

## Residential Zoning Ordinance 23-0717-01 – Synopsis.

The length of the code changed by 268 additional words. The number of pages in the Ordinance is misleading due it containing both added and removed text and the way the Ordinance was formatted versus the existing code.

- Comments were added in the purpose to describe the nature of each district and clarify why uses were given specific levels of approval.
  - Allowed by right – consistent with the district
  - Allowed with approval from Board of Adjustments – possible inconsistency with the district
  - Allowed with a Special Use Permit – potential adverse impact on the district
  - Not allowed – incompatible with the district
- Definitions
  - Added some new definitions for uses that were previously not described
  - Combined some definitions that were similar
  - Deleted obsolete definitions
- The Special Use Permitting process was made a separate section since it will be used for multiple uses.
- R-1 District
  - Increased the level of approval for many of the allowed uses to allow more input from people near a potential use to provide input as to whether the use should be allowed
    - Playgrounds and parks now need Board of Adjustment approval
    - Police and fire stations now need a Special Use Permit
    - Libraries, museums, and art galleries now need a Special Use Permit
  - Removed some commercial uses due to potential noise and parking issues
    - Commercial and private club swimming pools
    - Nursing homes, rest homes and adult day care
      - Adult daycare in a person's home is allowed
  - Added a use called Vacation Rentals that needs Board of Adjustment Approval
  - Clarified the conditions for new cemeteries.
- R-2 District
  - The changes made and uses in the R-1 district apply to the R-2 District
  - Added Stacked Townhouses as a use with Board of Adjustment Approval
- R-3 District
  - The changes made and uses in R-1 and R-2 apply to the R-3 district
  - Removed some commercial uses due to potential noise and parking issues
    - Hospitals and Sanitariums
    - Offices for Doctors, Lawyers, Architects, etc.
    - Social, Fraternal, Union and Civic Organizations
  - Increased the level of approval for Community Garages to Board of Adjustment approval.

***\*\*Disclaimer: This is not an official document, but rather a summary intended to assist in reviewing the revisions of the Code, and should not be relied upon exclusively when weighing whether the revisions should be accepted.***