

DIVISION 2 Base Districts

13.02.21. Purpose statements.

A. The following are purpose statements for each of the City's base zoning districts:

1. **A-1 Agricultural.** The purpose of the A-1 District is to maintain and conserve agricultural lands which are historically valuable for crop and animal production, pastureland and natural habitat for wildlife. This district is intended for large agricultural parcels but does allow farm-related dwellings.
2. **R-1 Low-Density Residential.** The purpose of the R-1 District is to encourage the establishment and preservation of neighborhoods with single-household detached dwellings.
3. **R-2 Low-Medium Density Residential.** The purpose of the R-2 District is to accommodate single-household detached dwellings, two-household dwellings, and zero-lot-line dwellings.
4. **R-3 Medium-Density Residential.** The purpose of the R-3 District is to accommodate a mixture of single-household housing types, including single-household dwellings, two-household dwellings, zero-lot-line dwellings, and attached townhouses and row houses (up to eight units per parcel).
5. **R-4 High-Density Residential.** The purpose of the R-4 District is to accommodate a range of medium-density and high-density housing types, including row houses, townhouses, and apartments.
6. **R-MMH Manufactured and Mobile Home.** The purpose of the R-MMH District is to establish and preserve neighborhoods comprised of manufactured homes or mobile homes.
7. **B-1 Neighborhood Business.** The purpose of the B-1 District is to accommodate small-scale commercial uses that are primarily intended to serve adjacent neighborhoods.
8. **B-2 Community Business.** The purpose of the B-2 District is to provide shopping areas along major community roadways with moderately scaled commercial uses that are primarily intended to serve the local community.
9. **B-3 Regional Business.** The purpose of the B-3 District is to accommodate large-scale commercial uses that benefit from access and visibility to major regional highways and are primarily intended to serve the regional market area.
10. **MU-N Mixed-Use Neighborhood.** The purpose of the MU-N District is to provide areas for the development and redevelopment of land based on the design principles of traditional neighborhoods including a mix of complementary uses consisting of residential, commercial, civic, institutional, and open space uses in close proximity to each other; a mix of housing styles, types and sizes to accommodate households of all ages, sizes and incomes; compact and human-scale design; an interconnected street

system with sidewalks, bikeways, and transit access; retain existing buildings with historical or architectural features that enhance the community's visual character; and preserve and incorporate significant environmental features.

11. **MU-C Mixed-Use Community.** The purpose of the MU-C District is to provide areas for the development and redevelopment of land based on the design principles of pedestrian-oriented mixed-use districts that integrate retail, services, entertainment, civic, institutional, residential, and small parks/plazas. This district is characterized by multistory buildings, higher development densities, buildings located close to streets and sidewalks, and site and building design that create vibrant and unique places within the community.
12. **MC Medical Campus.** The purpose of the MC District is to encourage and foster the planning, design and construction of well-functioning, attractive medical campus environments, and coordinate the master plans of these institutions with the City's plans, policies and zoning standards. It is intended, but not required, that multiple principal uses will be present on an overall campus facility without separate lots for each use.
13. **I-1 Light Industrial.** The purpose of the I-1 District is to provide areas for light industrial uses, such as the assembly, fabrication, and processing of goods and materials, provided that industrial activities are conducted entirely within buildings and where the by-products of industrial activities, such as noise, odors, smoke, and storage are confined entirely within the buildings and ordinarily do not have nuisance impacts on surrounding properties.
14. **I-2 Heavy Industrial.** The purpose of the I-2 District is to provide areas for heavy industrial uses, including the manufacturing, assembly, fabrication, processing, warehousing, distribution, and related operations that generally require larger land areas, significant exterior operation or storage of equipment and materials, and/or where the by-products of industrial activities, such as noise, odors, smoke and storage, may have nuisance impacts on surrounding properties.
15. **P-1 Public and Semi-Public.** The purpose of the P-1 District is to provide areas for a variety of public and semipublic institutional uses that offer important services needed by the community, including governmental, educational, social service, religious, and cultural.
16. **P-2 Park and Open Space.** The purpose of the P-2 District is to provide areas that reserve and protect land for recreational (active and passive), scenic and natural resource uses.

13.02.22. Use tables.

A. General.

1. Table 13.02.22-1: Principal Uses Table lists land uses and indicates whether they are permitted, permitted with standards, conditional, or prohibited. The table also includes references to whether additional use specific standards are applicable to that use. The following definitions shall be referenced when using Table 13.02.22-1:

- a. **Permitted uses.** A "P" in a cell of the use table indicates that the land use is allowed by right in that base zoning district.
 - b. **Permitted with standards uses.** A "PS" in a cell of the use table indicates that the land use is allowed when standards identified in Chapter 02, Division 6, Use-Specific Standards, are met. Uses permitted with standards are also subject to all other applicable requirements of the UDC.
 - c. **Conditional uses.** A "C" in a cell of the use table indicates that the land use is allowed in the base zoning district only upon approval of a conditional use permit as described in Section 13.05.22 and in compliance with any use specific standards identified in Chapter 02, Division 6, Use-Specific Standards. Uses subject to a conditional use permit are also subject to all other applicable requirements in the UDC.
 - d. **Prohibited uses.** A blank cell in the use table indicates that the land use is prohibited in that base zoning district.
2. Table 13.02.22-2: Accessory Uses Table lists accessory uses and indicates whether they are permitted or permitted with standards, conditional, or prohibited. The table also includes references to whether additional use specific standards are applicable to that use. The following definitions shall be referenced when using Table 13.02.22-2:
 - a. **Permitted uses.** A "P" in a cell of the use table indicates that the accessory land use is allowed by right in that base zoning district.
 - b. **Permitted with standards uses.** A "PS" in a cell of the use table indicates that the accessory land use is allowed when standards identified in Chapter 02, Division 6, Use-Specific Standards, are met. Uses permitted with standards are also subject to all other applicable requirements of the UDC.
 - c. **Conditional uses.** A "C" in a cell of the use table indicates that the accessory land use is allowed in the base zoning district only upon approval of a conditional use permit as described in Section 13.05.22 and in compliance with any use specific standards identified in Chapter 02, Division 6, Use-Specific Standards. Uses subject to a conditional use permit are also subject to all other applicable requirements in the UDC.
 - d. **Prohibited uses.** A blank cell in the use table indicates that the accessory land use is prohibited in that base zoning district.
3. **Unlisted uses.** When a proposed land use is not explicitly listed in the use table, the Planning Department shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics, and external impacts of a listed use that it should be treated as the same use. Any such interpretation shall serve as a finding for future decisions of the City until the Zoning Administrator makes a different interpretation.
4. **Uses for properties within overlay zoning districts.** When a property is located within the boundaries of one or more overlay districts, the most flexible use provision among

the overlay and base zoning districts shall apply.

- B. Table 13.02.22-1: Principal Uses Table. **[Amended 3-9-2021 by Ord. No. 1698-2021; 10-11-2022 by Ord. No. 1752-2022; 4-9-2024 by Ord. No. 1779-2024]**

Table 13.02.22-1: Principal Uses*P = Permitted PS = Permitted with standards C = Conditional Blank cell = Prohibited*

Principal Use Type						Business			Mixed Use			Industrial		Agricultural	Public	
	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Residential																
Household Living																
Dwelling, single-family	P	P	P						P					P		
Dwelling, manufactured home					P											
Dwelling, mobile home					P											
Dwelling, two-family		P	P						P							
Dwelling, zero-lot-line		PS	PS						PS							
Dwelling, attached townhouses or row houses			P	P					P	P						
Dwelling, apartment mixed-use							P	P	P	P						
Dwelling, live/work				P			P	P	P	P						
Dwelling, apartment				P					P	P						
Dwelling, senior independent living			PS	PS					PS	PS						
Planned residential development			PS													
Existing residences			P	P		P	P	P	P	P						
Group living																
Group home for adults	P	P	P	P					P							
Group home for foster children	P	P	P	P	P				P							
Senior care facility			P	P					P	P						
Lodging																
Bed-and-breakfast establishment	PS	PS			PS		PS									
Hotel or motel						P	P	P	P	P	P					
Public, Social or Health Care																
Cemetery																P
Child-care center, licensed group						PS	PS	PS	PS	PS	PS				PS	
Clinic, including medical, dental or therapeutic						P	P	P		P	P					
Club, lodge or meeting place of a noncommercial nature						P	P	P	P	P						
Correctional facility															P	

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	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Day-care center, adult						P	P	P	P	P	P				P	
Diagnostic or medical laboratory						P	P	P	P	P	P					
Funeral home or mortuary							PS	PS		PS						
Hospital											PS					
Inpatient nursing, supervision, and other rehabilitative services								P			P				P	
Municipal social, cultural, or recreational facility						P	P	P	P	P					P	
Municipal, county, state or federal administrative or services building						P	P	P	P	P	P				P	
Outpatient health-care center							P	P			P					
Place of worship						PS	PS	PS	PS	PS	PS				PS	
School, college/university/trade/business						P	P	P			P				P	
School, elementary or secondary						PS	PS	PS							PS	
Social assistance, welfare, or charitable services						PS	PS	PS	PS	PS	PS				PS	
Business																
Food or beverage services																
Bar or drinking place						P	P	P	P	P						
Brewpub						PS	PS	PS	PS	PS						
Restaurant						P	P	P	P	P						
Specialty food or coffee shop						P	P	P	P	P						
Retail Sales or Services																
Animal/veterinary clinic or hospital							P	P		PS		P				
Animal boarding, shelter or day-care center							PS	PS	PS	PS		PS				
Automobile fueling, washing and service station						PS	PS	PS	PS	PS						
Automobile repair and service, minor						P	P	P		P		P	P			
Automobile repair and service, major							P	P				P	P			
Automobile sales, leasing and service							P	P								
Business incubator							P	P		P						
Car wash							P	P	P	P						

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Contractor/trade supply store							P	P		P						
Personal service (hair salons, massage therapy, tattoo/body piercing parlor, etc.)						P	P	P	P	P	P					
Professional service						P	P	P	P	P	P					
Retail store, high-intensity								P		P						
Retail store, medium-intensity						P	P	P		P						
Retail store, low-intensity						P	P	P	P	P	P					
Retail with residential above street level						P	P	P	P	P						
Retail with office above street level						P	P	P	P	P						
Shopping center, community						P	P	P		P						
Shopping center, regional							P	P		P						
Storage facility, personal												PS	PS			
Business or technical services																
Laboratory, research/scientific/medical							P	P				P	P			
Financial institutions/banks						P	P	P	P	P	P					
Office building						P	P	P	P	P	P	P	P			
Payday, pawn, auto/title loan, currency exchange and similar uses							PS	PS		PS						
Smoke shop							PS	PS								
Studio or gallery						P	P	P	P	P		P	P			
Industrial																
Brewery, winery or distillery							PS	PS				PS	PS			
Construction contractor yard												P	P			
Makerspace						P	P	P		P		P	P			
Manufacturing, heavy													P			
Manufacturing, light												P	P			
Outside storage and manufacturing area													PS			
Printing and publishing, large-scale								P				P	P			
Public works facility												P	P		P	

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	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Scrap or salvage storage yard													PS			
Storage and sale of machinery and equipment								PS				PS	PS			
Warehouse and distribution facility												P	P			
Wholesale trade establishment						P	P	P				P	P			
Arts, Entertainment or Recreation																
Active park or playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult-oriented entertainment business												PS	PS			
Indoor recreational facility, commercial						P	P	P		P	P	P				
Indoor recreational facility, public							P	P				P	P		P	
Outdoor recreational facility, commercial							PS	PS				PS	PS		PS	
Outdoor recreational facility, public							PS	PS				PS	PS		PS	
Theater, dance or music performance facility						P	P	P	P	P					PS	
Wellness, fitness and exercise facility						P	P	P	P	P	P					
Natural Resources or Agriculture																
Agriculture - raising of crops														P		
Agriculture - raising of livestock														P		
Arboretum														P		P
Commercial greenhouse or nursery								P				P	P	P		
Extraction of sand, gravel, or other materials														P		
Forestry														P		P
Wildlife or nature preserve/conservation area														P		P
Transportation																
Airport												PS	PS	PS	PS	
Ambulance or medical carrier service								P			P	P	P		P	
Public passenger transportation terminal (air, bus or rail)						PS	PS	PS	PS	PS		PS	PS		PS	
Parking, multilevel structure						PS	PS	PS	PS	PS		PS	PS		PS	
Parking, standalone lot															P	
Freight rail yard													P			

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	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Freight terminal or transshipment facility													P			
Utilities																
Essential public services	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Municipal earth or sanitary landfill operation													P	P	P	P
Stormwater ponding																P
Telecommunication structure or tower	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Waste collection, storage or processing (sewer, solid, hazardous)												P	P			
Water reservoir																P

C. Table 13.02.22-2: Accessory Uses Table.

Table 13.02.22-2: Accessory Uses*P = Permitted PS = Permitted with standards C = Conditional Blank cell = Prohibited*

Accessory Use Type						Business			Mixed Use			Industrial		Agricultural	Public	
	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Accessory dwelling unit	PS	PS							PS							
Accessory structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Agriculture - keeping of bees	PS	PS	PS		PS				PS					PS		
Agriculture - keeping of chickens	PS	PS	PS		PS				PS					PS		
Agriculture - temporary or seasonal roadside stand						P	P	P	P	P				P	P	P
Billboard or outdoor advertising						PS	PS	PS				PS	PS	PS	PS	PS
Catering						P	P	P	P	P						
Central utility plant or electrical generator											PS	PS	PS			
Child-care center, licensed family	PS	PS	PS	PS	PS				PS	PS						
Child-care provider, certified family	P	P	P	P	P				P	P						
Clubhouse, banquet center															P	
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Table 13.02.22-2: Accessory Uses*P = Permitted PS = Permitted with standards C = Conditional Blank cell = Prohibited*

Accessory Use Type						Business			Mixed Use			Industrial		Agricultural	Public	
	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Drive-through facility						PS	PS	PS	PS	PS	PS					
Farm dwellings for those resident owners and laborers actually engaged in the permitted uses														PS		
Food truck or cart						P	P	P	P	P	P	P			P	P
Garage sale	PS	PS	PS	PS	PS				PS	PS						
Helipad or helistop in conjunction with a medical facility								PS			PS					
Home occupation, major	PS	PS	PS	PS	PS				PS	PS						
Home occupation, minor	PS	PS	PS	PS	PS				PS	PS						
Mobile service support structure or facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Outdoor dining area						PS	PS	PS	PS	PS	PS				PS	PS
Outdoor sales area or tent						PS	PS	PS		PS		PS	PS		PS	PS
Outdoor sales display						PS	PS	PS		PS		PS	PS		PS	PS
Radio broadcast service facility or other non-mobile service telecommunication facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Radio or television antenna tower	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Residential swimming pool	PS	PS	PS	PS	PS				PS	PS						
Satellite television dish or earth station	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Short-term vacation rental	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					
Sign	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Solar panel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary tent, canopy, or similar membrane-material structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Wellness, fitness or exercise facility				P						P	P				P	P
Wind energy system	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS

13.02.23. Lot and site dimensions.

- A. **Street frontage.** To be buildable, a lot shall comply with the frontage requirements of the zoning district in which it is located. Every lot shall front or abut for a distance of at least 45 feet on a public street that curves or terminates in a dead end or cul-de-sac.
- B. **Principal structures.**
1. All principal structures shall be located on a lot.
 2. Only one principal structure shall be located, erected or moved onto a residential lot in the R-1 and R-2 Districts.
 3. More than one principal structure shall be allowed on a lot for manufactured and mobile home, medium-density residential, high-density residential, business, industrial, and planned unit development uses as long as:
 - a. The standards of the applicable zoning district can be met.
 - b. A minimum separation of 20 feet per building is maintained.
 - c. Individual buildings are not sold independently.
 - d. Any future subdivision can only occur if setbacks of the zoning district can be met and easements established as needed for access and parking.
 - e. Parking and access is evaluated and maintained on a shared basis between buildings.
- C. **Dedicated street.** A site plan permit shall only be issued for a lot which abuts a public street dedicated to its proposed width.

13.02.24. Lot Dimension Standards Table.

- A. Table 13.02.24-1 establishes the minimum lot development standards for all base zoning districts.

Table 13.02.24-1 Lot Dimension Standards Table			
Zoning District	Use Type	Lot Area Minimum (square feet)	Lot Frontage Minimum (feet)
R-1 Low-Density Residential	Single-family dwelling	7,200	70
	Other permitted/permitted with standard uses	10,000	100
R-2 Low-Medium Density Residential	Single-family dwelling	6,500	60
	Two-family dwelling (duplex)	7,700	70
	Zero-lot-line dwelling (twindo)	7,700 total for both lots	35
	Other permitted/permitted with standard uses	10,000	100
R-3 Medium-Density Residential	Single-family dwelling	6,000	60
	Two-family dwelling (duplex)	7,000	60
	Zero-lot-line dwelling (twindo)	7,700 total for both lots	35

Table 13.02.24-1 Lot Dimension Standards Table			
Zoning District	Use Type	Lot Area Minimum (square feet)	Lot Frontage Minimum (feet)
	Attached townhouse or row house dwelling on individual lots	3,500 per lot	30
	Attached townhouse or row house dwelling with common yard	3,000 for each unit, including each unit's portion of the common yard	90
	Apartment with residential support services	10,000; with minimum 2,000 SF per 1-BR unit, 2,500 SF per 2-BR unit, and 3,000 SF per 3-BR unit	100
	Other permitted/permitted with standard uses	10,000	100
R-4 High-Density Residential	Attached townhouse or row house dwelling on individual lots	3,500 per lot	30
	Attached townhouse or row house dwelling with common yard	3,000 for each unit, including each unit's portion of the common yard	90
	Live/work dwelling	10,000; with minimum 2,000 SF per 1-BR unit, 2,500 SF per 2-BR unit, and 3,000 SF per 3-BR unit	100
	Apartment dwelling		
	Apartment with residential support services		
	Other permitted/permitted with standard uses	10,000	100
R-MMH Manufactured and Mobile Home	Manufactured home or mobile home	15 acres per mobile home community; 10 spaces per acre; 4,000 SF per individual space	40
	Other permitted/permitted with standard uses	10,000	100
MU-N Mixed-Use Neighborhood	All uses	None	None
MU-C Mixed-Use Community	All uses	None	None
MC Medical Campus	All uses	5 developable contiguous acres	200
All business districts	All uses	None	None
All industrial districts	All uses	None	100
A-1 Agricultural	Farms	10 acres	200
	Other permitted/permitted with standard uses	None	None
P-1 Public and Semi-Public	All uses	None	None
P-2 Park and Open Space	All uses	None	None

13.02.25. Site Dimension Standards Table.

- A. Table 13.02.25-1 establishes the minimum site dimension standards for all base zoning districts. All site dimension standards shown are subject to the height and yard exceptions in Section 13.02.17 and any applicable AOZD limitations in Section 13.02.36.
- B. Required setbacks apply to principal structures, access drives, and parking. Required setbacks shall not apply to landscaping, stormwater facilities, or required fencing or buffering.
- C. Street yard setback may be averaged between two abutting property street yard setbacks in the R-1, R-2, R-3 and R-4 Districts.

- D. No existing lot, yard, parking area, building area or other space shall be reduced in area or dimensions so as not to meet the provisions of this chapter.
- E. Base district setbacks in Table 13.02.25-1 may be superseded by an applicable overlay district.

Table 13.02.25-1: Site Dimension Standards						
Zoning District	Street Yard Setback (min. feet)	Street Yard Setback (max. feet)	Rear Yard Setback (min. feet)	Side Yard Setback (min. feet)	Building Width (min. feet)	Building Height (max. feet)
R-1 Low-Density Residential	25	40	30	6	20	35
		Cul-de-sac 60				
R-2 Low-Medium Density Residential	25	40	30	6	20	35
		Cul-de-sac 60		Two-family dwelling and zero-lot-line dwelling 10		
R-3 Medium-Density Residential	25	40	30	10	20	40
		Cul-de-sac 60				
R-4 High-Density Residential	25	40	30	10	20	60
R-MMH Manufactured and Mobile Home	40 minimum from all public ROW 10 minimum from any common area	None	10	10	None	None
B-1 Neighborhood Business	None, 6 if required	None	10	None, or 6 if required	None	45
B-2 Community Business	None, 6 if required	None	10	None, or 6 if required	None	45
B-3 Regional Business	10	None	10	None, or 6 if required	None	60
MU-N Mixed-Use Neighborhood	None, 6 if required	25	20	6	None	45
MU-C Mixed-Use Community	None, 6 if required	10	10	None, or 6 if required	None	60
MC Medical Campus	20	None	20	20	None	100
I-1 Light Industrial	10	None	10	None, or 6 if required	None	100
I-2 Heavy Industrial	10	None	10	None, or 6 if required	None	100
A-1 Agricultural	50	None	10	50	None	50
P-1 Public and Semi-Public	20	None	20	20	None	45
P-2 Park and Open Space	None	None	10	10	None	None