

COMMUNITY PLANNING & DEVELOPMENT 601 4TH Avenue E 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

DISTRICT RJS R-4 R-4CB RLJ R-45 R-12 MR 10-18 RM 18 RM 24 RMH RM 24 RMH RM MIP UR REGILATIONS SIGNALOGO Si					111																
R-4 R-4CB RLJ R 4-8 R 6-12 MIR 7-13 MIR 10-18 RM 18 RM 24 RMH RMU MHP UR	Group Homes with 7 or More Clients	Group Homes with 6 or Fewer Clients and Confidential Shelters	Fraternities, Sororities	Triplexes & Fourplexes	Duplexes	Duplexes - Existing	Dormitories	Boarding Homes	Apartments	2. MULTIFAMILY HOUSING	Townhouses	Single-family Residences	Manufactured Homes	Manufactured/Mobile Home Parks (Rental Spaces)	Cottage Housing	Co-Housing	Accessory Dwelling Units	1. SINGLE-FAMILY HOUSING	District-wide Regulations		DISTRICT
R48 R6-12 MR 7-13 MR 10-18 RM 18 RM 18 RMH RMU MHP UR	C	P	Р		P	Р	P				P	Р	Р			P	P				
R48 R6-12 MR 7-13 MR 10-18 RM 18 RM 18 RMH RMU MHP UR		P				P					P	P	ď		=	Р	P				R-4
R48 R6-12 MR 7-13 MR 10-18 RM 18 RM 18 RMH RMU MHP UR		P		P	P							P	P			P	P				R-4CB
R48 R6-12 MR 7-13 MR 10-18 RM 18 RM 18 RMH RMU MHP UR	0	P	P		P	P	P	Ą	P		P	P	P		P	Þ	P				RLI
MR 7-13 MR 10-18 RM 18 RM 24 RMH RMU MHP UR 18.04.060	C	P				P					ъ	P	P		P	P	P				R 4-8
MR 7-13 MR 10-18 RM 18 RM 24 RMH RMU MHP UR 18.04.060	С	P		18.04.060 (FF)	ď	P					Þ	P	ט		P	P	P		(FF)	10 04 060	R 6-12
RM 18 RM 24 RMH RMU MHP UR 18.04.060 18.04.060 18.04.060 18.04.060 (N) (C	P			P	P			P		P	P	P		P	P	P		(N,Q)	10 04 040	MR 7-13
RM 24 RMH RMU MHP UR 18.04.060 18.04.060 18.04.060 (N) (N)	C	P	Ą		P	P	P	P	P		P	P	P	С	P	Ą	P		(N,Q)	10 04 060	MR 10-18
RM 24 RMH RMU MHP UR 18.04.060 18.04.060 18.04.060 (N) (N)	C	P	P	Р	P	Ą	P	P	P		Ъ	P	P	С	P	P	P		(N)	10 04 060	RM 18
MHP UR 18.04.060 (N) P P P P P P P P P P P P P P P P P P P	C	P	P		P	P	P	P	P		P	P	P	С	Ą	P	P		(N)	10 04 060	RM 24
MHP UR 18.04.060 (N) P P P P P P P P P P P P P P P P P P P	C	P			P	P	P		Ъ		þ	P	P		P	P	P		(N)	19 04 060	RMH
UR 18.04.060 (N) (N) P P P P P C C	C	P			P	P	P		Р		P	P	P		P	P	P		(N,BB)	19 04 060	RMU
	C	P	-		P	P					P	P	ď	C	P	P	P				MHP
APPLICABLE REGULATIONS 18.04.060(A) 18.04.060(F) 18.04.060(FF)	С	ď			P	P	P		ď		Ą	P	Þ		P	P	P		(N)	18 04 060	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)	b			APPLICABLE REGULATIONS

TABLE 4.01
PERMITTED AND CONDITIONAL USES (Continued)

DISTRICT	R1/5	R-4	R-4 R-4CB RLI R 4-8	RLI	R 4-8	R 6-12	MR 7-13	MR 7-13 MR 10-18	RM 18	RM 24	RMH	RMU	МНР	UR	APPLICABLE REGULATIONS
Lodging Houses		Ì							P	P	P	P		P	
Nursing/Convalescent Homes	C			O	C	С	C	C	С	С	С	C	С	С	18.04.060(S)
Retirement Homes				P			P	P	P	P	P	С		P	
3. COMMERCIAL															
Child Day Care Centers		C	С	С	C	С	С	P	P	ď	שי	Þ	C	þ	18.04.060(D) 18.04.060(AA)
Commercial Printing												P			
Drive-In and Drive-Through												P			18.04.060(J)
Businesses Existing															
Food Stores											Þ	P		P	18.04.060(AA)
Hardware Stores												P			
Home Occupations (including Adult Day Care, Elder Care Homes, Family Child Care Homes, and Bed & Breakfast Houses)	ď	P	Ą	P	ָּטי	ď	P	P	Ą	P	P	P	P	Ą	18.04.060(L)
Hospice Care	C			С			С	С	С	С	С	С		С	18.04.060(M)
Laundries											P	P		Р	18.04.060(AA)
Nursery (Retail and/or Wholesale Sales)	С	С	- C	C	С	С	C	С	С	С			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												P			
Servicing of Personal Apparel and Equipment												P			
Specialty Stores												P			
Veterinary Clinics - Existing	P	P		P	P	P							P		18.04.060(J)
Veterinary Clinics	P														

TABLE 4.01
PERMITTED AND CONDITIONAL USES (Continued)

Wireless Communication Facility	Residence Rented for Social Event, 6 times or less in 1 year	Model Homes	Emergency Housing	7. TEMPORARY USES	Greenhouses, Bulb Farms	Agricultural Uses	6. AGRICULTURAL USES	Trails - Public	Stables, Commercial and Private Existing	Racing & Performing Pigeons	Open Space - Public	Neighborhood Parks	Golf Courses	Country Clubs	Community Parks & Playgrounds	5. RECREATIONAL USES	Satellite Earth Stations	Residence Rented for Social Event, 7 times or more in 1 year	Large Garages	Garage/Yard/Rummage or Other Outdoor Sales	Electric Vehicle Infrastructure	Accessory Structures	4. ACCESSORY USES	DISTRICT
1 Facility	cial Event,			92	S		SES		Private	geons				~	ygrounds	SES		pial Event,		or Other	cture			
P	P	Þ	P		С	P		P/C			P/C	P/C		С	С		P	C		P	P	P		R1/5
P	P	P	P		С	P		P/C	C	C	P/C	P/C	С	С	С		P	С		P	P	P		R-4 1
	P	P	P		С	Þ		P/C		C	P/C	P/C	С	С	С		P		С		P	P		R-4CB
P	Р	P	P		С	P		P/C	C	C	P/C	P/C		С	С		P	C		P	P	P		RLI
P	P	P	P		С	P		P/C	C	C	P/C	P/C	С	С	С		P	С	С	P	P	P		R 4-8
P	P	P	P		С	P		P/C		С	P/C	P/C	С	С	С		P	С	С	P	P	P		R 6-12
P	P	Р	P		С	P		P/C			P/C	P/C	С	С	С		Р	C	С	P	P	P		MR 7-13
P	ď	P	P		С	Ą		P/C			P/C	P/C	С	С	С		P	С	С	P	P	P		MR 7-13 MR 10-18
P	P	P	P		С	P		P/C			P/C	P/C	С	С	С		P	C	С	שי	P	P		RM 18
P	P	P	P		С			P/C		C	P/C	P/C	С	С	С		P	C	С	P	P	'n		RM 24
Р	P	P			C			P/C		C	P/C	P/C		C	P		P	C	C	P	P	P		RMH
P					С			P/C			P/C	P/C		С	P		P		С	P	P	P		RMU
P	P	P	P		C	P		P/C		C	P/C	P/C	C	C	С		P	C	C	P	P	P		MHP
P	þ	Ą			С			P/C		С	P/C	P/C		С	P		P	C	C	P	P	P		UR
18.44.060	18.04.060(EE)	18.04.060(EE)	18.04.060(EE)		18.04.060(G)			18.04.060(T)	18.04.060(J)	18.04.060(Y)	18.04.060(T)	18.04.060(T)			18.04.060(T)		18.44.100		18.04.060(B)	5.24	18.04.060(GG)	18.04.060(B)		REGULATIONS

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

DISTRICT	R1/5	R-4	R-4 R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 7-13 MR 10-18	RM 18	RM 24	RMH	RMU	AHIW.	UR	APPLICABLE REGULATIONS
8. OTHER															
Animals	P	P	P	P	P	P	P	P	P	P	P	P	P	Þ	18.04.060(C)
Cemeteries		С	C		C	С	С	С	С	С			C		18.04.060(E)
Community Clubhouses	P	P	P	P	P	P	P	P	P	P	q	P	d	P	
Crisis Intervention	C	C	C	C	С	С	С	С	С	С	С	С	С	C	18.04.060(I)
Fraternal Organizations											P	P		С	
Historic House Museum		С	С	C	C	С	С	С	С	С	С	С	С	С	
Parking Lots and Structures				C							Р	P			18.38.220 and .240
Places of Worship	C	С	C	С	C	С	С	C	С	С	С	С	2	С	18.04.060(U)
Public Facilities	C	С	C	C	C	С	С	С	С	C	С	С	С	С	18.04.060(V)
Public Facilities - Essential	С	С	С	C	С	С	С	С	С	С	С	С	0	С	18.04.060(W)
Radio, Television and Other Communication Towers	C	C	С	С	C	C	С	С	С	С	2	С	2	С	18.44.100
Schools	C			C	C	С	C	С	С	C	С		С	С	18.04.060(DD)
Mineral Extraction - Existing					C		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	s 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	С			C	C	С	C	С	С	С	С	С	С	С	18.04.060(R)

LEGEND

MR 10-18 = Mixed Residential 10-18

RMH = Residential Multifamily High Rise RMU = Residential Mixed Use

R 4-8 = Residential 4-8P = Permitted Use

C = Conditional Use

R 6-12 = Residential 6-12

RM 18 = Residential Multifamily - 18

MR 7-13 = Mixed Residential 7-13RLI = Residential Low Impact

R-4 = Residential - 4

RM 24 = Residential Multifamily - 24

UR = Urban Residential

(Ord. 6759 §2, 2011; Ord. 6594 §5, 2008; Ord. 6592 §2, 2008; Ord. 6517 §8, 2007; Ord. 6404 §2, 2006).

	MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	MAXI- MUM AVERAGE HOUSING DENSITY (in units per	MAXI- MUM HOUSING DENSITY (in units per acre)	DISTRICT	
	Î	F	1/5	R1/5	
	I	4	4	2	
	1	4	4	R-4CB	
,	10	4-	4		
				RL	
	4.	00		R 4-8	RE
	ø:	5	12	R 6-12	SIDENT
	7	3	24	MR 7-13	TABLE 4.04 RESIDENTIAL DEVELOPMENT STANDARDS
	10	<u>~</u>	00	MR 10-18	TABLE 4.04 EVELOPMEN
	8 18 Manufac- Manufac tured Hous- tured ing Parks = 5 Housing Parks = 5	×	1	RM-18	T STAND
	380.	24		RM-24	ARDS
	I	Į		RMH	
	ľ		1	RMU	
	· ·	12	š .	MHP	
	I			UR	
	18.04.080(B)	(D.V. Voor(v.)(-)	1004 0004 00	ADDITIONAL REGULA- TIONS 18 04 080(A)	

18.04.080 TABLES: Residential Development Standards

TABLE 4.04 RESIDENTIAL DEVELOPMENT STANDARDS (Continued)

(0)/0		18-81	
DISTRICT	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SET- BACKS
R1/5	4 acres for residential use; 5 acres for non-residential use	30' except: 16' = town- house	20' except: 5' for agri- cultural buildings with farm animals
R4	2,000 SF minimum 3,000 SF average = townhouse 5,000 SF = other	50' except: 18' = town- house	20'
R-4CB	One acre; reduced to 12,000 SF if associated with a drainage dispersal tract of at least 65% in the same subdivision plat,	100'	20'
RL1	2,000 SF minimum 3,000 SF average = townhouse 4,000 SF = zero lot zo00 SF = cother 6,000 SF = duplex 7,200 SF = multi-fam- ily	30' except: 16' = town- house; 60' = duplex 80' = multi- family	20' except: 10' with side or rear parking; 10' for flag lots 5' for agricultural buildings with farm animals
R 4-8	2,500 SF = cottage 4,000 SF = zero lot 2,000 SF minimum, 3,000 SF average = townhouse 5,000 SF = other	50' except: 35' = cot- tage 45' = zero lot 18' = town- house	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals
R 6-12	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 = four-plex 5,000 SF = other	50' except: 30' = cot- tage 40' = zero lot 16' = town- house 80' = duplex, tri- plex, four- plex	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals
MR 7-13	1,600 SF = cottage 3,000 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 9,000 SF = multifamily 4,500 SF = other	50' except: 30' = cottage 40' = zero lot 16' = town- house 70' = duplex 80' = multi- family	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals
MR 10-18	1,600 SF = cottage 3,000 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multifamily 4,000 SF = other	50' except: 30' = cottage 40' = zero lot 16' = town- house 70' = duplex 80' = multifamily	15' except: 10' with side or rear park- ing; 10' for flag lots; 5' for agricul- tural build- ings with farm animals
RM-18	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	10'
RM-24	1,600 SF minimum, 2,400 SF average = townhouse 2,500 SF = mobile home park	30' = mobile home park	
RMH	1,600 SF minimum, 2,000 SF average = average = 2,500 SF = mobile home park	1	5' except: 10' e 10' for 20' a structures Legi 35' or taller Way
RMU	1,600 SF minimum, 2,000 SF average = townhouse	I	10' except: 20' along Legion • Way
МНР	2,000 SF = cottage 3,500 SF = 3,500 SF = 1,600 SF minimum 2,400 SF average = townhouse 7,200 SF = duplex 2,500 SF = duplex 2,500 SF = mobile home park 5,000 SF = souther	50' except: 30' = cot- tage 40' = zero lot 16' = town- house 80' = duplex 30' = mobile home park	20' except: 10' with side or rear parking; 5' for agricultural buildings with farm animals
UR	1,600 SF minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	ı	0-10' except: 10' on Capitol House Block
ADDITIONAL REGULA- TIONS	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) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)	18.04.080(H) 18.04.080(I)

RESIDENTIAL DEVELOPMENT STANDARDS (Continued	TABLE 4.04
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δı								
		BACKS		MINIMUM REAR	YARD SETBACK	FRONT	MAXI-	DISTRICT
		with farm animals	cultural buildings	7.72				R1/5
				25'				R4
				50'				R-4CB
		with farm animals.	buildings	10' except: 5' for agri-				RLI
lots, and zero lots	wedge shaped	with farm animals; 10' for cot-	buildings	20' except: 5' for agri-			¥	R 4-8
lots, and zero lots	wedge shaped	animals 10' for cot-	buildings	20' except: 5' for agri-				R 6-12
		lots, and zero	cottages,	7 5				MR 7-13
		and zero lots, 20' with alley access	shaped lots,					MR 10-18
			iamily	10' except: 15' for multi				RM-18
		ile	R-12 dis-			E)		RM-24
		il de la company	35' or	5' except: 20' for				RMH
				Ų	ĺ			RMU
	zero lots	animals; 10' for cot-	3 %	5' for agri-			25'	МНР
			over 42'	10' for				UR
			18.04.080(1)	18.04.080(F) 18.04.080(F)			18.04.080(H)	TIONS
			3	ODE	YF C	ICIP	INN	MΑ

TABLE 4.04 RESIDENTIAL DEVELOPMENT STANDARDS (Continued)

(Revised 2/13)

	78-81	sed 2/13)
MAXI- MUM BUILD- ING HEIGHT	MINIMUM SIDE YARD SET- BACKS	DISTRICT
35	5' except: 10' along flanking streets; provided garages are set back 20' 5' for agricul- tural build- tural with farm ani- mals	R1/5
35, except: 16' for accessory buildings	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	R4
35', except: 40' except: 16' for 16' for accessory accessory buildings buildings	10' minimum each side, and minimum total of 60' for both side yards.	R-4CB
40 except: 16' for accessory buildings	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 5' for agricultural buildings with farm animals	RL1
16' for accessory buildings; 25' for cottage 35' on sites 1 acre or more, if setbacks equal or exceed building height	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	R 4-8
16' for accessory buildings; 25' for cot-tages		R 6-12
43, except. 25' for cot- tage; 16' for accessory buildings		MR 7-13
25' for cot- tage; 16' for accessory buildings		MR 10-18
16' for accessory buildings; 25' for accessory buildings; 25' for cottage		RM-18
, 1		RM-24
S		RMH
(I) (I)		RMU
35' which- ever is less, except: 16' for acces- sory build- ings; 25' for cot- tages	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals; 10' - mobile home park	МНР
show on Figure 4-5A & 18.04.080 (3)		U R
		ADDITIONAL REGULA- TIONS

						27									
		houses										same sub- division plat.		more	
		70% =							nouses	nouses		at least 65% in the		acre or	
		25%=3.01		-					Town-	Town-		sal tract of		acre;	AGE
		to 3 acres							70% =	70% =		age disper-		SF to 1	COVER-
	balconies	35% = 1.01							more	more	50	with drain-		of 10,001	FACE
	porches or								acres or	acre or		associated	houses	25%=lots	OUS SUR-
	stoops.	40% = .26 stoops.							50% = 26	50% = 26		to 18% if	Town-	OF 10,000	MOM
	85%	65% = .25	85%	85%	75%	70%	70%	70%	65% = .25	55% = .25	2,500 SF	6%;	45%	45% = lots	MAXI-
									triplex, fourplex						ABOVE- GRADE STORIES
	5 stories			5 stories	3 stories	3 stories	4 stories	4 stories	(L)	2 stories	3 stories	3 stories	2 stories		MAXI-
		шоге										same sub- division plat.		more	
		acres or										at least 65% in the		6%=1.01 acre or	
		acres 20%							houses	houses		sal tract of		acre;	
	omeomeo								= 10wn-	= 10Wn-	Coverage	age disper-		SF to 1	EKAGE
	porches or	.26 to 1							acres or	acres or		associated		25%=lots	ING COV-
	stoops,	11								40% = .26	Impervi-	to 18% if	houses	SF;	BUILD-
	except for								acre or less	acre or less	Maximum	increased	town-	of 10,000	MUM
	85%	45% = .25	85%	85%	55%	50%	50%	45%	55% = .25	45% = 25	Refer to	6%:	35%60%= 6%:	45% = lots	MAXI-
ADDITIONAL REGULA- TIONS	UR	МНР	RMU	RMH	RM-24	RM-18	MR 10-18	MR 7-13	R 6-12	R 4-8	RL1	R-4CB	R4	R1/5	DISTRICT
II PERANGAN AND				nued))S (Conti	ANDARD	TABLE 4.04 OPMENT ST	TABLE 4.04 RESIDENTIAL DEVELOPMENT STANDARDS (Continued)	TIAL D	RESIDE					

R-4 = Residential - 4

RL1 = Residential Low Impact

SF = Square Feet

RESIDENTIAL DEVELOPMENT STANDARDS (Continued) TABLE 4.04

8	(81/2 bə	siv
MINIMUM OPEN SPACE	DISTRICT	
220 tree units per acre required	R1/5	
	R4	
65% drainage dispersal area required; may double as tree tract or critical areas buffer.	R-4CB	
	RL1	
450 SF/unit for cottage develop- ments	R 4-8	KESIDER
450 SF/unit f cottage develop- ments	R 6-12	MITALD
30% for mul- 30% for mul- or tifamily tifamily 450 SF/unit 450 SF/uni for cottage for cottage developments develop- ments	MR 7-13	EVELUE
30% for mul- 30% for mul- 30% for mul- 30% for mul- 500 fifamily 500 450 SF/unit 450 SF/unit SF/s; for cottage for cottage for cottage mob developments develop park ments	MR 10-18	KESIDENTIAL DEVELOPMENT STANDANDS (COIL
500 25% 500 500 SF/space for SF/space mobile home for mobile park home park	RM-18	ANDAND
25% 500 SF/space for mobile home park	RM-24	
15%	RMH	(IIIIIcu)
15% 500 SF/space for mobile home park	RMU	
SF/unit for cottage developments 500 SF/space for mobile home park	MHP	
15% may r include stoops, porches or balcony areas	UR	
18.04.080(J)	ADDITIONAL REGULA-TIONS	
	080	7

LEGEND

Zero Lot = A Lot with Only One Side Yard --- = No Regulation

MR 10-18 = Mixed Residential 10-18

R 4-8 = Residential 4-8

RM 18 = Residential Multifamily - 18 R 6-12 = Residential 6-12

RMU = Residential Mixed Use

RMH = Residential Multifamily High Rise UR - Urban Residential

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

18.04.080 Residential districts' development standards

MR 7-13 = Mixed Residential 7-13

MR 7-13 = Mixed Residential 7-13

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