

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 | | | | | | | | | | | | | | | | | | 10.814 (Accessory Dwelling Units) |
| 1.21 Attached accessory dwelling unit (AADU) | | | | | | | | | | | | | | | | | | |
| 1.211 Up to 750 sq. ft. GLA and entirely within an existing single-family dwelling | AP | AP | AP | AP | N | AP | AP | AP | CU | N | CU | CU | N | N | N | N | N | |
| 1.212 Up to 750 sq. ft. GLA and in an expansion of an existing single-family dwelling | 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 | | | | | | | | | | | | | | | | | | 10.5A32 (Character district permitted uses) |
| 1.51 3 or 4 dwelling units | 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 dwelling units | 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 dwelling units | N | N | N | N | P | N | N | N | P | N | P | P | P | N | N | N | N | |

| Use | R | SRA SRB | GRA GRB | GRC (A) | GA/ MH | MRO | CD4- | MRB | CD5 | GB | G1 | G2 | B | WB | OR | I | WI | Supplemental Regulations |
|---|----------|------------|------------|------------|-----------|------------|----------|----------|-----------|----------|----------|----------|-----------|----------|----------|----------|----------|--|
| | | | | | | CD4- L1 | L2 | | CD4 | | | | CD4- W | | | | | |
| 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 Review and Approval Process

10.815.41 In granting a conditional use permit for a Coliving Facility, the Planning Board may modify a specific standard set forth in Sections 10.815.20 and 10.815.30, provided that the Board finds such modification will promote design flexibility and overall project quality.

10.815.50 Permitting System for Coliving Facilities

10.815.51 Permit Requirement

No **Coliving Facility** shall operate in the City without a valid permit issued by the City Clerk's office. Permits will only be issued for lawfully existing **Coliving Facilities** that comply with the standards and requirements outlined in this Section 10.815, as well as all other applicable laws, ordinances, and regulations.

Receipt of a permit under this section shall be a condition precedent to issuance of a Certificate of Occupancy for any **Coliving Facility**. This shall be a requirement whether or not it is made an express condition of approval by the Planning Board in granting a CUP for a **Coliving Facility**.

10.815.52 Permit Administration

The permitting system for a **Coliving Facility** shall be administered by the City Clerk's office. The City Clerk shall maintain records of all issued permits and ensure compliance with all necessary conditions outlined in this Section.

10.815.53 Application Process

An application for a **Coliving Facility** permit shall be submitted to the City Clerk's office shall include the following:

- A. A copy of the validly issued CUP for the **Coliving Facility**, accompanied by an affidavit certifying compliance with any conditions contained within the CUP.
- B. Contact information for the full-time manager or managers who are located on site at all times, including verification that the minimum number of on-site managers is met.
- C. Proof that exterior signage in compliance with Section 10.815.55.
- D. Affidavit certifying compliance with all applicable health, safety, zoning, and building codes.
- E. Any necessary inspection reports confirming compliance with City regulations.
- F. An annual inspection report by the property manager(s) indicating continuing compliance with the Conditional Use Permit (CUP) and the requirements of this Section.

The City Clerk shall not issue a permit or renew any permit for a **Coliving Facility** unless the City Clerk has received certification from the Director of Planning and Sustainability, or their designee, certifying that application in question complies with the provisions of Article 10.815 and the conditions, if any, of the CUP. The Code Official may make such investigation as necessary to confirm the property is in compliance with this section.

10.815.54 Issuance of Permit

The City Clerk may issue the permit only upon confirmation that the **Coliving Facility** complies with all applicable City regulations, and after any necessary inspections or investigations by the City.

10.815.55 Signage and Property Management Contact

A permanent sign must be posted on the **Coliving Facility** that includes the name and contact information of the property management responsible for the facility. This contact must be available on a 24-hour, 7-day a week basis for the duration of the facility's operation. This contact information must be on file with the City Clerk and updated within 7 days of any change. Signage required by this section shall be in a form acceptable to the Director of Planning and Sustainability and shall be exempt from the requirements of Article 12.

10.815.60 Enforcement and Penalties

10.815.61 General Enforcement

Violations of this Section may be enforced by the City in accordance with the provisions contained in Article 2 of this Ordinance. This authority shall be in addition to any other authority provided by law, including but not limited to authority contained within the Building Code, Fire Code, and Life Safety Code.

10.815.62 Inspection Requirements

Coliving Facilities shall be inspected in accordance with local Fire and Housing Codes and subject to fees as outlined in Chapter 1 of the City Code. These inspections shall occur regularly to ensure that the facility is compliant with all applicable safety standards.

10.815.70 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**.

Gross living area (GLA)

The total area of finished residential space in an accessory dwelling unit or a **Coliving Unit**, including all conditioned living space, but excluding unconditioned space such as decks, porches, garages, or other such spaces that have not been converted into living space. GLA is calculated by measuring the interior perimeter of the accessory dwelling unit or the **Coliving Unit**.

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 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. **Individuals living in a Coliving Facility are excepted from this definition.**