

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. Residential Uses																		
1.10 Single family dwelling	P	P	P	P	N	P	P	P	N	N	P	P	N	N	N	N	N	
1.20 Accessory dwelling unit																		
1.21 Attached accessory dwelling unit (AADU)																		
1.211 Up to 750 sq. ft. GLA and entirely within an existing single-family dwelling																		
1.212 Up to 750 sq. ft. GLA and in an expansion of an existing single-family dwelling	AP	AP	AP	AP	N	AP	AP	AP	CU	N	CU	CU	N	N	N	N	N	10.814 (Accessory Dwelling Units)
	CU	CU	CU	CU	N	CU	CU	CU	N	N	CU	CU	N	N	N	N	N	
1.30 Two-family dwelling	N	N	P	P	P	P	P	P	P	N	P	P	N	N	N	N	N	10.640 (Downtown Overlay district)
1.40 Townhouse	N	N	S	P	P	P	P	P	P	N	P	P	P	N	N	N	N	10.640 (Downtown Overlay district)
1.50 Multifamily dwelling																		
1.51 3 or 4 dwelling units																		
1.52 5 to 8 dwelling units																		
1.53 More than 8 dwelling units																		

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
1.60 Conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit specified in Article 5																		10.640 (Downtown Overlay District) 10.812 (Conversion of Existing Dwelling to Multifamily Dwelling)
1.61 To 2 dwelling units	N	N	S	S	N	P	P	P	S	N	N	N	N	N	N	N	N	
1.62 To 3 or 4 dwelling units	N	N	S	S	N	P	P	P	S	N	N	N	N	N	N	N	N	
1.63 To 5 to 8 dwelling units	N	N	N	S	N	S	S	S	S	N	N	N	N	N	N	N	N	
1.64 To more than 8 dwelling units	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
1.70 Live/work unit	N	N	N	N	N	P	P	P	P	N	P	P	P	N	N	N	N	
1.71 Coliving	N	N	N	N	N	N	N	N	CU	N	N	N	N	N	N	N	N	10.815 Coliving
1.80 Manufactured housing park	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 Planned unit development (PUD)																		10.720 (Planned Unit Developments)
1.91 Open space PUD	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
1.92 Residential density incentive PUD	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

Article 8 Supplemental Use Standards

Section 10.810	Residential and Institutional Residence or Care Uses
Section 10.820	Educational, Religious, Charitable, Cultural, Public and Recreational Uses
Section 10.830	Business Uses
Section 10.840	Motor Vehicles and Motor Vehicle Uses
Section 10.850	Industrial Uses
Section 10.860	Hours of Operation

10.815 **Coliving**

10.815.10 Purpose and Eligibility

10.815.11 In order to provide additional affordable and innovative living options within the City, and to allow the adaptive reuse of some existing buildings, **Coliving** is hereby defined and created as a special use to be allowed in the downtown, subject to the provisions and requirements of this Section.

10.815.20 Standards and Requirements

10.815.21 **Coliving Units** shall not be rented for less than 30 days continuous occupancy.

10.815.22 **Coliving Units** shall be for not more than two-person (double) occupancy.

10.815.23 **Coliving Units** may include private sanitation facilities but shall not include permanent cooking facilities.

10.815.24 **Coliving Units** shall be at least 100 square feet of Gross Living Area (GLA) for single occupancy and 120 square feet of GLA for double occupancy. GLA for Coliving Units shall be measured in the same manner as for **Accessory Dwelling Units**.

10.815.25 **Coliving Facilities** shall include at least one full-time manager on site at all times for every 40 residents.

10.815.26 **Coliving Facilities** shall not exceed: 80 residents per **building**; or 40 residents/floor.

10.815.27 Ownership of a **Coliving Facility** shall include all of the **Coliving Units** within that **Coliving Facility**.

10.815.28 **Coliving Units** may be rented or leased by the owner of a **Coliving Facility** but the ownership of **Coliving Units** shall not be severed from the **Coliving Facility** of which they are a part.

10.815.29 **Coliving Common Areas** shall comprise at least 1,200 square feet of gross floor area plus 20 square feet per **Coliving Unit**.

10.815.30 Parking Requirements

10.815.31 Motor vehicle parking shall be required for **Coliving Facilities** as follows:

1. If any part of the **Coliving Facility** is located within 600 feet (approximately a 2.5 minute walk) of a public parking garage, No parking required.
2. If no part of the **Coliving Facility** is located within 600 feet (approximately a 2.5 minute walk) of a public parking garage, off-street parking is required at the rate of 1 space per every 4 **Coliving Units**.

10.815.40 Post-Approval Requirements

- 10.815.41 A certificate of use issued by the Planning Department is required to verify compliance with the standards of this Section. Said certificate shall be issued by the Planning Department upon issuance of a certificate of occupancy by the Inspection Department. A certificate of use shall not be issued prior to recording of documentation as required by this Ordinance.
- 10.814.42 The certificate of use shall be renewed annually upon submission of such documentation as the Planning Department may require, including but not limited to, an annual inspection and report from manager(s) indicating continuing compliance with the CUP to be filed with the City Clerk and an inspection of the common areas by the Fire Department. Failure to comply with this requirement shall be deemed a violation of the ordinance and may be enforced as provided in Article 2.

10.815.50 Relationship to Other Provisions of this Zoning Ordinance

In the event of a conflict with any other provisions of the Zoning Ordinance, the provisions of this Section shall take precedence; otherwise, all other applicable provisions shall apply.

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. **There must be posted at all times at the front entrance of the facility a sign indication 24 hour, seven days a week, valid and effective contact information for the management of the facility.**

Coliving

A use that combines private resident **Coliving Units** used primarily for living and sleeping with shared resident **Coliving Common Areas** that provide common areas for resident's other daily needs as described herein.

Coliving Common Area

Those shared portions of a **Coliving Facility** containing permanent provisions for resident's living, eating, cooking, sanitation, bathing, laundry, recreation, resident meetings and wellness.

Coliving Facility

A building or portion thereof containing the combination of **Coliving Units** and **Coliving Common Areas** for more than 10 individuals.

Coliving Unit

A private living and sleeping area for not more than 2 people in a **Coliving Facility**.