**R-7, R-8 and R-9 Residential Districts**

1. Purpose

These districts are designed to accomplish the following:

(a) to allow a greater *intensity* of *residential* land use;

(b) to encourage *infill development* on undeveloped or underdeveloped land in order to promote compact urban form and promote efficient use of public *infrastructure* and services; and

(c) to allow a *density* that enables affordability.

(2) Rezoning Requirements

Rezoning to R-7, R-8 or R-9, except a *city*-initiated down zoning, requires consideration and approval by the planning commission and the *governing body* of a *development* plan for the *property* as provided in Section 14-3.8.

**Permitted Uses**

1. Daycare; preschool; for infants & children (6 or fewer)
2. Dwelling, multiple-family
3. Dwelling, single-family
4. Electrical distribution facilities
5. Electrical substation
6. Electrical transmission lines
7. Foster homes licensed by the State
8. Group residential care facility (limited)
9. Manufactured homes
10. Police substations (6 or fewer staff)
11. Public parks, playgrounds & playfields
12. Urban Farm Ground Level, less than 10,000 sq. ft.

**Special Use Permits**

The following uses may be conditionally permitted in R-7, R-8 or R-9 districts subject to a Special Use Permit:

1. Adult day care
2. Boarding, dormitory, monastery
3. Cemeteries, mausoleums, columbaria
4. Clubs & lodges (private)
5. Colleges & universities (residential)
6. Continuing care community
7. Correctional group residential care facility
8. Daycare; preschool; for infants & children (more than 6)
9. Fire stations
10. Grocery stores (neighborhood)
11. Group residential care facility
12. Laundromats (neighborhood)
13. Mobile home; permanent installation
14. Museums
15. Neighborhood & community centers (including youth & senior centers)
16. Nursing, extended care, convalescent, recovery care facilities
17. Police stations
18. Religious assembly (all)
19. Schools; elementary & secondary (public or private)
20. Sheltered care facilities
21. Utilities (all, including natural gas regulation station, telephone exchange, water or sewage pumping station, water storage facility)
22. Urban Farm Ground Level greater 10,000 sq. ft.
23. Urban Farm Roof Level, Open Air, 1000 sq. ft. or less

**Accessory Uses**

The following accessory uses are permitted in R-7, R-8 or R-9 districts:

1. Accessory dwelling units
2. Accessory structures, permanent, temporary or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
3. Barbecue pits, swimming pools (private)
4. Children play areas & equipment
5. Daycare for infants & children (private)
6. Garages (private)
7. Greenhouses (non-commercial)
8. Home occupations
9. Incidental & subordinate uses & structures
10. Residential use ancillary to an approved use
11. Utility sheds, located within the rear yard only
12. Urban Farm Ground Level 10,000 sq. ft. or less