

Table 22.16.015-1
Residential Land Uses

Zones	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD (11, 12)	C-1 (11)	C-2 (11)	WD (2, 11)	I	GI (3, 10)	LI(3)	R	OS	GP (13)	C (16)
RESIDENTIAL																			
• Single-family detached		P	P	P(4)	P(4)	P(4)	P(4)	P(4)		P	P	P		P	P	P	P		
• Townhouse				C(5)	C(5)	C(5)	C(5)	C(5)	C	P	P	P		C	C				
• Duplex				P	P		P	P		P	P	P		P	P				
• Residential zero lot line				P	P	P	P	P		P	P	P							
• Multiple-family				C(5)	C(5)	C(5)	P(5)	P(5)	P(5,8)	P(5)	P(5)	P(5)		C	C				
• Single manufactured home on an individual lot					P	P		P			P	P		C	C				
• Tiny house on chassis on an individual lot					C	C		C			C	C		C	C				
• Mobile home park								P			P	P							
• Accessory dwelling unit				P(14) C	C	C	P(14) C	C											
GROUP RESIDENCES																			
• Assisted living	C						C	C						C	C				
• Bunkhouse for transient workers							C	C				C		C					
• Dormitory	C(4)						C	C											
• Quasi-institutional	C			C	C	C	C	C						C	C				
TEMPORARY LODGING																			
• Hostel							C	C		P	P	P							
• Hotel/motel									P	P	P	P		PU/ CS	C	C			
• Bed and breakfast				C(7)	C(7)	C(7)	C(8)	C(8)	P	P	P	P		P	C				
• Short-term rental	C(15)			C	C	C	C	C	P	P(9)	P(9)	P(9)		P	C	P(9)			
• Rooming house							C	C	C	P	P	P		C	C				
• Lodge										P	P	P		PU/ CS	C				
• Limited storage				C(6)	C(6)	C(6)	C(6)	C(6)						P	C				

P: Public Lands District	C-1/C-2: General Commercial and General Commercial/ Mobile Home Districts
SF: Single-Family District	
SFLD: Single-Family Low Density District	WD: Waterfront District
R-1: Single-Family/Duplex District	I: Industrial District
R-1 MH: Single-Family/Duplex/Manufactured Home District	GI: General Island District
R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home	LI: Large Island District
	R: Recreational District
R-2: Multifamily District	OS: Open Space District
R-2 MHP: Multifamily/Mobile Home District	GP: Gary Paxton Special District
CBD: Central Business District	C: Cemetery District

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest; all reasonable safeguards are to be employed to protect the surrounding area; and that there are no reasonable alternative locations for the use.

2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.

[3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.](#)

[4. Including zero lot developments.](#)

5. [Townhouse, cluster housing developments](#) and [planned unit developments](#) are [conditional uses](#) subject to this title and Title 21 of this code, Subdivisions.

6. On-site storage of [commercial fishing vessels](#), fishing equipment and other small business equipment is a permitted [conditional use](#) so long as such storage does not occupy more than four hundred square feet.

7. [Bed and breakfast](#) establishments are limited to three [guest rooms](#) in the R-1, R-1 MH, and R-1 LD districts as [conditional uses](#) only when no other rental such as [apartments](#) is in operation on the same lot.

8. [Bed and breakfast](#) establishments are limited to five [guest rooms](#) in the R-2, R-2 MHP districts as [conditional uses](#) only when no other rental such as [apartments](#) is in operation on the same lot.

9. [Short-term rentals](#) including legal nonconforming uses shall provide two [off-street parking spaces](#) per unit, comply with the municipal fire code, and comply with the requirements of the [building](#) department based on a life safety inspection.

10. [Hotels, motels, lodges](#), boarding houses and [bed and breakfasts](#) capable of accommodating a maximum of six guests plus one guest for each one-half acre or fraction thereof above one acre on unsubdivided islands are permitted [principal uses](#). [Hotels, motels, lodges](#), boarding houses and [bed and breakfasts](#), on unsubdivided islands that exceed this maximum, are [conditional uses](#).

[Bed and breakfast](#) establishments, boarding houses, [hotels, motels](#) and lodges are [conditional uses](#) on [subdivided islands](#).

11. Many of the permitted and [conditional uses](#) in the CBD, C-1, C-2, and WD zones generate traffic, noise, odor, and general impacts to a higher level and greater degree than permitted and [conditional uses](#) in [residential](#) districts. Owners of [residential](#) uses in the CBD, C-1, C-2 and WD districts must be aware of and accepting of all the permitted uses in these districts.

12. Single or multiple [apartments](#) shall only be permitted on the first floor of [structures](#) in the CBD district if approved through the [conditional use](#) process. Single and multiple [apartments](#) are permitted uses on upper floors of [structures](#) in the CBD district.

13. Any uses, except retail and business uses, and [natural resource extraction](#) and mining support facilities uses may be approved in accordance with Section 2.38.080.

14. [Accessory dwelling units](#) shall be constructed in conformance with the standards outlined in Chapter 22.20, Supplemental District Regulations and Development Standards.

15. [Conditional use](#) limited to allow boats to be used as [short-term rentals](#) in harbors and slips within the public lands zoning district.

16. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.