

**SUBJECT:** Proposed text amendment for Schedule 1409-07: Use Regulations – Commercial Subdistricts Districts of the Zoning Code.

**PURPOSE:**

To obtain approval from the City Planning Commission (CPC) on a text amendment to Schedule 1409-07: Use Regulations – Single-family Districts.

**PROPOSED TEXT AMENDMENT:**

**Schedule 1409-07: Use Regulations - Commercial Subdistricts**

Use Classifications	CN-P	CN-M	CC-P	CC-M	CC-A	CG-A	Additional Regulations
<b>Residential Uses</b>							
Bed and breakfast home	P	P	P	P	--	--	See § 1419-09
<u>Day care home - Adult</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>--</u>	
<u>Day care home - Type A</u>	<u>L3</u>	<u>L3</u>	<u>L3</u>	<u>L3</u>	<u>L3</u>	<u>--</u>	
<u>Child Day care home - Type B</u>	L3	L3	L3	L3	--	--	
Group residential							
Congregate housing	P	P	P	P	P	P	
Convents & monasteries	P	P	P	P	--	--	
Dormitories	P	P	P	P	P	--	
Fraternities & sororities	P	P	P	P	--	--	
Patient family homes	P	P	P	P	--	--	
Rooming houses	L1	L1	L1	L1	--	--	
Shared housing for elderly	P	P	P	P	--	--	
Permanent residential							
Single-family dwelling	P	P	P	L2	L2	--	
Attached single-family dwelling	P	P	P	--	--	--	
Two-family dwelling	P	P	P	L2	L2	--	
Multi-family dwelling	P	P	P	L2	L2	--	
Residential care facilities							
Assisted living	P	P	P	P	P	--	
Developmental disability dwelling	P	P	P	L2	L2	--	
Nursing home	P	P	P	P	P	--	
Special assistance shelter	C	C	C	C	C	C	
Transitional housing							
Programs 1-4	P	P	P	L2	L2	--	
Program 5	--	--	--	P	P	P	
Program 6	--	--	--	C	P	P	

**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.

**RECOMMENDATION:**

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

**APPROVED:**

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

3/8/07  
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Amendment Committee