Code Revision

Section 2-25 - Permitted Uses in the Residential Districts 'Accessory Dwelling Unit, Connected' to SF-3 (Single Family -Mixed Lot)

DATE: September 16, 2020

DISCUSSION: A new definition, 'Accessory Dwelling Unit, connected' was presented in the previous agenda item. This code revision adds this use as permitted in the SF-3 (Single Family – Mixed Lot) zoning district. **Exhibit 'B'** contains the draft code revision.

RECOMMENDED MOTION: Recommendation of approval for the amendments to Section 2-25 – Permitted Uses in the Residential Districts.

EXHIBIT 'B'

Sec. 2-25. - Permitted Uses in the Residential Districts.

Summary use table by residential zoning district

Use	Zoning District												
	AG	SF-	SF-	SF- 2	SF-	SF-	МН	TF	тн	SR	MF-	MF-	Supplementary Use Standard
P = Permitted P/S = Permitted with supplementa	ary us	se sta	ndard	s S	E = S	oecial	Excep	otion	need	ed	- = Pr	ohibit	ed
Residential Uses													
Accessory Dwelling Unit, Connected					<u>P</u>								
Apartment	-	-	-	-	-	-	-	-	-	P/S	Р	P	2-91(c)
Assisted Living	-	-	-	-	-	-	-	-	-	P/S	-	-	2-91(d)
Group Home (six or fewer persons)	-	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	-	P/S	P/S	2-91(o)
Modular Housing	-				-	-	Р		-	-	-	-	
Multifamily House	-	-	-	-	-	-	-	-	-	-	Р	-	
Single-Family, Attached	-	-	-	-	-	-	-	P	-	-	-	-	
Single-Family, Detached	P	P	P	P	P	Р	-	P/S	-	-	-	-	2-91(hh)
Single-Family, Detached Manufactured Home	-	-	-	-	-	-	P	-	-	-	-	-	
Single-Family, Zero Lot Line	-	-	-	P	-	-	-	-	-	-	-	-	
Single-Family, Village Residential	-	-	-	P	-	-	-	-	-	-	-	-	
Townhouse, Single Lot or Common Lot	-	-	-	-	-	-	-	-	P	P/S	Р	P	2-91(jj)
Public and Civic Uses	1	<u> </u>					1						
Amenity Center	-	P/S	P/S	P/S	P/S	-	P/S	P/S	P/S	P/S	Р	P	2-91(b)
Community/Government Service	-	-	-	-	-	-	-	-	-	P/S	-	-	2-91(k)
Day Care (in home), six or fewer children	-	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	-	-	-	2-91(I)
Day Care, all other	-	-	-	-	-	-	-	-	-	-	P/S	P/S	2-91(I)

EXHIBIT 'B'

Park, Community	-	P/S	P/S	P/S	P/S	Р	P/S	P/S	P/S	Р	P/S	P/S	2-91(x)
Park, Linear/Linkage	-	P/S	P/S	P/S	P/S	Р	P/S	P/S	P/S	Р	P/S	P/S	2-91(y)
Park, Neighborhood	-	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Place of Worship	-	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Place of Worship (with accessory uses not exceeding 2,500 sq. ft.)	-	P/S	P/S	P/S	P/S	-	P/S	P/S	P/S	-	P/S	P/S	2-91(aa)
Place of Worship (with accessory uses between 2,500 sq. ft. and 10,000 sq. ft.)	-	-	-	-	-	-	-	-	-	-	P/S	P/S	2-91(aa)
Public Safety Facility	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Private School, Primary or Secondary	-	-	P/S	P/S	P/S	-	-	-	-	-	-	-	2-91(ff)
Public School, Elementary or Middle	-	-	P/S	-	P/S	P/S	2-91(ff)						
Self-Enclosed Monopole	-	P/S	P/S	P/S	P/S	P/S	-	-	-	-	-	-	2-91(gg)
Utility, Minor	P/S	P/S	P/S	P/S	2-91(mm)								
Utility, Intermediate	P/S	P/S	P/S	P/S	2-91(mm)								
WTF, Attached	P/S	P/S	P/S	P/S	2-91(qq)								
WTF, Stealth	P/S	P/S	P/S	P/S	2-91(qq)								
Commercial Uses				1	1				<u> </u>	<u> </u>	ı	1	I
Bed and Breakfast	-	P/S	-	P/S	-	P/S	-	-	-	-	-	-	2-91(h)
Other Uses	ı	1	1	ı	ı	1	1	I	I	ı	I	-	1
Agricultural Operations	Р	-	-	-	-	-	-	-	-	-	-	-	
Fowl Raising	Р	-	-	-	-	-	-	-	-	-	-	-	1
Livestock Raising	Р	P/S	-	-	-	-	-	-	-	-	-	-	Chapter 8