

SUBJECT: Proposed text amendment for Schedule 1411-05: Use Regulations- Downtown Development Use Subdistricts of the Zoning Code.

PURPOSE:

To obtain approval from the City Planning Commission (CPC) on a text amendment to Schedule 1411-05: Use Regulations- Downtown Development Use Subdistricts.

PROPOSED TEXT AMENDMENT:

Schedule 1411-05: Use Regulations–Downtown Development Use Subdistricts

Use Classifications	DD-A	DD-B	DD-C	DD-D	Additional Regulations
Residential Uses					
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>Day care home - Type A</u>	<u>L12</u>	<u>L12</u>	<u>L12</u>	<u>L12</u>	
<u>Child Day care home – Type B</u>	<u>L12</u>	<u>L12</u>	<u>L12</u>	<u>L12</u>	
Group residential					
Convents and monasteries	L1	L1	L1	L1	
Fraternities and sororities	L1	L1	L1	L1	
Patient family homes	L1	L1	L1	L1	
Rooming houses	L2	L2	L2	L2	
Shared housing for elderly	L1	L1	L1	L1	
Permanent residential					
Single-family dwelling	P	P	P	P	
Attached single-family dwelling	P	P	P	P	
Single-family rowhouse	P	P	P	P	
Multi-family dwelling	P	P	P	P	
Two-family dwelling	P	P	P	P	
Residential care facilities					
Assisted living	--	P	P	--	
Developmental disability dwelling	P	P	P	P	
Nursing home	--	P	P	--	
Special assistance shelter	C	C	C	C	
Transitional housing					
Programs 1-5	P	P	P	P	
Program 6	L11	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.

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