

Attachment 3 – Rezone Comparison

DISTRICT	R-4	R-4CB	R 4-8	APPLICABLE REGULATIONS
District-Wide Regulations				
1. SINGLE-FAMILY HOUSING				
Accessory Dwelling Units	P	P	P	18.04.060(A)
Co-Housing	P	P	P	18.04.060(F)
Cottage Housing			P	18.04.060(H)
Manufactured/Mobile Home Parks (Rental Spaces)				18.04.060(P)
Manufactured Homes	P	P	P	18.04.060(O)
Single-family Residences	P	P	P	
Townhouses	P		P	18.64
2. MULTIFAMILY HOUSING				
Apartments				18.04.060(N)
Courtyard Apartments				18.04.060(II)
Boarding Homes				
Collegiate Greek system residences				
Dormitories				
Duplexes - Existing	P		P	18.04.060(J)
Duplexes	P	P	P	
Duplexes on Corner Lots	P	P	P	18.04.060(HH)
Triplexes			P	
Fourplexes		P	P	
Sixplexes				
Group Homes with 6 or Fewer Clients and Confidential Shelters	P	P	P	18.04.060(K)
Group Homes with 7 or More Clients			C	18.04.060(K)
Lodging Houses				

Nursing/Convalescent Homes			C	18.04.060(S)
Retirement Homes				
3. COMMERCIAL				
Child Day Care Centers	C	C	C	18.04.060(D) 18.04.060(AA)
Commercial Printing				
Drive-In and Drive-Through Businesses -- Existing				18.04.060(J)
Food Stores				18.04.060(AA)
Hardware Stores				
Home Occupations (including Adult Day Care, Elder Care Homes, Family Child Care Homes, and Bed & Breakfast Houses)	P	P	P	18.04.060(L)
Hospice Care				18.04.060(M)
Laundries				18.04.060(AA)
Nursery (Retail and/or Wholesale Sales)	C	C	C	18.04.060(G)
Offices				18.04.060(AA)(2)
Personal Services				
Pharmacies				
Restaurants, without Drive-In and Drive-Through				
Servicing of Personal Apparel and Equipment				
Specialty Stores				
Veterinary Clinics - Existing	P		P	18.04.060(J)
Veterinary Clinics				
4. ACCESSORY USES				
Accessory Structures	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P		P	5.24

Large Garages		C	C	18.04.060(B)
Residence Rented for Social Event, 7 times or more in 1 year	C		C	
Satellite Earth Stations	P	P	P	18.44.100
5. RECREATIONAL USES				
Community Parks & Playgrounds	C	C	C	18.04.060(T)
Country Clubs	C	C	C	
Golf Courses	C	C	C	
Neighborhood Parks	P/C	P/C	P/C	18.04.060(T)
Open Space - Public	P/C	P/C	P/C	18.04.060(T)
Racing & Performing Pigeons	C	C	C	18.04.060(Y)
Stables, Commercial and Private Existing	C		C	18.04.060(J)
Trails - Public	P/C	P/C	P/C	18.04.060(T)
6. AGRICULTURAL USES				
Agricultural Uses	P	P	P	
Greenhouses, Bulb Farms	C	C	C	18.04.060(G)
7. TEMPORARY USES				
Emergency Housing	P	P	P	18.04.060(DD)
Emergency Housing Facility	P	P	P	18.5
Model Homes	P	P	P	18.04.060(DD)
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	18.04.060(DD)
Wireless Communication Facility	P		P	18.44.060
8. OTHER				
Animals	P	P	P	18.04.060(C)
Cemeteries	C	C	C	18.04.060(E)
Community Clubhouses	P	P	P	

Crisis Intervention	C	C	C	18.04.060(I)
Historic House Museum	C	C	C	
Parking Lots and Structures				18.38.220 and .240
Places of Worship	C	C	C	18.04.060(U)
Public Facilities	C	C	C	18.04.060(V)
Public Facilities - Essential	C	C	C	18.04.060(W)
Radio, Television and Other Communication Towers	C	C	C	18.44.100
Schools			C	18.04.060(CC)
Social Organizations				
Mineral Extraction - Existing			C	18.04.060(J)
Utility Facility	P/C	P/C	P/C	18.04.060(X)
Wireless Communication Facilities	P/C	P/C	P/C	18.44
Workshops for Disabled People			C	18.04.060(R)
MAXIMUM HOUSING DENSITY (in units per acre)	4	4	8	18.04.080(A)
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	4	4	8	18.04.080(A)(2)
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	---	4	18.04.080(B)
MINIMUM LOT SIZE	2,000 SF minimum	One acre; reduced to 12,000 SF if associated with a drainage dispersal tract of at	2,500 SF = cottage;	18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F)
	3,000 SF average = townhouse;		2,000 SF minimum,	Chapter 18.64 (townhouses) 18.04.060(P) (mobile home parks)

	5,000 SF = other	least 65% in the same subdivision plat.	3,000 SF average = townhouse;	
			4,000 SF = other	
MINIMUM LOT WIDTH	50' except: 18' = townhouse	100'	45' except:	18.04.080(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)
			35' = cottage;	
			18' = townhouse	
MINIMUM FRONT YARD SETBACKS	20'	20'	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	18.04.080(H) 18.04.080(I)
MINIMUM REAR YARD SETBACKS	25'	50'	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, and wedge shaped lots	18.04.080(D) 18.04.080(F) 18.04.080(H) 18.04.080(I)
MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking street; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 5' for agricultural building with farm animals	10' minimum each side, and minimum total of 60' for both side yards.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals	18.04.080(H)

MAXIMUM BUILDING HEIGHT	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units	40' except: 16' for accessory buildings; 24' for detached accessory dwelling units	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottage;	18.04.080(I)
			35' on sites 1 acre or more, if setbacks equal or exceed building height	
MAXIMUM BUILDING COVERAGE	35%	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	45% = .25 acre or less 40% = .26 acres or more 60% = townhouses	
	60% = townhouses			
MAXIMUM ABOVE-GRADE STORIES	2 stories	3 stories	2 stories	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	35%	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	45% = .25 acre or less	18.04.080(K)
	60% = Townhouses		40% = .26 acre or more	
			60% = Townhouses	
MAXIMUM HARD SURFACE	65%	25%	65% = .25 acre or less	18.04.080(K)

	80% = Townhouses		70% = .26 acre or more	
			80% = Townhouses	
MINIMUM OPEN SPACE		65% drainage dispersal area may be required; it may double as tree tract or critical areas buffer.	450 SF/unit for cottage developments	18.04.080(J); for Courtyard Apartments see 18.04.060(II)