

Sec. 47-5.2. - Intent and purpose of each district.

A. *Residential zoning districts.*

3. *RD-15* district is intended to provide areas within the city for single family detached dwellings and for duplex units or two family residences where two units are either attached or semi-attached. The *RD-15* district permits single family dwelling units including zero lot line dwellings and cluster dwellings designed in a manner that is compatible and complementary to the surrounding area. This provides for a more efficient use of land resources by allowing for a modification of yards to provide for innovative site design and open space on lots which, because of their size and/or configuration, could not be efficiently used otherwise. The *RD-15* district has a maximum density of 15 dwelling units per net acre, which is consistent with the density permitted by the residential medium category of the city's comprehensive plan.
  
5. *RDs-15, RCs-15, RMs-15* are zoning districts intended to limit new residential development to single family detached residences. Duplex, townhouse and multifamily uses that exist and are located on property that was zoned *RD-15, RC-15* or *RM-15* on April 21, 1998, can be redeveloped as duplex, townhouse or multifamily uses, subject to the provisions provided in Section 47-18.39.

(Ord. No. C-97-19, § 1(47-5.2), 6-18-97; Ord. No. C-99-27, § 2, 5-4-99; Ord. No. C-08-05, § 1, 2-5-08)

Sec. 47-5.13. - List of permitted and conditional uses, *RDs-15 Residential Single Family/Medium Density District.*

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings, and Structures.

Sec. 47-5.12. - List of permitted and conditional uses, *RD-15 Residential Single Family/Duplex/Low Medium Density District.*

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

<b>A.</b>	<b>PERMITTED USES</b>	<b>B.</b>	<b>CONDITIONAL USES:</b> See Section 47-24.3.
1.	<i>Residential Uses</i>		
a.	Single Family Dwelling		
b.	Single Family Dwelling, Attached: Cluster, see Section 47-18.9.		
c.	Single Family Dwelling, Attached: Duplex/Two (2) Family Dwelling, see Section 47-18.45.		

d.	Single Family Dwelling: Zero-lot-line, see Section 47-18.38.	
e.	Community Residence, 3 residents maximum. See Sec. 47-18.47.	
f.	Family Community Residence, 4 to 10 residents; 1,000' distance separation. See Sec. 47-18.47.	Family Community Residence, less than 1,000' distance separation. See Sec. 47-18.47.
g.		Transitional Community Residence, more than 4 residents /Family Community Residence, more than 10 residents/Community Residence, no license or certification available. See Sec. 47-18.47.
2.	<i>Public Purpose Facilities</i>	
a.	Active and Passive Park, see Section 47-18.44.	
b.	Social Service Residential Facility, Level I, see Section 47-18.32.	
3.	<i>Child Day Care Facilities</i>	
a.	Family Day Care Home, see Section 47-18.8.	
4.	<i>Accessory Uses, Buildings and Structures</i>	
a.	See Section 47-19.	
5.	<i>Urban Agriculture</i> See Section 47-18.41.	

(Ord. No. C-97-19, § 1(47-5.3.3), 6-18-97; [Ord. No. C-12-24, § 4, 7-10-12](#); [Ord. No. C-15-36, § 1, 10-20-15](#); Ord. No. [C-17-47](#), § 3, 1-3-18; Ord. No. [C-18-11](#), § 4, 4-17-18)