

Proposed Zoning and Land Use Regulations

✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✗	✗
R-1	R-2	R-3	R-4	R-5	O-R	C-1	C-2	C-3	M-L	M-1	M-2
Lower-Density Residential		Higher-Density Residential			Commercial and Mixed-Use			Industrial			

Allowed Housing Types

Dwelling Unit	Includes accommodations for living, sleeping, cooking, and sanitation (bathroom).
Sleeping Unit	Includes accommodations for sleeping only. <u>May</u> include provisions for either cooking or sanitation (bathroom), <u>but not both</u> .
Congregate Living Facility	A larger building that contains separate bedrooms with shared bathrooms, kitchen facilities, and gathering areas.
<p>*Shared Facilities Requirements - Transitional housing development that includes “sleeping units” or “congregate living facilities” shall provide common shared facilities. Common areas shall be accessible to all residents and include:</p> <ul style="list-style-type: none"> • A kitchen/ dining area with provisions for food storage, cooking, eating, and sanitation. • A common bathroom with provisions for handwashing and sanitation, toilets, and showers. 	

Parking Requirements

Dwelling Unit	<ul style="list-style-type: none"> - Two (2) spaces per dwelling with four or fewer bedrooms. - One additional space for every two additional bedrooms.
Sleeping Unit	<ul style="list-style-type: none"> - One (1) parking space for every two sleeping units.
Congregate Living Facility	<ul style="list-style-type: none"> - One (1) space for every three bedrooms

Number of Housing Units Allowed – Planning Commission Key Issue

Considering a “scaled” approach to the number of units allowed on a property, depending on the neighborhood/zoning that it is located in. (More units allowed in higher density areas).

Example: Low-Density: 16 units/acre | High Density: 24 units/acre | Commercial: 32 units/acre

Perimeter Screening – developments can choose between fencing or landscaping

- Privacy fencing (not “see-through” like chain-link)
- Substantial landscaping like tall shrubs or trees to provide privacy

Secure Storage - All residents must have access to personal secure storage space.