



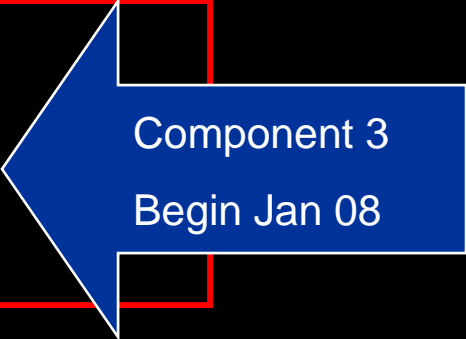
Unified Zoning Ordinance Technical Committee Meeting

Component 3: Zoning Districts/Uses

February 20, 2008

Zoning Ordinance Outline

- Article 1.0: General Provisions
- Article 2.0: Review Bodies and Administrators
- Article 3.0: Development Application Review Procedures
- Article 4.0: Base Zoning Districts
- Article 5.0: Special Zoning Districts
- Article 6.0: Overlay Zoning Districts
- Article 7.0: Use Regulations
- Article 8.0: General Development Standards
- Article 9.0: Nonconformities
- Article 10.0: Violations, Penalties, Enforcement
- Article 11.0: Definitions



Component 3
Begin Jan 08

Component 3 Tasks

- Develop master list of principal uses (underway)
- Define uses (underway)
- Develop zoning districts, including overlay districts
- Determine which uses to place in each zoning district
 - 1) Matter-of-right
 - 2) Conditional
 - 3) Special Use
- Develop use conditions for conditional uses (underway)
- Develop height and bulk standards for each zoning district

Master Principal Use List

#1
Develop
Master
List of
Uses

#2
Develop
Zoning
Districts

Article 2 Districts and Uses

2.6 Permitted Uses
2.6.2 Permitted Use Table

*R- = R-E, R-15, R-10, R-8, R-6		KEY: BLANK CELL = NOT PERMITTED ■ = PERMITTED □ = SPECIAL USE APPROVAL																								
USE CATEGORY	PRINCIPAL USE	OS	FW	CA	CIV	R-MP	R-*	R-3	RS-1	RS-2	RU-1	RU-2	RU-3	RU-4	OG	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard	
RESIDENTIAL	Single-Family Detached																									
	Conventional																									
	Side Yard House																								2.7.1A	
	Cottage																									
	Single-Family Attached																									
	Semi-attached																									
	Two-Family																									
	Multifamily																									
	Townhouse																									
	Large Home																									
	Stacked Townhouse																									
	Apartment																									
	Upper-Story Residential																								2.7.1B	
	Household Living (see 2.10.2A)	Live-Work																								2.7.1C
		Manufactured Home (Type A), Modular																								2.7.1D
		Manufactured Home (Type B)																								2.7.1E
Manufactured Home Park																									2.7.1F	
Boarding House, Rooming House, Single Room Occupancy																									2.7.1G	
Fraternity, Sorority, Dormitory																									2.7.1G	
Monastery, Convent																									2.7.1G	
Nursing Home, Full-time Convalescent, Hospice																									2.7.1G	
Personal Care Home for the Elderly																										2.7.1G
Residential Home for the Elderly, Assisted Living Facility																										2.7.1G
Supportive Living Facility																										2.7.1G
CIVIC		Museum, Library																								
Community Service (see 2.10.3A)	Neighborhood Arts Center or Similar Community Facility (public)																									
	Philanthropic Institution																									
	Police, Fire, EMS Substation																								2.7.2A	
Day Care (see 2.10.3B)	Adult day-care program																								2.7.2B	
	Family Day Care Home (5 to 7 persons)																								2.7.2B	
	Group Day Care Home (8 to 12 persons)																								2.7.2B	
	Day Care Center (13+ persons)																								2.7.2B	
	Drop-in Child Care Center (15+ persons)																								2.7.2B	
Nursery School, Preschool																								2.7.2B		

#3
Determine
if Use is
Permitted, a
Special
Use, a
Conditional
Use or not
permitted

#4
Determine
Use
Conditions
(if any)

Use Considerations

- Use broader categories of uses than current ordinances, grouping uses that have similar operational characteristics
- Some uses will require conditions to ensure maximum compatibility. Conditions may vary by district.
- Some uses may or may not be appropriate for certain districts. Instead of prohibiting them, consider a special use category
- Some uses will be governed by other regulations other than zoning (e.g., county/city code, state and federal law)

Today's Discussion

- Review draft master use list (handout)
- Discuss Group-related homes uses (handout)
- Discuss definition of household (currently “family”)