ARTICLE 4 RESIDENTIAL LAND USE TABLE

SEC. 25-4-01 PURPOSE

The purpose of the Residential Land Use Table is to designate the residential uses permitted within each zone, subject to the development standards for such uses set forth in the articles describing those zones.

SEC. 25-4-10 TABLE 1 - PERMITTED USES

To determine in which zone a specific use is allowed:

- 1. Find the use in the left hand column.
- 2. Read across the table until either a "letter" or an "x" appears in one of the columns.
- 3. If a letter appears this means that the use is allowed in the zone represented by that column, but only if certain conditions are complied with. The conditions applicable to that use are those corresponding to the letter listed in Section 25-4-20.
- 4. If an "x" appears in a column the use is allowed in the zone represented by that column without being subject to any of the conditions listed in Section 25-4-20.
- 5. If neither a "letter" nor an "x" appears in a column, the use is not allowed in the zone represented by that column.
- 6. The Planning Commission shall interpret the appropriate zone for any land use not specifically listed in the Table, based on a finding of consistency with the purpose of the zone and that the use is of the same general character as that of the uses permitted in that zone.
- 7. Overlay zones are not included in table.

TABLE 1 RESIDENTIAL LAND USES													
USES	ZONE												
	A-1	O-S	R-1	R-2	N-P	R-M	C-1	CBD	C-2	ESD	C-3	С-Н	I
Accessory buildings including guesthouses and uses customarily appurtenant to a permitted use.	х	X	X	X	X	Х		m		n			
Apartments and multiple family dwellings					a	p		m	d	n	d		l
Bed and Breakfast Inns					k			m	d	n	d	X	<u> </u>
Boarding and rooming houses					a	b		m	b	n			<u> </u>
Churches	d		d	d	d	d		m	d	n	d	d	<u> </u>
Day care centers			d	d	d	d	d	m	d	n	d	d	d
Duplexes			c	X	X	X		m	1	n	1		<u> </u>
Family day care homes/max of 14 children			X	X	X	X		x		n			
Family daycare homes with more than 14 children			d	d	d	d				n			l
Foster homes, residential care homes			b	b	b	b				n			
Deep Lot Developments				g	g					n			<u> </u>
Home occupations	e		e	e	e	e		e		n			<u> </u>
Mobile homes on permanent foundations	h		h	h	h	h		h		n			ı
Mobile home parks	h		h	h	h	h				n			
Nursing and convalescent homes					a	d			d	n			<u> </u>
Public and Private Schools	d		d	d	d	d		m	d	n	d	d	d
Residence for a caretaker or watchman	i								i	n	i	i	i
Second dwelling unit			f	f	f	f				n			
Single family dwellings	X		X	X	X	X		m	1	n	1		
Split lot duplexes			с	X	X	X		m	1	n	1		·—-
Temporary tract offices	j		j	j	j	j				n			

SEC. 25-4-20 SPECIAL CONDITIONS

The following special conditions apply to those land uses indicated by corresponding letter in Table 1:

- a. Existing uses in N-P Zone on December 6, 1979. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by Conditional Use Permit.
- b. Conditional Use Permit required if for more than 6 guests or persons.
- c. Permitted on corner lots only. Each entrance must front on a separate street.
- d. Conditional Use Permit required.
- e. Accessory use, incidental to principal use.
- f. Second dwelling units are permitted subject to the following standards and conditions.
 - 1. The second dwelling unit shall be architecturally compatible as to style, size, mass, color and materials and the primary dwelling.
 - 2. The size of a detached second dwelling unit is limited to a maximum of 600 square feet for lots under 8,000 square feet, a maximum of 1,000 square feet for lots over 8,000.
 - 3. An attached second dwelling unit may not exceed 30% of the floor area of the primary unit excluding any garage.
 - 4. The second dwelling unit shall meet all setbacks that apply to other dwellings built in the residential or combined residential zone.
 - 5. Accessory buildings on a lot that do not meet the setback requirements for a main building on the lot may not be converted to a second dwelling unit.

- 6. The project will provide two off street parking spaces to City standards for the primary residence and one parking space for each bedroom in the second dwelling unit.
- 7. The building converge for the site may not exceed 50%.
- 8. The subject lot shall be at least the minimum width and area required within the zone or for the underlying residential zone in a combined zoning district.
- 9. No more than 40% of the front yard setback may be paved for parking.
- 10. Any detached second dwelling unit shall be no taller than fifteen feet.
- 11. Any detached second dwelling unit shall be no closer than ten feet to the primary dwelling.
- 12. One of the dwelling units must be occupied by the owner of the property. If the owner ceases to reside on the site then one of the dwelling units shall be vacated and remain vacant in the absence of an owner occupant. The applicant shall sign an enforceable agreement with the City of Woodland to abide with this requirement.
- 13. Applications for second dwelling units are subject to staff level site and design review and their commensurate fees.
- 14. Any application for a second dwelling unit that does not meet the standards specific to this section may apply for a conditional use permit to construct a second dwelling unit.
- 15. Failure to comply with any part of this section shall be a violation of law and punishable by fine.
- g. Conditional Use Permit subject to Section 25-21-30.
- h. Subject to section 25-21-50.
- i. Residence must be located in the building of the use. If use is open storage that has no buildings a mobile home is permitted.
- j. Office must be converted to residences when sales activity ceases.

- k. Conditional use permit required. Only allowed in Neighborhood Preservation/Transitional Overlay Zone (NP/T).
- 1. Zoning Administrator permit required.
- m. Refer to Downtown Specific Plan and the Land Use Area Matrix contained in Article 14.5.
- n. Refer to East Street Corridor Specific Plan.
- o. Refer to East Street Corridor Specific Plan.
- p. Permitted use if in compliance with zoning requirements and community design standards, site plan and design review by the planning commission is required.