

SUBJECT: Proposed text amendment for Schedule 1403-05: Use Regulations – Single-family Districts of the Zoning Code.

PURPOSE:

To obtain approval from the City Planning Commission (CPC) on a text amendment to Schedule 1403-05: Use Regulations – Single-family Districts.

PROPOSED TEXT AMENDMENT:

Schedule 1403-05: Use Regulations - Single-family Districts

Use Classifications	SF-20	SF-10	SF-6	SF-4	SF-2	Additional Regulations
Residential Uses						
Bed and breakfast home	--	C	C	C	C	See § 1419-09
Day care home - Adult	C	C	C	C	C	
Day care home - Type A	C	C	C	C	C	
Child Day care home - Type B	L5	L5	L5	L5	L5	
Group residential						
Convents and monasteries	C	C	C	C	C	
Fraternities and sororities	--	--	--	--	--	
Patient family homes	--	--	--	--	--	
Rooming houses	--	--	--	--	--	
Shared housing for the elderly	--	--	--	L4	L4	
Permanent residential						
Single-family dwelling	P	P	P	P	P	See § 1403-11
Attached single-family dwelling	L14	L14	L14	P	P	See § 1403-11
Two-family	L12	L12	L12	L12	L12	
Multi-family	L12	L12	L12	L12	L12	
Residential care facilities						
Developmental disability dwelling	P	P	P	P	P	

Use Classifications	SF-20	SF-10	SF-6	SF-4	SF-2	Additional Regulations
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Accessory Uses						
Any accessory use not listed below	L9	L9	L9	L9	L9	
Home Occupation	P	P	P	P	P	See § 1419-17
Commercial Vehicle Parking	L6	L6	L6	L6	L6	
Child Day-care centers	L5,7	L5,7	L5,7	L5,7	L5,7	
Refuse storage areas	P	P	P	P	P	See § 1421-35
Drive Box	L8	L8	L8	L8	L8	
Fences and walls	P	P	P	P	P	See § 1421-33
Exterior lighting	P	P	P	P	P	See § 1421-39
Cemetery, incidental buildings and structures	--	--	--	L10	L10	
Rooming Unit	--	--	L11	L11	L11	

JUSTIFICATION:

New definitions have been created for Adult Day Care Home, Type A Day Care Home, and Type B Day Care Home. The Use Schedules in the various zoning districts are being updated to reflect the new definitions. The definitions of the three types of Day Care Homes provide the flexibility required to address a need in our communities for both our young and aging populations while protecting residential neighborhoods from incompatible uses. Additionally, the Zoning Code defines "Day Care Center" and lists day care centers as a permitted use in various zoning districts. The amendment under the *Accessory Uses* section of the schedule was a Scribner's error, which has the unintended consequence of restricting adult day care facilities.

RECOMMENDATION:

The Department of Community Development and Planning staff recommends that the City Planning Commission approve the requested text amendment.

APPROVED:

Margaret A. Wuerstle, AICP, Chief Planner
Department of Community Development & Planning

3/8/07

Amendment Committee