

# ***DRAFT***

12/3/09

**NOTE:** This draft chapter does not currently include regulations relating to the proposed RU-4 and RU-5 Zones. Regulations for these zones, which are primarily located on the City's corridors, are being developed by city staff in consultation with the Commercial/Corridor Technical Advisory Group. Sections related to RU-4 and RU-5 are grayed out in this draft and will be incorporated in a later draft.

---

---

## Chapter 17.xx

### URBAN RESIDENTIAL (RU) ZONES REGULATIONS

---

---

#### SECTIONS:

17.xx.010	Title, Purpose, and Applicability
17.xx.020	Required Design Review Process
17.xx.030	Permitted and Conditionally Permitted Activities
17.xx.040	Permitted and Conditionally Permitted Facilities
17.xx.050	Property Development Standards
17.xx.060	Limitations on Signs
17.xx.070	Buffering
17.xx.080	Special regulations for mini-lot and planned unit developments
17.xx.090	Other Zoning Provisions

---

---

#### 17.58.010 Title, Purpose, and Applicability

- A. **Intent.** The provisions of this Chapter shall be known as the Urban Residential (RU) regulations. The intent of the RU regulations is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.
- B. **Description of zones.** This Chapter establishes land use regulations for the following five zones:
1. **RU-1 Urban Residential Zone - 1.** The intent of the RU-1 zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit low-rise residential structures and neighborhood businesses where appropriate in locations with good access to transportation and other services.
  2. **RU-2 Urban Residential Zone - 2.** The intent of the RU-2 zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit low-rise or mid-rise residential structures and neighborhood businesses where appropriate in locations with good access to transportation and other services.
  3. **RU-3 Urban Residential Zone - 3.** The intent of the RU-3 zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, low-rise, or mid-rise residential structures and neighborhood businesses where appropriate in locations with good access to transportation and other services.
  4. **RU-4 Urban Residential Zone - 4.** See Note Above
  5. **RU-5 Urban Residential Zone - 5.** See Note Above

**17.xx.020 Required Design Review Process**

Except for projects that are exempt from design review as set forth in Section 17.136.025, no Local Register Property, Building Facility, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104.

**17.xx.030 Permitted and Conditionally Permitted Activities**

Table 17.xx.01 lists the permitted, conditionally permitted, and prohibited activities in the RU-1, RU-2, RU-3, RU-4, and RU-5 zones. The descriptions of these activities are contained in Chapter 17.10.

- “P” designates permitted activities in the corresponding zone.
- “C” designates activities that are permitted only upon the granting of a conditional use permit in the corresponding zone (see Chapter 17.134 for the CUP procedure).
- “L” designates activities subject to certain limitations or notes listed at the bottom of the Table.
- “--” designates activities that are prohibited except as accessory activities according to the regulations contained in Section 17.010.040.

<b>Table 17.xx.01: Permitted and Conditionally Permitted Activities</b>						
Activities	Zones					Additional Regulations
	RU-1 (R-50+)	RU-2 (R-60)	RU-3 (R-70)	RU-4	RU-5	
<b>Residential Activities</b>						
Permanent	P(L1)	P(L1)	P(L1)			17.102.212
Residential Care	C(L1)	C(L1)	C(L1)			17.102.212
Service-Enriched Permanent Housing	C(L1)	C(L1)	C(L1)	<b>*See Note on page 1</b>		17.102.212
Transitional Housing	C(L1)	C(L1)	C(L1)			17.102.212
Emergency Shelter	--	C(L1)	C(L1)			17.102.212
Semi-Transient	--	--	--			
Bed and Breakfast	C	C	C			
<b>Civic Activities</b>						
Essential Service	P	P	P			
Limited Child-Care Activities	P	P	P			
Community Assembly	C	C	C			
Recreational Assembly	P	P	P			
Community Education	C	C	C			
Nonassembly Cultural	C	P	P			
Administrative	C	C	C			
Health Care	C	C	C			
Special Health Care	--	--	--			
Utility and Vehicular	C	C	C			
Extensive Impact	C	C	C			
<b>Commercial Activities</b>						
General Food Sales	C(L2)(L3)	C(L2)(L3)	C(L2)(L3)			
Full Service Restaurants	C(L2)(L3)	C(L2)(L3)	C(L2)(L3)			
Limited Service Restaurant and Café	C(L2)(L3)	C(L2)(L3)	C(L2)(L3)			

<b>Table 17.xx.01: Permitted and Conditionally Permitted Activities</b>						
<b>Activities</b>	<b>Zones</b>					<b>Additional Regulations</b>
	<b>RU-1 (R-50+)</b>	<b>RU-2 (R-60)</b>	<b>RU-3 (R-70)</b>	<b>RU-4</b>	<b>RU-5</b>	
Convenience Market	--	--	--			
Fast-Food Restaurant	--	--	--			
Alcoholic Beverage Sales	--(L4)	--(L4)	--(L4)			
Mechanical or Electronic Games	--	--	--			
Medical Service	P(L3)(L5)	P(L3)(L5)	P(L3)(L5)			
General Retail Sales	P(L3)(L5)	P(L3)(L5)	P(L3)(L5)			
Large-Scale Combined Retail and Grocery Sales	--	--	--			
Consumer Service	C(L2)(L3)	P(L3)(L5)	P(L3)(L5)			
Consultative and Financial Service	P(L3)(L5)	P(L3)(L5)	P(L3)(L5)			
Check Cashier and Check Cashing	--	--	--			
Consumer Laundry and Repair Service	P(L3)(L5)	P(L3)(L5)	P(L3)(L5)			
Group Assembly	--	--	C(L2)(L3)			
Personal Instruction and Improvement Services	P(L3)(L5)	P(L3)(L5)	P(L3)(L5)			
Administrative	P(L3)(L6)	P(L3)(L6)	P(L3)(L6)			
Business, Communication, and Media Services	P(L3)(L5)	P(L3)(L5)	P(L3)(L5)			
Broadcasting and Recording Services Commercial Activities	--	--	--			
Research Service	--	--	--			
General Wholesale Sales	--	--	--			
Transient Habitation	--	--	--			
Wholesale and Professional Building Material Sales	--	--	--			
Automobile and Other Light Vehicle Sales and Rental	--	--	--			
Automobile and Other Light Vehicle Gas Station and Servicing	--	--	--			
Automobile and Other Light Vehicle Repair and Cleaning	--	--	--			
Taxi and Light Fleet-Based Services	--	--	--			
Automotive Fee Parking	--	--	--			
Animal Boarding	--	--	--			
Animal Care	--	--	--			
Undertaking Service	--	--	--			
<b>Industrial Activities</b>						
Custom Manufacturing	--	--	--			
Light Manufacturing	--	--	--			
General Manufacturing	--	--	--			
Heavy/High Impact	--	--	--			
Research and Development	--	--	--			
Construction Operations	--	--	--			
Warehousing, Storage, and Distribution						
A. General Warehousing,	--	--	--			

\*See Note on page 1

<b>Table 17.xx.01: Permitted and Conditionally Permitted Activities</b>						
<b>Activities</b>	<b>Zones</b>					<b>Additional Regulations</b>
	<b>RU-1 (R-50+)</b>	<b>RU-2 (R-60)</b>	<b>RU-3 (R-70)</b>	<b>RU-4</b>	<b>RU-5</b>	
Storage and Distribution						
B. General Outdoor Storage	--	--	--			
C. Self- or Mini Storage	--	--	--			
D. Container Storage	--	--	--			
E. Salvage/Junk Yards	--	--	--			
Regional Freight Transportation	--	--	--			
Trucking and Truck-Related	--	--	--			
<b>Recycling and Waste-Related</b>				<b>*See Note on page 1</b>		
A. Satellite Recycling Collection Centers	--	--	--			
B. Primary Recycling Collection Centers	--	--	--			
Hazardous Materials Production, Storage, and Waste Management	--	--	--			
<b>Agriculture and Extractive Activities</b>						
Crop and animal raising	--	--	--			
Plant nursery	C	C	C			
Mining and Quarrying	--	--	--			
Accessory off-street parking serving prohibited activities	C	C	C			17.102.100
Additional activities that are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof.	C	C	C			17.102.110

**Limitations on Table 17.xx.01:**

- L1. No Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such Activity or Facility.
- L2. These activities may only be located on the ground floor of an existing nonresidential facility built prior to 2010 (code adoption date) and the hours of operation must be between 7:00am and 10:00pm.
- L3. The overall outside dimensions of an existing nonresidential facility built prior to 2010 (code adoption date) devoted to this activity shall not be increased; no open parking, loading, or production serving such activity shall be relocated or increased in size; and no such building or open area shall be wholly reconstructed.
- L4. In the case of an existing nonconforming activity of Alcoholic Beverage Sales the total floor area, open areas, or outside building dimensions occupied by the establishment may not be increased. This regulations supersedes the Nonconforming activity Section 17.114.080(A)1.
- L5. These activities may only be located on the ground floor of an existing nonresidential facility built prior to 2010 (code adoption date) and the hours of operation must be between

7:00am and 10:00pm; a conditional use permit is required if the facility exceeds 3,000 square feet (see Chapter 17.134 for the CUP procedure).

- L6. These activities may only be located on the ground floor of an existing nonresidential facility built prior to 2010 (code adoption date) and the hours of operation must be between 7:00am and 10:00pm; a conditional use permit is required if the facility exceeds 1,500 square feet (see Chapter 17.134 for the CUP procedure).

**17.xx.040 Permitted and Conditionally Permitted Facilities**

Table 17.xx.02 lists the permitted, conditionally permitted, and prohibited facilities in the RU-1, RU-2, RU-3, RU-4, and RU-5 zones. The descriptions of these facilities are contained in Chapter 17.10.

- “P” designates permitted facilities in the corresponding zone.
- “C” designates facilities that are permitted only upon the granting of a conditional use permit in the corresponding zone (see Chapter 17.134 for the CUP procedure).
- “L” designates facilities subject to certain limitations listed at the bottom of the Table.
- “--” designates facilities that are prohibited.

<b>Table 17.xx.02: Permitted and Conditionally Permitted Facilities</b>						
<b>Facilities</b>	<b>Zones</b>					<b>Additional Regulations</b>
	<b>RU-1</b>	<b>RU-2</b>	<b>RU-3</b>	<b>RU-4</b>	<b>RU-5</b>	
<b>Residential Facilities</b>						
One-Family Dwellings	P	P	P			
One-Family Dwelling with Secondary Unit	P	P	P			17.102.360
Two-Family Dwelling	P	P	P			
Multifamily Dwelling	P	P	P			
Rooming House	--	C	C			
Mobile Home	--	--	--			
<b>Nonresidential Facilities</b>						
Enclosed Nonresidential	P	P	P			
Open Nonresidential	P	P	P			
Sidewalk Café	P (L1)	P (L1)	P (L1)			17.102.335
Drive-In Nonresidential	--	--	--			
Drive-Through Nonresidential	--	--	--			
<b>Telecommunications Facilities</b>						
Micro Telecommunications	C	C	C			17.128
Mini Telecommunications	C	C	C			17.128
Macro Telecommunications	C	C	C			17.128
Monopole Telecommunications	C	C	C			17.128
Tower Telecommunications	--	--	--			17.128
<b>Sign Facilities</b>						

\*See Note on page 1

<b>Table 17.xx.02: Permitted and Conditionally Permitted Facilities</b>						
Facilities	Zones					Additional Regulations
	RU-1	RU-2	RU-3	RU-4	RU-5	
Residential Signs	P	P	P			17.104
Special Signs	P	P	P			17.104
Development Signs	P	P	P			17.104
Realty Signs	P	P	P			17.104
Civic Signs	P	P	P			17.104
Business Signs	P(L2)	P(L2)	P(L2)			17.104
Advertising Signs	--	--	--			17.104

**Limitations on Table 17.xx.02:**

- L1. Sidewalk cafés are allowed only as accessory to an already approved Full Service Restaurant or Limited Service Restaurant and Café. Hours the sidewalk café are open are limited from 7:00 am to 10:00 pm. No more than three (3) tables and no more than ten (10) chairs or seats. If more tables or chairs are requested, a conditional use permit is required (see Chapter 17.134 for the CUP procedure).
- L2. Business Signs are only allowed on existing nonresidential facilities built prior to 2010 (or code approved date), otherwise Section 17.104 applies. The maximum aggregate area of display surface of all business, civic, and residential signs on any one lot shall be 0.5 square foot for each one foot of lot frontage in the case of an interior lot, or 0.25 square feet for each one foot of lot frontage in the case of a corner lot. The aggregate shall include only one face of a double-faced sign. The total amount of aggregate sign area shall not exceed one hundred (100) square feet on any one property. All such Signs shall be nonmoving. Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except in the case of Signs behind a display window, include any pennants, streamers, propellers, or similar devices.

**17.xx.050 Property Development Standards**

A. **Zone Specific Standards.** Table 17.xx.03 below prescribes development standards specific to individual zones. The number designations in the right-hand column refer to the additional regulations listed at the end of the Table.

<b>Table 17.xx.03: Property Development Standards</b>						
Development Standards	Zones					Additional Regulations
	(R-50+)	(R-60)	(R-70)			
	RU-1	RU-2	RU-3	RU-4	RU-5	
<b>Minimum Lot Dimensions</b>						
Width	25 ft	25 ft	25 ft			1
Frontage	25 ft	25 ft	25 ft			1
Lot area	4,000 sf	4,000 sf	4,000 sf			1
<b>Maximum Density</b>						

**\*See Note on page 1**

<b>Table 17.xx.03: Property Development Standards</b>						
<b>Development Standards</b>	<b>Zones</b>					<b>Additional Regulations</b>
	<b>(R-50+)</b>	<b>(R-60)</b>	<b>(R-70)</b>			
	<b>RU-1</b>	<b>RU-2</b>	<b>RU-3</b>	<b>RU-4</b>	<b>RU-5</b>	
Permitted Density	1 unit per 1,100 sf	1 unit per 800 sf	1 unit per 450 sf	See Table 17.xx.05	See Table 17.xx.05	2, 3
Conditionally Permitted Density	N/A	N/A	N/A	See Table 17.xx.05	See Table 17.xx.05	
<b>Minimum Setbacks</b>						
Minimum front	15 ft	10 ft	10 ft			4, 5, 6
Minimum interior side	4 ft	4 ft	0 ft			6, 7
Minimum street side	4 ft	4 ft	4 ft			6, 7, 8
Rear	15 ft	15 ft	15 ft			9
<b>Height Regulations For All Lots With a Footprint Slope of &lt;20%</b>						
Maximum Height Primary Building	40	50	60	See Table 17.xx.05	See Table 17.xx.05	10, 11
Maximum Conditionally Permitted Height	--	--	90	See Table 17.xx.05	See Table 17.xx.05	12
Maximum Height for Accessory Structures	15	15	15	See Table 17.xx.05	See Table 17.xx.05	10
<b>Minimum Parking Spaces Required Per Unit</b>	1	1	1			13, 14
<b>Additional Parking Spaces Required for Secondary Unit</b>	1	1	1			13, 14, 15
<b>Group Open Space per Unit</b>	175 sq ft	175 sq ft	150 sq ft			16
<b>Group Open Space per Unit when Private Open Space Substituted</b>	50 sq ft	30 sq ft	30 sq ft			16

**\*See Note on page 1**

**Additional Regulations for Table 17.xx.03:**

1. See Section 17.106.010 and 17.106.020 for exceptions to lot area, width and street frontage regulations.
2. When there is no more than one unit on a lot a Secondary Unit may be permitted, subject to the provisions of Section 17.102.360.
3. Also applicable are the provisions of Section 17.102.270 with respect to additional kitchens for a dwelling unit, and the provisions of Section 17.102.300 with respect to dwelling units with five or more bedrooms. No residential facility shall be permitted to have both an additional kitchen as provided for in Section 17.102.270B and a Secondary Unit.
4. In the RU-1 Zone, the minimum front setback may be reduced if adjacent lots abutting the side lot lines of the subject lot both contain principal Residential Facilities that have front setbacks with a depth of less than fifteen (15) feet, buildings and other structures on the subject lot may be located up to a line parallel to the front lot line and extended from the most forward projection of the principal Residential Facility on the adjacent lots having the deeper front setback depth, provided such projection is enclosed, has a wall height of at least eight

- (8) feet, and has a width of at least (5) five feet. In the case of a corner lot this same principal may apply if the two lots adjacent to the corner lot along its front lot line have less than a fifteen (15) foot front setback.
5. In all residential zones the minimum front setback depth otherwise required by the applicable individual zone regulations shall be reduced to five (5) feet on any lot with a street-to-setback gradient that exceeds twenty (20) percent, provided, however, that the distance from the edge of the pavement to a garage or carport elevation containing one or more vehicular entries shall be at least sixteen (16) feet. The street to setback gradient shall be based on the existing grade as measured from the outer edge of the sidewalk or, if there is no sidewalk, from the edge of the pavement to the normally required front setback line. The measurement shall be taken at the midpoint of the front lot line and perpendicular to the edge of the pavement.
  6. See Table 17.xx.04 for additional reduced front, side, and rear setbacks for smaller lots.
  7. See Section 17.108.080 for the required interior side and rear setbacks on a lot containing two or more living units and opposite a legally-required living room window.
  8. Wherever an interior side lot line of any lot located in the RU-3 zone abuts an interior side lot line of any lot located in the Hillside Residential – RH Zones or Detached Unit - RD Zones there shall be provided on the RU-3 lot, along the abutting portion of its side lot line, a side setback with a minimum width of ten (10) feet. In the case where the interior side lot line of any lot in the RU-3 zone abuts an interior side lot line located in the Mixed Housing Type Residential – RM Zone, there shall be provided on the RU-3 zone lot, along the abutting portion of its side lot line, a side setback with a minimum width of five (5) feet. If the RU-3 lot abuts a side yard of a RU-1 or RU-2 lot, a side setback of four (4) feet is required. (Where it abuts a rear lot line, no setback is required by this section.) This side setback shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 17.108.130. See also, where applicable, the greater setback width prescribed for certain facilities by Section 17.108.020(A).
  9. Wherever a rear lot line abuts an alley, one-half of the right-of-way width of the alley may be counted toward the required minimum rear setback depth; provided, however, that the portion of the minimum rear setback depth actually on the lot itself shall not be so reduced to less than ten (10) feet.
  10. The following regulations shall apply to every lot in the RU-2 or RU-3 which abuts any lot located in the Hillside Residential – RH Zones, Detached Unit Residential – RD Zones, Mixed Housing Type Residential – RM Zones, or RU-1 Zone:
    - A. Where Side Lot Line Is Abutting Zone Boundary. Where an interior side lot line of the RU-2 or RU-3 abuts the Hillside Residential – RH Zones, Detached Unit – RD Zones, Mixed Housing Type Residential – RM Zones, or RU-1 Zone, no building or other facility shall exceed thirty-five (35) feet in height, except for the projections allowed by Section 17.108.030, unless each portion above that height is set back there from the inner line of the minimum side setback which is required by Section 17.26.140C or 17.108.090 as applicable, or from the abutting portion of the lot line where such setback is not required, a minimum horizontal distance equal to one foot for each foot by which it extends above that height.
    - B. Where Rear Lot Line Is Along Zone Boundary. Where the rear lot line of the RU-2 or RU-3 abuts the Hillside Residential – RH Zones, Detached Unit – RD Zones, Mixed Housing Type Residential – RM Zones, or RU-1 Zone, no building or other facility shall exceed thirty-five (35) feet in height, except for the projections allowed by Section 17.108.030, unless each portion above that height is set back there from the inner line of the minimum rear setback which is required by Section 17.108.100, or is required on every lot by the applicable individual zone regulations, a minimum horizontal distance

equal to one foot for each foot by which it extends above that height. Exceptions to the maximum heights are provided in Section 17.108.030, and Chapter 17.128.

11. In the RU-3 zone a building may exceed forty (40) feet in height up to sixty (60) feet if each portion above forty (40) feet is: Set back from the inner line of each of the minimum side setback, if any, required by Section 17.28.150(C)(1) a minimum horizontal distance equal to one foot for each four feet by which it extends above the height of forty (40) feet; and Set back from the inner line of the minimum rear yard required by Section 17.28.150D a minimum horizontal distance equal to one foot for each two feet by which it extends above the height of forty (40) feet, provided, however, that such setback from the inner line of the minimum rear yard need not exceed forty (40) feet.
12. A conditional use permit for a building to exceed sixty (60) feet in height may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and to all of the following additional use permit criteria:
  - a. **(This is being analyzed by staff and is not complete at this time)**
13. Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116. Bicycle parking shall be provided as prescribed in the bicycle parking regulations in Chapter 17.117.
14. Additional parking standards apply within the S-11 Zone, Section 17.92 and the S-12 Zone, Section 17.94.
15. One parking space for the Secondary Unit is required in addition to any required parking spaces for the Primary Unit. Tandem parking may be permitted for one of the required parking spaces on a lot containing a One-Family Dwelling Unit with Secondary Unit if the floor area of the Secondary Unit is 500 square feet or less. All required parking shall be non-tandem if the Secondary Unit exceeds 500 square feet. Additional regulations that apply to Secondary Units are provided in Section 17.102.360.
16. Private usable open space may be substituted for such group space in the ratio prescribed in Section 17.126.020, except that actual group space shall be provided in the minimum amount specified in the table per dwelling unit. All required space shall conform to the standards for required usable open space in Chapter 17.126.

**B. Setbacks for Smaller Lots.** Table 17.xx.04 below prescribes reduced setback standards for lots less than 4,000 square feet. The number designations in the right-hand column refer to the additional regulations listed at the end of the Table.

<b>Table 17.xx.04 Setbacks for Smaller Lots</b>			
<b>Regulation</b>	<b>Lot Size</b>		<b>Additional Regulations</b>
	<b>&lt; 4,000 sq ft or &lt; 40 feet wide</b>	<b>&lt; 3,000 sq ft or &lt; 35 feet wide</b>	
<b>Minimum Setbacks</b>			
Minimum front	15	10	1, 2
Minimum interior side	4	3	
Minimum street side	4	3	
Rear	15	15	

**Additional Regulations for Table 17.xx.04:**

1. The minimum front setback for smaller lots may be further reduced if adjacent lots abutting the side lot lines of the subject lot both contain principal Residential Facilities that have front setbacks with a depth of less than fifteen (15) feet or ten (10) feet, respectively, buildings and other structures on the subject lot may be located up to a line parallel to the front lot line and extended from the most forward projection of the principal Residential Facility on the adjacent lots having the deeper front setback depth, provided such projection is enclosed, has a wall height of at least eight (8) feet, and has a width of at least five (5) feet. In the case of a corner lot this same principal may apply if the two lots adjacent to the corner lot along its front lot line have less than a fifteen (15) foot or ten (10) foot front setback respectively.
  2. If at least 60% of the eight (8) closest and contiguous lots to the property on the same side of the street within the same block all meet the current front setback for the zone, twenty (20) feet or fifteen (15) feet respectively, then the reduced front setback for small lots is not allowed. (If the lots on either side of the property have an existing front setback that is less than normally required, than a reduced setback is still allowed as stated in Regulation 1 above).
- C. Height, Bulk, and Intensity.** Table 17.xx.05 below prescribes height, bulk, and intensity standards for the RU-4 and RU-5 zones associated with the height/bulk/intensity areas described in Map 17.xx (see Section 17.xx.). The numbers in the right-hand column refer to the additional regulations listed at the end of the Table.

Table 17.xx.05 Height, Density, and Bulk Regulations						
Regulation	Height/Bulk/Intensity Area					Notes
<b>Maximum Density (Square Feet of Lot Area Required Per Unit)</b>						
Dwelling unit						
Rooming unit						
<b>Maximum Floor Area Ratio</b>						
<b>Maximum Height</b>						
Principal Buildings						
<b>Minimum Height</b>						
Principal Buildings						

**\*See Note on page 1**

**17.xx.060 Limitations on Signs.**

All Signs shall be subject to the applicable limitations set forth in Section 17.104.010. (Prior planning code § 3563)

**17.xx.070 Buffering.**

All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, storage areas, control of artificial illumination, and other matters specified therein.

**17.xx.080 Special regulations for mini-lot and planned unit developments.**

- A. Mini-Lot Developments. In mini-lot developments, certain of the regulations otherwise applying to individual lots in the RU-1, RU-2, RU-3, RU-4, and RU-5 zones may be waived or modified when and as prescribed in Section 17.102.320.

- B. **Planned Unit Developments.** Large integrated developments shall be subject to the Planned Unit Development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the RU-1, RU-2, RU-3, RU-4, and RU-5 zones, and certain of the other regulations applying in said zone may be waived or modified.

**17.xx.90 Other zoning provisions.**

- A. **Parking and Loading.** Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116.
- B. **Bicycle Parking.** Bicycle parking shall be provided as prescribed in the bicycle parking regulations in Chapter 17.117.
- C. **Home Occupations.** Home occupations shall be subject to the applicable provisions of the home occupation regulations in Chapter 17.112.
- D. **Nonconforming Uses.** Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.
- E. **General Provisions.** The general exceptions and other regulations set forth in Chapters 17.102, 17.104, 17.106, and 17.108 shall apply in the RU-1, RU-2, RU-3, RU-4, and RU-5 zones.
- F. **Recycling Space Allocation Requirements.** The regulations set forth in Chapter 17.118 shall apply in RU-1, RU-2, RU-3, RU-4, and RU-5 zones.
- G. **Landscaping and Screening Standards.** The regulations set forth in Chapter 17.124 and Chapter 17.102.400, screening of utility meters, etc., shall apply in the RU-1, RU-2, RU-3, RU-4, and RU-5 zones.