

SUBJECT: Proposed text amendment for Schedule 1407-05: Use Regulations – Office Districts of the Zoning Code.

PURPOSE:

To obtain approval from the City Planning Commission (CPC) on a text amendment to Schedule 1407-05: Use Regulations – Office District relating to the L1 limitation.

PROPOSED TEXT AMENDMENT:

Schedule 1407-05: Use Regulations - Office Districts

Use Classifications	OL	OG	Additional Regulations
Residential Uses			
Bed and breakfast home	P	P	See § 1419-09
Child day care home	L8	L8	
Group residential			
Congregate housing	P	P	
Convents and monasteries	P	P	
Fraternities and sororities	P	P	
Patient family homes	P	P	
Rooming house	--	L7	
Shared housing for elderly	P	P	
Permanent residential			
Single-family dwelling	P	L1	
Attached single-family dwelling	P	L1	
Rowhouse, single-family dwelling	P	--	
Two-family dwelling	P	L1	
Multi-family dwelling	P	L1	
Transitional housing			
Programs 1-4	P	P	
Program 5	--	P	
Program 6	--	C	

Specific Limitations

L1 For new construction, permitted only above the ground floor in mixed-use building on arterial streets. [Modification requires conditional use approval pursuant to the procedures and criteria of Chapter 1445, Variance, Special Exceptions, and Conditional Uses.](#) Pre-existing permanent residential uses are permitted.

L2 Not to exceed 3,000 square feet in floor area.

L3 Permitted only on arterial streets.

L4 Permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.

JUSTIFICATION:

Adding the conditional use language provides for greater flexibility. Residential uses on the first floor of a building in the Office (OG) zoning districts cannot be considered without this language added to the L2 limitation. The Hearing Examiner and the Zoning Staff have encountered residential proposals that may have been appropriate in the OG district but could not be considered. Adding the conditional use option provides for a case-by-case review and public input through the hearing process for such development proposals.

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