacks 6	Minimum	shall meet	garages		streets;		. 10' along		RM-24	,
	60'												of zero lot;	on one side	streets; 6'	flanking	10' along	2	RMH	`
9	See 18.04.080																ł		RMC	
ever is less, except: 16' for acces- sory build- ings; 25' for cot- tages	2 stories or 35' which-				home park	mobile	mals; 10' -	farm ani-	ings with	agricui-	tages; 5' for	3' for cot-	of zero lot;	on one side	streets; 6'	flanking	5' except:	2	MHP	
Figure 4- 5A & 18.04,080 (3)									•		-7				House	Capitol	No mini-		U R	
	18.04.080(I)		72													;	18.04.080(H)	TIONS	ADDITIONAL REGULA-	
RESIDENTIAL DISTRICTS																			080,	+

080.40.81

(Revised 2/13)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS (Continued)

opivoQ)											CO	01																		
					AGE	COVER-	FACE	OUS SUR-	IMPERVI-	MUM	MAXI-	STORIES	GRADE	AROVE-	MAXI-								ERAGE	ING COV-	BUILD-	MUM	MAXI-	DISTRICT		
		more	acre or	6%=1.01	acre;	SF to 1	of 10,001	25%=lots	SF:	of 10,000	45% = lots							more	acre or	6%=1.01	acre;	SF to 1	of 10,001	25%=lots	SF:	of 10,000	45% = lots	R1/5		
								houses	Town-	70% =	45%				2 stories										houses	town-	35%60%= 6%;	R 4	!	
	plat	same sub-	65% in the	at least	sal tract of	age disper-	with drain-	associated	to 18% if	increased	6%;				3 stories	piai.	division	same sub-	65% in the	at least	sal tract of	age disper-	with drain-	associated	to 18% if	increased	6%;	R-4CB		
											2,500 SF				3 stories						below	Coverage	face	ous Sur-	Impervi-	Maximum	Refer to	RLI	!	
				houses	Town-	70% =	тоге	acre or ·	50% = .26	acre or less	55% = 25				2 stories						houses	= town-	more 60%	acres or	40% = .26	acre or less	45% = .25	₹ 4-8	;	
				houses	Town-	70% =	more	acres or		s acre or less	65% = .25	,	fourplex	triplex.	2 stories, 3						houses	= town-	more 70%	acres or	40% = .26	acre or less	55% = .25	X 6-12		
										S	70%				4 Stories												45%	MR 7-13		
											70%				4 stories												50%	MK 10-18		
											70%				3 Stories	1											50%	KM-18		
											75%				Stones	3											55%	KIVI-24		~ (~~~~~
			•								85%				Selions	1											85%	KMH		(200
											85%																85%	KMC	PMI	
		houses	70% =	+ acres	25% = 3.01	to 3 acres	35% = 1.01	to 1 acre	40% = 26	acre or less	65% = .25							IIIOIG	acres or	= 3.01	acres 20%	1.01 to 3	acre 25% =	26 to 1	less 30% =	acres or	45% = .25	TUIAS	Mus	
							balconies		stoops,) SIOTICS	\$ ctories							balconies	porches or	stoops,	except for	85%	Š	100	*
																												TIONS	ADDITIONAL	
				_		_	_	_	_	_	_				_		_	-	_	_	_	_	_	_	_					_

18-83

R-4 = Residential - 4

RL1 = Residential Low Impact

	RESIDENTIAL DEVELOPMENT ST	TABLE 4.04
	DPMENT STANDARDS (Continued)	
ADDITION		

		Revised 2/13)
SF = Square Feet	MINIMUM 220 tree OPEN units per SPACE acre required	DISTRICT
are Feet	220 tree units per acre required	R1/5
		R 4
	65% drainage dispersal area required; may double as tree tract or critical areas buffer.	R-4CB
Z		RL1
ero Lot = /	450 450 30% for m SF/unit for tifamily cottage cottage 450 SF/un develop- develop- for cottage ments ments developme	RESIDEN
L) A Lot wit	450 SF/unit for cottage develop- ments	R 6-12
LEGEND Zero Lot = A Lot with Only One Side Yard	5 T E	RESIDENTIAL DEVELOPMENT STANDARDS (Continued) R 4-8 R 6-12 MR 7-13 MR 10-18 RM-18 RM-24 RM
Side Yard	mul- nit	TABLE 4.04 OPMENT STA
	pace for ile home	NDARD
= No Regulation	25% 500 SF/space for mobile home park	S (Contin
ion	15%	nued) RМН
	15% 500 SF/space for mobile home park	RMU
	450 SF/unit for cottage e develop-k ments 500 SF/space for mobile home park	МНЬ
	15% may include stoops, porches or balcony areas	UR
	TIONS 18.04.080(J)	ADDITIONAL REGULA-
	Ý	080.40.81

R 4-8 = Residential 4-8

MR 10-18 = Mixed Residential 10-18

RMH = Residential Multifamily High Rise

R 6-12 = Residential 6-12

RM 18 = Residential Multifamily - 18

RMU = Residential Mixed Use

UR - Urban Residential

(Ord. 6842 §5, 2013; Ord. 6594 §6, 2008; Ord. 6517 §12, 2007).

MR 7-13 = Mixed Residential 7-13 MR 7-13 = Mixed Residential 7-13

18.04.080 Residential districts' development standards

to the list of additional regulations below. Table 4.04 identifies the basic standards for development in each residential district contained in this chapter. The sections referenced in Table 4.04 refer

- A. Maximum Housing Densities.
- Calculation of Maximum Density.
- dedicated or sold for public parks, schools or similar non-residential uses. dedicated right-of-way, but not including streams, wetlands, landslide hazard areas, "important habitat areas," and "important riparian areas" and land to be The maximum housing densities specified in Table 4.04 are based on the total area of the entire site, including associated and/or previously
- count as one (1) dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom and a kitchen Convalescent homes. Convalescent homes and nursing homes containing dwelling units which rely on shared cooking/dining facilities shall