

Table XX - Uses Allowed By Zoning District

12/1/2022

Uses	Residential Zones						Commercial / Mixed-Use Zones					Industrial Zones					Public and Other				Special Use Standards (y = yes applicable)	Notes	
	R-A	R-B	R-C	R-R	R-N	R-M	N-C	C-R	CBD	G	W-C	W-I	VCT	L-I	H-I	HI-G	A	P	UL	CO			A-H
Residential Categories																							
Accessory Dwelling Units	XA	XA	XA	XA	XA	XA	XA	XA	XA	XA												Y	Where should these be allowed?
Accessory Dwelling Units - Owner/operator dwellings							XA	XA	XA	XA	XA	XA		XA	XA	XA	XA	C				Y	Include special standards about location and number in separate section
Accessory Dwelling Units - Caretaker Residence Watchman's facilities							XA	XA	XA	XA	XA	XA		XA	XA	XA	XA	C				Y	"owner/operator" above?
Assisted Living Facility		C	X	C	C	C	X	X	X	X	X												
Cluster Housing	C	X	X	X	X	C	X	X															
Single-family dwellings Dwelling - Detached	X	X	X	X	X	C	X	X	X	X												Y	Include standards from parentheses in eliminated uses, including how many structures are allowed on a lot; remove any restrictions on the size of the dwelling unit
Dwelling - Attached - Duplexes (up to 2 units per building)	X	X	X				X	X	X	X													
Dwelling - Attached - Townhouses (more than 2 units per building)		C	X			X	X	X	X	X													
Dwelling - Multi-family (up to 4 units per building)		X	X			X	X	X	X	X												Y	building, larger than a duplex
Dwelling - Multi-family (more than 4 units per building)		C	C			X	X	X	X	X												Y	Include standards related to how many buildings per lot
Dwelling - Live/Work (unit with commercial component)		C	C				C	C	C	C	C											Y	
Mobile and Dwelling - Manufactured homes (built after June 15, 1976)	X	X	X	X	X	X																	Regulate in the same manner as other detached dwellings? (unless building code requires separate consideration for mobile homes)
Dwelling - Mobile Homes (built prior to June 15, 1976)	C	C	C	C	C	X		X															
Group care facilities	X	X	X	X	X	X	X	X	C	C													
Home occupations	XA	XA	XA	XA	XA	XA	XA	XA	XA	XA													
Mobile home courts						X								C									
Nursing Home			X	C	C	C	X	X	X	X	X												
Planned Unit Developments	C	C	C	C	C	X	C	C	C	C												Y	
Shelter (e.g., homeless, victims, emergency)			C	C	C	C	C	C	C	X												Y	
Temporary Worker Housing				C	C					C	C	C	C	C	C	C	C						
Single-family and two-family dwellings, including single-family mobile homes (only a single principal dwelling may be allowed on any lot or tract)				X	X																		
Single-family dwellings or a mobile home (only a single principal structure may be allowed on any single lot or tract)					X																		
Single-family dwellings, excluding mobile homes (only a single principal structure may be allowed on any lot or tract)	X	X																					
Single-family homes								X															
Single-family, two-family and multiple-family dwellings, excluding mobile homes (only a single principal structure may be allowed on any lot or tract);			X																				
Condominiums, townhouses and planned unit developments		€																					Condominium is not a housing type, it is an ownership arrangement (which zoning cannot regulate)
Condominiums, townhouses, cluster housing and planned unit developments			€				€	€															
Multiple family dwellings with more than one principal structure per lot			€																				
Multifamily dwellings								€	X														
One or more apartments									XA	XA													
One owner's or operator's apartment, provided it is located above a commercial business and does not constitute the principal use of the building																						XA	
Owner or manager's apartment, provided they are located above a commercially allowed enterpris							X																
Owner/operator apartment when part of the principal structure																						XA	
Quasi-institutional homes	C	C	C					C										C					
Two-family dwellings (duplex), excluding mobile homes (only a single principal structure may be allowed on any lot or tract)		X																					

Valdez Proposed Use Table - Residential Uses

Uses	R-A	R-B	R-C	R-R	R-N	R-M	N-C	C-R	CBD	G	W-C	W-I	VCT	L-I	H-I	HI-G	A	P	UL	CO	A-H	Special Use Standards <i>(y = yes applicable)</i>	Notes
Two family dwellings (duplexes)								X															
Uninhabited structures																						XA	No need to regulate these - handle under code enforcement if an issue
Watchman or caretaker dwelling																		€					
Watchman's facility												XA											