

**SUBJECT:** Proposed text amendment for §1403-05. Land Use regulations for the Single-Family Districts.

**PURPOSE:**

To obtain approval from the City Planning Commission (CPC) on text amendments related to the uses subject to limitations in each zoning district.

**PROPOSED TEXT AMENDMENT:**

**§ 1403-05. Land Use Regulations.**

Schedule 1403-05 below prescribes the land use regulations for SF Districts. The regulations for each subdistrict are established by letter designations as follows:

- (a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.
- (b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1403-05. Modifications to the limitations are prohibited unless otherwise specified.
- (c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Uses are defined in Chapter 1401, Definitions. Uses not listed in the Schedule 1403-05 are prohibited.

**This amendment would need to be repeated for each district of the Zoning Code.**

**JUSTIFICATION:**

Variances are allowed for any dimensional standard of the Zoning code. An amendment is proposed to allow variances for any numerical and locational standard of the Code in addition to the dimensional standards. It is the intention of the ZTAC to review each limitation to determine if conditional use approval should be allowed for the limitation. The Code should be clear on how the limitations can be modified.

**PUBLIC STAFF CONFERENCE:**

The Planning Division staff held a public conference on this Zoning Text Amendment on Tuesday, August 14, 2007. Those in attendance were not opposed.

**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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7/26/07  
Amendment Committee