

Exhibit 1

17.15.040. Residential Land Use Matrix Table of Uses

Land Use Category	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-C	Mixed Use	Business Park	Professional Office	Light Industrial	Historic	Agriculture	Gateway West	Community Facility	Entertainment Overlay	Open Space	R1-6,000	R 1 – 5,000	RM	Planned Unit Development	Streetcar
Assisted Living Facility – Limited Capacity (up to 30 units) (must comply with development standards for that zone – i.e., setback, height, bulk, min/max square footage)		C		P	P						C						C		
Assisted Living Facility – Large (31 units or more) (must comply with development standards for that zone – i.e., setback, height, bulk, min/max square footage)	C ⁺			P	P						C								
Condominiums, Residential	C ¹	P		P	P		C										P		P
Senior Living Facility	C ¹	P		P	P										C ²	C ²	P	P	P
Group Homes																	C		
Homeless Shelter			C ⁺							C									
Residential Facility for Elderly Persons and Persons with a Disability (must comply with development standards for that zone- i.e., setback, height, bulk, min/max square footage)		C		C	C						C				C	C	C	C	
Live/Work Units	C	C		P	P		C	C			P		P						P
Manufactured Homes					P ⁴						P				P ⁴	P ⁴	P ⁴	P ⁴	
Multi-Family Complexes Greater than 50 Units	C ^{1,5}			C ^{5,6}	C ^{5,6}												C ⁵		C ⁵
Nursing Homes and Convalescent Facilities		C		C	C						C						C		
Permanent Supportive Housing			C																
Single Family Residence					P					P	P				P	P	P	P	

Townhomes/Row Homes		C		P	P						P						P	C ⁶	P	
Transitional Housing Facility (must comply with development standards for that zone-i.e., setback, height, bulk, min/max square footage)																		C		

A. Table Reference Requirements.

1. **Mixed Use Development Required for Residential Uses in Commercial Districts.** Residential development in this zone must be a part of a mixed use development, including additional uses described in the Commercial Use Matrix. Commercial/Retail uses shall be on the ground floor of a mixed use building or may be in a separate building if the commercial uses are located along the street frontage.
2. **Single-Family Detached Units.** Residential development in this land use district shall consist of single-family detached units.
- ~~3. **Homeless Shelters and Permanent Supportive Housing.** Homeless shelters and permanent supportive housing must be within 0.5 miles, as measured at the closest property lines, of an existing light rail stop, and at least four of the following community facilities: supermarket or general retail store, laundry or dry cleaner, educational facility, pharmacy, post office, public park, public library, medical clinic, or social services center~~
3. **Manufactured Homes.** Manufactured homes are permitted in this land use district subject to the design standards described in Title 17.
4. **Rental Residential Development.** Rental residential development in this land use district is subject to the design standards described in Title 17.
5. **Mixed Use Development Required for Residential Uses Along Major Corridors in TOD and Mixed Use Districts.** Residential developments along major corridors in these districts must be a part of a mixed use development, including additional uses described in the Commercial Use Matrix. Commercial/Retail uses shall be on the ground floor of a mixed use building or may be in a separate building if located along the street frontage.
6. **Townhomes in PUDs.** Townhomes are allowable in Planned Unit Developments in accordance with the standards described in Title 15.