

17.44.170: PERMITTED NONCONDITIONAL USES FOR ALL RESIDENTIAL ZONES:

Permits for the following buildings, structures and uses of land shall be authorized in all residential zones:

Agricultural production buildings and uses.

Buildings and uses commonly and customarily associated with residential uses including, but not limited to: fences, garages, tool and yard maintenance equipment sheds, swimming pools, arbors, gazebos and similar structures and use and development requirements.

Household pets; no more than two (2) each.

"Residential facility for elderly persons" as defined in section 17.08.010 of this title.

"Residential facility for persons with a disability" as defined in section 17.08.010 of this title.

Single-family detached houses. (Ord. 2014-02)

17.44.180: PERMITTED CONDITIONAL USES FOR ALL RESIDENTIAL ZONES:

Permits for conditional uses shall be authorized only after approval thereof has been given by the city council upon recommendation by the planning commission.

The planning commission's review of conditional uses shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development in accordance with existing and future needs.

In making a recommendation on conditional uses the planning commission shall consider the existing zoning, use of the surrounding property, the present and future requirements for street, off street parking and off street parking in relation to exits and entrances from public streets, pedestrian and vehicular traffic circulation, availability of water and other utilities and other public requirements.

The city council, upon recommendation from the planning commission or on its own motion, may impose reasonable conditions as are necessary to protect the rights of surrounding property owners and tenants and to carry out the purposes of this chapter and characteristics of this zone.

Conditional uses may include, but are not restricted to, the following:

Athletic fields and swimming areas (other than private residential swimming pools).

Churches.

Parks and playgrounds.

Schools, both public and private. (Ord. 2014-02)