

Exhibit L: Table comparing uses allowed in R-1 and RS-1 as well showing recommended changes



Suggested for addition



Suggested for removal

<i>Use Type</i>	<i>Zoning District</i>	
	<i>R-1</i>	<i>RS-1</i>
RESIDENTIAL		
Dwellings		
Single-family dwelling	P	P
Two-family dwelling	P	P
Groupings of two-family dwellings	C	C
Townhouse/ rowhouse		
Townhouse/row- house in single family zones in existence prior to January 26, 2015	P	
Multiple-family dwelling		
Multiple-family dwelling in single family zones in existence prior to January 26, 2015	C	
Congregate Living		
State reviewed (licensed, registered, etc.) residential care facility serving 6 or fewer persons	P	P
State reviewed (licensed, registered, etc.) residential care facility serving 7 or more persons		
State licensed residential care facility serving 7 or more persons in single family zones in existence prior to January 26, 2015	C	C
City licensed congregate living facility serving 5 or more persons		
Congregate living facility serving 5 or more persons (e.g. boarding houses, lodging houses, convents) in single family zones in existence prior to January 26, 2015	C	C
Dormitory	C	
Other Residential		
Transient lodging or bed and breakfast		
Room or dwelling rental - 30 days or greater	P	P
Manufactured home park	C	
Neighborhood unit developments in existence prior to January 26, 2015	C	

<i>Use Type</i>	<i>Zoning District</i>	
	<i>R-1</i>	<i>RS-1</i>
Accessory dwelling unit	P	P
Home businesses, Type I	P	P
Home businesses, Type II	C	C
Customarily incidental feature for single-, two- and multiple-family dwellings	A	A
Tennis courts accessory to single-family dwellings	CA	CA
GOVERNMENT, INSTITUTIONAL, OPEN SPACE		
Day Care Facilities and Services		
Licensed day care facility		
Serving 12 or fewer persons	P	P
Serving 13 to 50 persons		
Serving 13 or more persons in single family zones in existence prior to January 26, 2015	C	C
Licensed day care facility located within a place of assembly, school, college, or university	CL	
Licensed group family day care facility serving 14 or fewer children	P	P
Unlicensed family day shelters	C	
Educational Facilities		
Schools (K-12)	C	
College or university	C	
College/university complementary medical office	P	
College/university complementary retail	P	
Specialty schools as primary use (music, dance) in single family zones in existence prior to January 26, 2015	C	
Parks and Open Space		
Publicly owned parks and recreational facilities as a principal use (e.g. parks, playgrounds, golf course/club house, tennis courts)	P	P
Private or commercial parks and recreational facilities as a principal use (e.g. playgrounds, golf course/clubhouse and tennis courts)	C	
Community garden	P	P
Public Services and Utilities		
Government facility, general	P	P

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	<i>R-1</i>	<i>RS-1</i>
Government facility, limited in existence prior to January 26, 2015	C	C
Public utility facility, general	P	P
Public utility facility, limited	C	C
Social and Cultural Facilities		
Place of assembly (does not include a cemetery)	C	
Cemetery, mausoleum	C	
Funeral home or mortuary in existence prior to January 26, 2015	C	
Private food service in institutional uses	A	A
Funeral homes or mortuaries accessory to a cemetery or mausoleum	A	
Columbaria accessory to place of assembly for worship, cemetery, or mausoleum	A	A
Conservatory or green house, accessory to institutional use	A	A
RETAIL/SERVICES		
Medical Facilities		
Office/clinic, medical or dental in existence prior to January 26, 2015		
Office in existence prior to January 26, 2015	C	
Retail Sales and Services		
Plant nurseries and greenhouses in existence prior to January 26, 2015	C	
Incidental retail sales and services		
Restaurants when located within a multiple-family facility		
GENERAL		
Other General Uses		
Agriculture, limited	P	P
Beekeeping	L	L
Off-street parking for a contiguous business, industrial use, public use, public or private school or place of assembly	C	
Antenna, outside the right-of-way	L	L
Amateur radio tower	A	A
Tower, outside the right-of-way	CL	CL
Tower or antenna in the right-of-way	P	P

<i>Use Type</i>	<i>Zoning District</i>	
	<i>R-1</i>	<i>RS-1</i>
Other uses customarily incidental and clearly subordinate to a permitted principal or conditional use	P	P
TEMPORARY/SEASONAL		
Temporary Uses		
Arts and crafts festival	P	
Temporary Pandemic, Epidemic, or Emergency Service Facility	I	I
Entertainment and recreation special events	P	P
Transient merchant sales (in parks only, where incidental and subordinate to a special event)	L	
Excavation and removal of sand, gravel, black dirt and other types of soil and mineral products not to exceed two years in duration	I	I
Farmers market	P	
Mobile food unit in conjunction with entertainment and recreation special events	P	P
Mobile food unit	A	A