

SUBJECT: Proposed text amendment for Schedule 1415-05: Use Regulations – Riverfront Districts of the Zoning Code.

PURPOSE:

To obtain approval from the City Planning Commission (CPC) on a text amendment to Schedule 1415-05: Use Regulations – Riverfront Districts.

PROPOSED TEXT AMENDMENT:

Schedule 1415-05: Use Regulations – Riverfront Districts

Use Classifications	RF-R	RF-C	RF-M	Additional Regulations
<i>Residential Uses</i>				
Bed and breakfast home	P	--	--	See § 1419-09
Day care home - Adult	C	--	--	
Day care home - Type A	C	--	--	
Child day care home - Type B	L8	--	--	
Child day care home	L8	--	--	
Permanent residential				
Single-family dwelling	P	--	--	
Attached single-family dwelling	P	--	--	
Rowhouse single-family dwelling	P	--	--	
Two-family dwelling	P	--	--	
Multi-family dwelling	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:

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

3/8/07
Amendment Committee