

Section 10.440 Table of Uses – Residential, Mixed Residential, Business and Industrial Districts

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- W	WB	OR	I	WI	Supplemental Regulations
1.30 <b>Two-family dwelling</b>	N	N	P	P	P	P	P	P	P	N	P	P	N	N	N	N	N	10.640 (Downtown Overlay district)
1.40 <b>Townhouse</b>	N	N	S	P	P	P	P	P	P	N	P	P	P	N	N	N	N	10.640 (Downtown Overlay district)
1.50 <b>Multifamily dwelling</b>																		10.5A32 (Character district permitted uses)
1.51 3 or 4 <b>dwelling units</b>	N	N	S	P	P	P	P	P	P	N	P	P	P	N	N	N	N	10.640 (Downtown Overlay district)
1.52 5 to 8 <b>dwelling units</b>	N	N	N	S	P	P	P	P	P	N	P	P	P	N	N	N	N	10.813 (Multifamily Dwellings in the Business District)
1.53 More than 8 <b>dwelling units</b>	N	N	N	N	P	N	N	N	P	N	P	P	P	N	N	N	N	
1.60 Conversion of a <b>building</b> existing on January 1, 1980, with less than the required minimum <b>lot area</b> per <b>dwelling unit</b> specified in Article 5																		10.640 (Downtown Overlay District)
1.61 To 2 <b>dwelling units</b>	N	N	S	S	N	P	P	P	S	N	N	N	N	N	N	N	N	10.812 (Conversion of Existing Dwelling to Multifamily Dwelling)
1.62 To 3 or 4 <b>dwelling units</b>	N	N	S	S	N	P	P	P	S	N	N	N	N	N	N	N	N	
1.63 To 5 to 8 <b>dwelling units</b>	N	N	N	S	N	S	S	S	S	N	N	N	N	N	N	N	N	
1.64 To more than 8 <b>dwelling units</b>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
1.70 <b>Live/work unit</b>	N	N	N	N	N	P	P	P	P	N	P	P	P	N	N	N	N	
1.80 <b>Manufactured housing park</b>	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	10.816 (Manufactured Housing Park Dimensional Standards)
1.90 <b>Planned unit development (PUD)</b>																		10.720 (Planned Unit Developments)



## Article 6 Overlay Districts

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### Section 10.640 Downtown Overlay District

#### 10.641 Establishment and Purpose

10.641.10 The Downtown Overlay District (DOD) is an overlay district applied to portions of the Character Districts. All properties located in the DOD must satisfy the requirements of both the DOD and the underlying districts.

10.641.20 The purpose of the DOD is to promote the economic vitality of the downtown by ensuring continuity of pedestrian-oriented business **uses** along **streets**.

#### 10.642 Ground Floor Uses

Within the DOD, the **ground floor** of any **building** shall consist entirely of the following **uses**:

1. Nonresidential **principal uses** permitted in the underlying zoning district.
2. Entries, lobbies, stairs, and elevators providing pedestrian access to permitted upper-floor residential **uses**, not exceeding 20 percent of the **ground floor** area.

#### *10.1112.32 Parking Requirements for Nonresidential Uses*

10.1112.321 The required minimum number of **off-street parking** spaces for **uses** other than 1.10 through 1.90 shall be based on the following table.

**Table of Minimum Off-Street Parking Requirements for Nonresidential Uses**

Use No.	Use	Requirement
<b>10. Lodging Establishments</b>		
10.10-10.20	<del>Boarding house</del> or <b>Bed and breakfast</b>	2 + 1 per room for rent
10.30-10.40	<b>Inn, hotel</b> or <b>motel</b>	1.25 per guest room + 1 per 100 sf of lounge or restaurant area + 1 per 25 sf of conference or banquet facilities
10.50-10.60	Conference <b>hotel</b> or Conference center	Parking demand analysis
<b>11. Motor Vehicle-Related Uses</b>		

## 10.1115 Off-Street Parking Provisions in the Downtown Overlay District

### 10.1115.10 Purpose

- 10.1115.11 This Section 10.1115 establishes modified **off-street parking** standards for **lots** in the Downtown Overlay District in recognition of the availability of municipal on-**street** and **off-street parking** facilities, private shared parking facilities, and public transit, and the pedestrian-oriented pattern of **lots** and **uses**.
- 10.1115.12 Except as specifically modified by this Section 10.1115, **lots** in the Downtown Overlay District shall comply with all other provisions of Section 10.1110.

### 10.1115.20 Number of Required Off-Street Parking Spaces

- 10.1115.21 The following requirements shall apply in the Downtown Overlay District in lieu of the requirements in Section 10.1112.30:

Use	Required Parking Spaces
Residential <b>use (dwelling)</b> <b>Hotel or motel</b>	Same as Section 10.1112.30 0.75 space per guest room, plus 1 space per 25 sf of conference or banquet facilities
Other nonresidential <b>use</b> <b>Co-living unit</b>	No requirement <b>No requirement</b>

- 10.1115.22 The requirements in Section 10.1115.21 shall be applied to all **uses** on a **lot**, and not to individual **uses**.
- 10.1115.23 For any **lot**, the number of **off-street parking** spaces that would be required by applying the ratios in Section 10.1115.21 shall be reduced by 4 spaces. (Therefore, any **lot** that would be required to provide 4 or fewer **off-street parking** spaces shall not be required to provide any spaces.)
- 10.1115.24 The provisions of Section 10.1112.50, Maximum Number of Parking Facilities, shall not apply to **buildings** and **uses** within the Downtown Overlay District.

## Section 10.1530 Terms of General Applicability

### **Boarding house**

A residential ~~structure~~, other than a ~~bed and breakfast~~, in which rooms are rented, leased or otherwise made available for compensation to more than two but not more than 10 individuals, and where such rooms do not contain separate cooking or bathroom facilities.

### **Co-living unit**

Communal living quarters which provide a private bedroom and shared access to provisions for living, eating, cooking and sanitation. The bedroom may or may not include a private bathroom or cooking facilities. **Co-living units** shall not be considered transient uses and therefore shall not be rented for less than 30 days at a time. A single co-living unit shall have no more than 10 occupants and a **building** may contain more than one **co-living unit**. For a co-living unit that contains 10 occupants or a building that contains more than a co-living unit, a full-time employee or management company with all the authority of the property owner to the property, must be on-site 24/7, similar to a caretaker or resident manager. A Co-living unit shall comply with the requirements of Chapter 9 Article VIII.

### **Dwelling unit**

A **building** or portion thereof providing complete independent living facilities for one or more **persons**, including permanent provisions for living, sleeping, eating, cooking and sanitation. This **use** shall not be deemed to include such transient occupancies as **hotels**, **motels**, rooming or boarding houses ~~boarding houses~~.

### **Family**

An individual living alone, or any of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities:

- (a) Two or more individuals related by blood, marriage, civil union, adoption or guardianship;
- (b) ~~Two or three~~ **Not more than six** individuals not related by blood, marriage, civil union, adoption or guardianship, along with one or more dependents related to any of them by blood, marriage, civil union, adoption or guardianship.

Amend Chapter 9 Article VIII Section 9.803 Terms and Conditions

E. If 10 or more people occupy a Boarding House, Rooming House or Co-Living Unit, a full-time employee or management company with all the authority of the property owner to the property must be on-site 24/7, similar to a caretaker or resident manager.