Suggestions for revising the Tables of Uses

February 10, 2016

Current Classes

- II = Staff decision – we never see it
- III = Planning Commission decision – no public hearing
- IV = Planning Commission decision – after public hearing
- V = Planning Commission recommendation after public hearing, then Council decision after another public hearing.

Proposed classes

- No changes to Classes II, III, IV
- Change Class V to: Planning Commission recommendation (no public hearing), then Council decision after public hearing.

Recommended changes to the residential table and zoning map

- Eliminate the M-H (mobile home) zone and change the zoning map in the current M-H zone to R-1-7.5 (7,500 sq.ft. density).
- Eliminate the A-20 zone shown in the Table of Uses and in the legend on the zoning map, because there is no land designated A-20 in the city.

Table 33-1 Table of Uses, residential zoning districts

- Campground…
  - Eliminate this use
- Casita or guesthouse proposed at any time after construction…
  - Change from Class IV to Class II
- Commercial kennel…
  - Change from Class IV to Class V
- Dwelling, two-family…
  - Change from Class III to Class II in both R2-6 and R-M

Table 33-2 Table of Uses, nonresidential zoning districts

- Accessory dwelling unit…
  - Change from Class IV to Class III
- Animal hospital with outdoor holding…
  - Change from Class IV to Class V
- Animal hospital without outdoor holding…
  - This should be Class IV in the CN and CLM Zones and Class III in the CI zone
- Art studio…
  - Change from Class IV to Class III in gthe CN and RMU zones
- Commercial kennel…
  - Change from Class IV to Class V
- Commercial recreation (outdoor)…
  - Change from Class IV to Class V in RC, CLM, RMU, CPR zones
- Contractor's office…
  - Change from Class IV to Class III in CI, RMU, CPR zones and keep as Class III in CLM