

OMC Table 4.01 - Permitted and Conditional Uses (excerpt)

Zoning District Purposes - OMC 18.04.020.B:

<p>Residential 4-8 Units per Acre (R 4-8). To accommodate single-family houses and townhouses at densities ranging from a minimum of four (4) units per acre to a maximum of eight (8) units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods.</p>
<p>Mixed Residential 10-18 Units per Acre (MR 10-18). To accommodate a compatible mixture of single-family and multifamily dwellings in integrated developments close to major shopping and/or employment areas (at densities averaging between ten (10) and eighteen (18) units per acre); to provide a variety of housing types and styles; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; to provide opportunities for people to live close to work and shopping in order to reduce the number and length of automobile trips; and to enable provision of affordable housing.</p>
<p>Residential Multifamily - 18 Units per Acre (RM-18). To accommodate predominantly multifamily housing, at an average maximum density of eighteen (18) units per acre, along or near (e.g., one-fourth (1/4) mile) arterial or major collector streets where such development can be arranged and designed to be compatible with adjoining uses; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; and to enable provision of affordable housing.</p>

Allowed Uses - Table 4.01 (excerpt):

DISTRICT	R 4-8	MR 10-18	RM 18
1. SINGLE-FAMILY HOUSING			
Accessory Dwelling Units	P	P	P
Co-Housing	P	P	P
Cottage Housing	P	P	P
Manufactured/Mobile Home Parks (Rental Spaces)		C	C
Manufactured Homes	P	P	P
Single-family Residences	P	P	P
Townhouses	P	P	P
2. MULTIFAMILY HOUSING			
Apartments		P	P
Boarding Homes		P	P
Dormitories		P	P

DISTRICT	R 4-8	MR 10-18	RM 18
Duplexes - Existing	P	P	P
Duplexes		P	P
Triplexes & Fourplexes			P
Fraternities, Sororities		P	P
Group Homes with 6 or Fewer Clients and Confidential Shelters	P	P	P
Group Homes with 7 or More Clients	C	C	C
Lodging Houses			P
Nursing/Convalescent Homes	C	C	C
Retirement Homes		P	P
3. COMMERCIAL			
Child Day Care Centers	C	P	P
Home Occupations (including Adult Day Care, Elder Care Homes, Family Child	P	P	P

DISTRICT	R 4-8	MR 10- 18	RM 18
Care Homes, and Bed & Breakfast Houses)			
Hospice Care		C	C
Nursery (Retail and/or Wholesale Sales)	C	C	C
4. ACCESSORY USES			
Accessory Structures	P	P	P
Electric Vehicle Infrastructure	P	P	P
Garage/Yard/Rummage or Other Outdoor Sales	P	P	P
Large Garages	C	C	C
Residence Rented for Social Event, 7 times or more in 1 year	C	C	C
Satellite Earth Stations	P	P	P
5. RECREATIONAL USES			
Community Parks & Playgrounds	C	C	C
Country Clubs	C	C	C
Golf Courses	C	C	C
Neighborhood Parks	P/C	P/C	P/C
Open Space - Public	P/C	P/C	P/C
Racing & Performing Pigeons	C		
Stables, Commercial and Private Existing	C		
Trails - Public	P/C	P/C	P/C
6. AGRICULTURAL USES			
Agricultural Uses	P	P	P
Greenhouses, Bulb Farms	C	C	C
7. TEMPORARY USES			
Emergency Housing	P	P	P

DISTRICT	R 4-8	MR 10- 18	RM 18
Model Homes	P	P	P
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P
Wireless Communication Facility	P	P	P
8. OTHER			
Animals	P	P	P
Cemeteries	C	C	C
Community Clubhouses	P	P	P
Crisis Intervention	C	C	C
Historic House Museum	C	C	C
Places of Worship	C	C	C
Public Facilities	C	C	C
Public Facilities - Essential	C	C	C
Radio, Television and Other Communication Towers	C	C	C
Schools	C	C	C
Mineral Extraction - Existing	C		
Utility Facility	P/C	P/C	P/C
Wireless Communication Facilities	P/C	P/C	P/C
Workshops for Disabled People	C	C	C

LEGEND

P = Permitted Use C = Conditional Use

R 4-8 = Residential 4-8 units per acre

MR 10-18 = Mixed Residential 10-18 u/a

RM 18 = Residential Multifamily - 18 u/a

OMC Table 4.04 - Residential Development Standards (excerpt):

<u>DISTRICT</u>	<u>R 4-8</u>	<u>MR 10-18</u>	<u>RM-18</u>	<u>ADDITIONAL REGULATIONS</u>
MAXIMUM AVERAGE HOUSING DENSITY	8 u/acre	18	18	18.04.080(A)(2)
MINIMUM AVERAGE HOUSING DENSITY	4 u/acre	10	8 Manufactured Housing Parks = 5	18.04.080(B)
MINIMUM LOT SIZE	2,500 SF = cottage, 4,000 SF = zero lot, 2,000 SF minimum, 3,000 SF average = townhouse, 5,000 SF = other	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 = other	1,600 SF = cottage, 3,000 = zero lot, 1,600 SF minimum, 2,400 SF average = townhouse, 6,000 SF = duplex, 7,200 SF = multifamily, 4,000 SF = other	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)
MINIMUM LOT WIDTH	50' except: 35' = cottage 45' = zero lot 18' = townhouse	50' except: 30' = cottage 40' = zero lot 16' = townhouse 70' = duplex 80' = multifamily	30' = mobile home park	18.04.80(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)
MINIMUM FRONT YARD SETBACKS	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	15' except: 10' with side or rear parking; 10' for agricultural buildings with farm animals	10'	18.04.080(H) 18.04.080(I)
MINIMUM REAR YARD SETBACKS	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, wedge shaped lots,	15' except: 10' for cottages, wedgedshaped lots, and zero lots; 20' with alley access	10' except: 15' for multifamily	18.04.080(D) 18.04.080(F) 18.04.080(H) 18.04.080(I)

<u>DISTRICT</u>	<u>R 4-8</u>	<u>MR 10-18</u>	<u>RM-18</u>	<u>ADDITIONAL REGULATIONS</u>
	and zero lots			
MINIMUM SIDE YARD SETBACKS	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	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' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on R 4-8, or R 6-12 district 10' - mobile home park	18.04.080(H)
MAXIMUM BUILDING HEIGHT	35', except: 16' for accessory buildings; 25' for cottage 35' on sites 1 acre or more, if setbacks equal or exceed building height	45', except: 25' for cottage; 16' for accessory buildings	35, except: 16' for accessory buildings; 25' for cottage	18.04.080(I)
MAXIMUM BUILDING COVERAGE	45% = .25 acre or less 40% = .26 acres or more 60% = townhouses	50%	50%	
MAXIMUM ABOVE-GRADE STORIES	2 stories	4 stories	3 stories	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	55% = .25 acre or less 50% = .26 acre or more 70% = Townhouses	70%	70%	
MINIMUM OPEN SPACE	450 SF/unit for cottage developments	30% for multifamily 450 SF/unit for cottage developments	30% 500 SF/space for mobile home park	