

PLANNING & ZONING COMMISSION
August 15, 2016
6:30 p.m.

PUBLIC HEARING – Revising the UDC to allow for changes regarding child care facilities in the R-1 zone.

New Business:

- a. Discussion regarding the public hearing about revising the UDC to change rules regulating child care facilities in R-1.
- b. Working session to review some analysis diagrams incorporating the nodes-paths-districts-edges-landmarks

Adjourn

- iii. To encourage the appropriate and best use of land by placing uniform size and appearance guidelines on new housing placements.
- iv. To promote healthful and convenient distribution of population by achieving higher densities through the utilization of vacant or underdeveloped properties.
- v. To encourage good civic design and arrangement by maintaining reasonable and uniformly applied design standards within existing neighborhoods.
- vi. To maintain the economic stability of existing neighborhoods by maintaining consistent size, bulk, and appearance standards.

4.3.2 Permitted Uses and Conditional Uses

Permitted uses are marked with a “P” in the Table of uses. Conditional uses, subject to conditional use permit approval, are marked with a “C” in the Table of Uses. Expressly prohibited uses are marked with a “NP.”

TABLE OF USES				
Use	R-1	R-2	R-3	R-MH
Bed and Breakfast	NP	C	C	NP
Child Care Center/Adult Daycare	NP	NP	NP	NP
Day Care Family Home	NP <u>C</u>	C	C	C
Residential Home Day Care	P	P	P	P
Clubs, Lodges	NP	C	C	C
Dwellings – Manufactured Home	NP	NP	NP	P
Dwellings - Multi-Family	NP	C	P	C
Dwellings - Single Family	P	P	P	P
Dwellings - Two-Family	NP	P	P	P
Dwellings - Townhouses	NP	P	P	NP
Home Occupation	P	P	P	P
Manufactured Home Park	NP	NP	NP	P
Mobile Home	NP	NP	NP	NP
Nursing Home	NP	C	C	NP
Parks/Recreational Facilities	P	P	P	P
Place of Worship	P	P	P	P
Public Utilities	P	P	P	P
Schools	C	C	C	C

Day Care Family Home: A situation, arrangement or agreement by which one or more persons care for ~~six (6)~~ eleven (11) to sixteen (16) children from more than one family and are cared for in a caregiver's own family home or in some other suitable family type residence.

Derrick Tower: A structure constructed of lattice steel and which is entirely self-supporting.

Design Criteria: Standards that set forth specific improvement requirements.

Developer: See Subdivider.

District, Zoning: See Zoning District.

Drive-in Commercial Uses: Any retail commercial use providing considerable off-street parking and catering primarily to vehicular trade such as drive-in restaurants, drive-in theaters, and similar uses.

Dumpster: Containers of at least five cubic yards in size which are utilized for collection of garbage and other waste materials which are located upon any property, including Commercial Use Property and any combination of Apartment Units.

Dwelling, or Dwelling Unit: Any room or group of rooms, including manufactured housing units, located within a structure forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking, eating, and sanitation by one family, but not including house trailers, travel trailers, or house boats.

Dwelling, Attached: A dwelling having any portion of one or more walls in common with adjoining dwellings.

Dwelling, Combination: Ground floor retail or professional offices with a residence on the second floor. See also "Mixed Uses"

Dwelling, Detached: A dwelling having no wall, roof, floor, or other structural element in common with another building.

Dwelling, Live/Work: A building used jointly for commercial and residential purposes on the same floor and where the residential use of the building is secondary or accessory to the primary use as a place of work.

Dwelling, Loft: A dwelling unit located in a multi-story commercial structure where the commercial and residential uses are vertically separated with the commercial uses on the ground floor and the residential uses on the upper floors.

Dwelling for Resident Security Guard or Caretaker: A permanent dwelling for a security guard or caretaker employed on the premises of a site. A dwelling for a resident security guard or caretaker does not include Recreational Vehicles (RV) or manufactured homes.

Dwelling, Single Family: A detached residence designed for occupancy by one family only, and having a minimum of 500 square feet of living space.

Dwelling, Two-Family: A detached residence designed for occupancy by two families, and having a minimum of 500 square feet of living space per family.

Replating: The resubdivision of any part of previously platted subdivision, addition, lot, or tract.

Residence: A building or part of a building containing one or more dwelling units but not including:

- a. Such transient accommodations as transient hotels, motels, tourist homes, dormitories or similar establishments.
- b. Nurses' residences, sanitariums, nursing homes, convalescent homes, rest homes, or other sleeping or living accommodations.

Residential Home Day Care: A situation in which the resident of a home cares for ~~five (5)~~ ten (10) children or less.

Restaurant: A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, and where the customer consumes these foods while seated at tables or counters located within the building.

Restaurant, Drive-In: An establishment that delivers prepared food and/or beverages to customers in motor vehicles, regardless of whether or not it also serves prepared food and/or beverages to customers who are not in motor vehicles, for consumption either on or off the premises.

Restaurant, Fast Food: Any establishment whose principal business is the sale of foods, frozen desserts, or beverages in ready-to-consume individual servings, for consumption either within the restaurant building or for carry-out, and where either: 1) foods, frozen desserts, or beverages are usually served in paper, plastic, or other disposable containers, and where customers are not served their food, frozen desserts, or beverages by a restaurant employee at the same table or counter where the items are consumed; or 2) the establishment includes a drive-up or drive-through service facility or offers curb service.

Retail use (open display): A use in which items are typically placed for public sale in open air display, including, but no limited to souvenir shops, novelty shops, t-shirt shops, and lawn-mower shops.

Retirement Center: A multi-family development intended for use by retired persons and not open for rental or sale to the general public.

Rezoning: An amendment to or a change in the zoning ordinance, which may be:

- a. A comprehensive revision or modification of the zoning text and map;
- b. A text change in zone requirements; or
- c. A change in the zoning designation of a particular parcel or parcels on the map.

Right-of-Way: A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other Conditional use.

Right-of-Way Dedication: The dedication to the city of sufficient right-of-way as required by the most recently adopted Master Street Plan. Right-of-Way Dedication for Boundary Streets shall apply to the One-Half Street Section abutting a proposed subdivision or development.