

MEMORANDUM

To: City Planning Commission, Committee of the Whole
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Date: March 25, 2021
Subject: Single Room Occupancy Zoning Code Text Amendment

CPED staff is developing a zoning code text amendment that would amend the regulations to permit the development of single room occupancy (SRO) units. CPED is coordinating with other City departments on additional amendments to other City ordinances to address licensure, health, safety, etc. The text amendment is intended to allow residential units that would fill a gap on the affordable housing continuum for people who earn low-wages or work intermittently, creating a regulatory framework to allow for new — and to better regulate existing — rooming houses and single room occupancy units.

Rooming-type units are currently allowed only when establishing housing with supportive services (e.g., supportive housing, community residential facilities, assisted living, nursing homes). While SROs are proposed to be classified as a type of congregate living within the zoning code, SRO housing would not necessarily include supportive services. Note that amendments that comprehensively reevaluate the City’s regulations for housing with supportive services will be included in a separate, future amendment.

Definition. SRO units are distinguished from “dwelling units” by the fact that each living space would not be required to include kitchen or bathroom facilities. The definition of single room occupancy housing is proposed to be introduced in Chapter 520.160:

Single Room Occupancy (SRO) Housing - Any building intended or designed to be used for sleeping purposes by residents which serves as their primary residence. Occupancy by one (or two) person(s) of a single room, or of two or more rooms which are joined together, separated from all other rooms within an apartment in a structure, so that the occupant or occupants thereof reside separately and independently of the other occupant or occupants of the same apartment. The unit may have a bathroom in addition to the occupied room. Single room occupancy units may share a kitchen with one or more other single room occupancy unit/s in the same building and may also share a bathroom.

Location: New SRO units would generally be limited to parcels where policy and regulation allow 4 or more dwelling units, beginning with lots 7,500 square feet or larger located in the Interior 2 built form district and more intense districts. The R3 zoning district is proposed as the lowest intensity district where SROs would be allowed. In the R3 district, the use could be established on a lot with at least 7,500 square feet. In the R4 district and above, 5,000 square feet of lot area would be required. Conversions of existing buildings and new construction of SROs would be permitted.

Occupancy and size: Limited to no more than two occupants per room. Rooming units are not subject to minimum zoning requirements related to minimum floor area (300 for accessory dwelling units, 350 square feet for efficiency units, and 500 square feet for units with one or more bedrooms). Staff proposes to defer to the building code and Housing Maintenance Code to address the required size of rooms/units within SROs.

Ownership/Management: City staff is considering a requirement that SRO units could only be established by non-profit or government agencies with a track record of successfully managing housing.

Licenses/Permits: Standalone licenses would ensure renter protections for tenants.

Council Members Goodman, Gordon and Schroeder introduced subject matter on July 17, 2020, and the amendment language and public hearing is forthcoming. CPED staff is seeking the City Planning Commission's feedback regarding the framework of the proposed amendment. The amendment would potentially impact the following chapters of the zoning code:

- Chapter 520 Introductory Provisions
- Chapter 525 Administration and Enforcement
- Chapter 527 Planned Unit Development
- Chapter 530 Site Plan Review
- Chapter 531 Nonconforming Uses and Structures
- Chapter 535 Regulations of General Applicability
- Chapter 536 Specific Development Standards
- Chapter 537 Accessory Uses and Structures
- Chapter 541 Off-Street Parking and Loading
- Chapter 546 Residence Districts
- Chapter 547 Office Residence District
- Chapter 548 Commercial Districts
- Chapter 549 Downtown Districts
- Chapter 550 Industrial Districts
- Chapter 551 Overlay Districts

APPLICABLE POLICIES

Staff has identified the following applicable policies that support an amendment to the zoning code:

Policy 35: Innovative Housing Types: Pursue innovative housing types and creative housing programs to help meet existing and future housing needs.

- b. Review and revise existing policies, programs, and regulations to remove barriers and support innovative, energy efficient, and creative housing options, such as multi-generational housing that supports large family structures, single room occupancy, shared housing, co-housing, and cooperative-housing.
- c. Invest in the training and expansion of housing code enforcement to monitor and ensure owner-occupant and investment properties are meeting the standard of building maintenance and health conditions.

Policy 40: Homelessness: Eliminate homelessness through safe, stable, and affordable housing opportunities and strategies for homeless youth, singles, and families.

- e. Support and expand low barrier housing opportunities to better serve households with criminal and credit reports through rental housing that serves tenants with the greatest barriers to securing housing, such as having no or very low income, poor rental history and past evictions, or criminal histories.

g. Create a regulatory framework to allow new rooming houses, single room occupancy units, and other forms of transitional housing.

Single Room Occupancy Zoning Code Text Amendment, Draft Text

520.160. - Definitions.

Unless otherwise expressly stated, or unless the context clearly indicates a different meaning, the words and phrases in the following list of definitions shall, for the purposes of this zoning ordinance, have the meanings indicated. Additional definitions may be found within specific chapters of this zoning ordinance. All words and phrases not defined shall have their common meaning.

(Existing definition. To be determined whether this definition requires any revision in conjunction with this zoning code amendment.) Rooming unit. One (1) or more rooms, designed, occupied or intended for occupancy as a separate living quarter that is not a dwelling unit.

(New definition) Single room occupancy housing. Any building intended or designed to be used for sleeping purposes by residents which serves as their primary residence. Occupancy by no more than two (2) people of a single room, or of two or more rooms which are joined together, separated from all other rooms within an apartment in a structure, so that the occupant or occupants thereof reside separately and independently of the other occupant or occupants of the same apartment. The unit may have a bathroom in addition to the occupied room. Single room occupancy housing units may share a kitchen with one or more other single room occupancy unit(s) in the same building and may also share a bathroom.

535.90. - General standards for residential uses.

(a) *Size and width.* The minimum gross floor area of a dwelling unit, except efficiency units and accessory dwelling units, shall be five hundred (500) square feet. The minimum gross floor area of efficiency units shall be three hundred fifty (350) square feet. The minimum gross floor area of accessory dwelling units shall be three hundred (300) square feet. The minimum gross floor area of rooming units allowed in congregate living uses shall be governed by the building code and Chapter 244, Housing Maintenance Code. Not less than eighty (80) percent of the habitable floor area of single-, two-, or three-family dwellings shall have a minimum width of eighteen (18) feet.

(b) *Principal entrance and pedestrian access.*

(1) *Single-, two-, and three-family dwellings.* Single-, two-, and three-family dwellings shall include a principal entrance facing the front lot line. In dwellings with more than one (1) unit, providing all units access to a shared front facing entrance is encouraged. Subject to Table 535-1, Permitted Obstructions in Required Yards, the principal entrance and all dwelling units shall be connected to the public sidewalk by hard-surfaced walkway not less than three (3) feet wide and shall include stairs where needed. Where no public sidewalk exists, the walkway shall extend to the public street. The principal entrance may face a side lot line when part of a front vestibule or extended portion of the front façade, provided the entrance is located no further than eight (8) feet from the façade closest to the street.

(2) *All other residential uses.* Residential buildings shall be oriented so that at least one (1) principal entrance faces a public street rather than the interior of the site. Clear and well-lighted walkways at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site. In the case of a corner lot, the principal entrance shall face the front lot line.

(c) *Windows.*

(1) *Single-, two-, and three-family dwellings.* Not less than fifteen (15) percent of the walls on each floor of single-, two-, and three-family dwellings that face a public street shall be windows. The bottom of any window used to satisfy the ground floor window requirement facing a public street shall not be more than four (4) feet above the adjacent first floor elevation. Not less than five (5) percent of the walls on each floor of single-, two-, and three-family dwellings that face a rear or interior side lot line shall be windows. Windows located in a door shall not be counted toward satisfying the minimum window requirement.

(2) *All other residential uses.* Residential buildings shall maintain compliance with the residential windows requirements of Chapter 530, Site Plan Review.

(3) *Half stories.* Half stories shall not be subject to the minimum window requirement.

(4) *Window area computation.* Minimum window area at the first floor or ground level shall be measured between two (2) and ten (10) feet above the adjacent grade. Minimum window area on walls above the first floor shall be measured between the upper surface of a floor and the upper surface of the floor above.

(d) *Attached garage facing the front lot line.* Attached accessory uses designed or intended for the parking of vehicles accessory to single-, two-, or three-family dwellings shall extend no more than five (5) feet closer to the front lot line than the façade of a habitable portion of the first story of the dwelling when the garage door or doors face the front lot line. In addition, the width of the garage wall facing the front lot line, including basement-level garages, shall not exceed sixty (60) percent of the width of the entire structure.

(e) *Conversions.* The addition of a dwelling unit or units that result in a two- or three-family dwelling shall be subject to the following standards:

(1) Fire escapes or stairs that provide access above the ground floor shall be enclosed or located entirely to the rear of the principal residential structure.

(2) Mechanical equipment, including utility boxes and panels, shall not be located on the front building façade.

(3) Windows in additions that face a street shall be compatible with the existing windows of the street-facing walls.

(4) Exterior materials that face a street shall be compatible with the existing exterior materials of the street-facing walls.

(f) A residential building nonconforming as to these requirements shall have all the rights of a conforming building, except that said building shall not be enlarged, altered, or relocated in such a way as to increase its nonconformity with these requirements.

Two-family dwelling	P	P	P	P	P	P			
Single- or two-family dwelling existing on the effective date of this ordinance or conversion of a building existing on the effective date of this ordinance to a single- or two-family dwelling							P	P	
Cluster development	C	C	C	C	C	C	C	C	✓
Multiple-family dwelling, three (3) units	P	P	P	P	P	P	P	P	
Multiple-family dwelling, four (4) units or more					P	P	P	P	✓
Planned Unit Development					C	C	C	C	✓
Congregate Living									
Community residential facility serving six (6) or fewer persons	P	P	P	P	P	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons						C	C	C	✓
Board and care home/ Nursing home/ Assisted living						C	C	C	✓
Emergency shelter serving six (6) or fewer persons	C	C	C	C	C	C	C	C	✓
Emergency shelter serving seven (7) to sixteen (16) persons					C	C	C	C	✓
Emergency shelter serving seventeen (17) to thirty-two (32) persons						C	C	C	✓
Faculty house						C	C	C	✓
Fraternity or sorority						C	C	C	✓
Hospitality residence						C	C	C	✓
Intentional community	P	P	P	P	P	P	P	P	✓
Residential hospice						C	C	C	✓
Single room occupancy housing					P	P	P	P	✓
Supportive housing						C	C	C	✓

546.480. - Lot dimension requirements.

(a) *Minimum requirements.* The minimum lot area and minimum lot width for uses located in the R3 District shall be as specified in [Chapter 552](#), Built Form Overlay Districts, and in Table 546-6, R3 Lot Dimension Requirements.

(b) *Maximum requirements.* The maximum lot area for a single-, two-, or three-family dwelling located in the R3 District shall be seven thousand five hundred (7,500) square feet. The maximum lot area for all other uses shall be as specified in [Chapter 552](#), Built Form Overlay Districts.

Table 546-6 R3 Lot Dimension Requirements

<i>Uses</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
RESIDENTIAL USES		
Dwellings		
Single-, two-, or three-family dwelling	5,000	40
Cluster development	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	40
Planned Unit Development	½ acre or 1,500 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to sixteen (16) persons	7,500 or 1,250 sq. ft. per rooming unit, whichever is greater	40
Emergency shelter	As approved by C.U.P.	As approved by C.U.P.
Single room occupancy housing	7,500 sq. ft.	40

546.530. - Lot dimension requirements.

(a) *Minimum requirements.* The minimum lot area and minimum lot width for uses located in the R4 District shall be as specified in Chapter 552, Built Form Overlay Districts, and in Table 546-7, R4 Lot Dimension Requirements.

(b) *Maximum requirements.* The maximum lot area for a single-, two-, or three-family dwelling located in the R4 District shall be seven thousand five hundred (7,500) square feet. The maximum lot area for all other uses shall be as specified in Chapter 552, Built Form Overlay Districts.

Table 546-7 R4 Lot Dimension Requirements

<i>Uses</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
RESIDENTIAL USES		
Dwellings		
Single-, two-, or three-family dwelling	5,000	40
Cluster development	5,000 or 1,250 sq. ft. per dwelling unit, whichever is greater	40
Planned Unit Development	½ acre or 1,250 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000 or 1,250 sq. ft. per rooming unit, whichever is greater	40
Board and care home/Nursing home/Assisted living	20,000	80
Emergency shelter	As approved by C.U.P.	As approved by C.U.P.
Faculty house	10,000	80

Fraternity or sorority	5,000 or 1,250 sq. ft. per rooming unit, whichever is greater	40
Hospitality residence	10,000 or 1,250 sq. ft. per rooming unit, whichever is greater	80
Residential hospice	10,000	80
<u>Single room occupancy housing</u>	<u>5,000</u>	<u>40</u>
Supportive housing	5,000 or 1,250 sq. ft. per rooming unit, whichever is greater	40

546.580. - Lot dimension requirements.

(a) *Minimum requirements.* The minimum lot area and minimum lot width for uses located in the R5 District shall be as specified in Chapter 552, Built Form Overlay Districts, and in Table 546-8, R5 Lot Dimension Requirements.

(b) *Maximum requirements.* The maximum lot area for a single-, two-, or three-family dwelling located in the R5 District shall be seven thousand five hundred (7,500) square feet. The maximum lot area for all other uses shall be as specified in Chapter 552, Built Form Overlay Districts.

Table 546-8 R5 Lot Dimension Requirements

<i>Uses</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
RESIDENTIAL USES		
Dwellings		
Single- or two-family dwelling existing on the effective date of this ordinance	5,000	40
Cluster development	5,000	40
Three-family dwelling	5,000	40

Planned Unit Development	½ acre	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	40
Board and care home/Nursing home/Assisted living	20,000	80
Emergency shelter	As approved by C.U.P.	As approved by C.U.P.
Faculty house	10,000	80
Fraternity or sorority	5,000	40
Hospitality residence	10,000	80
Residential hospice	10,000	80
Single room occupancy housing	5,000	40
Supportive housing	5,000	40

546.630. - Lot dimension requirements.

(a) *Minimum requirements.* The minimum lot area and minimum lot width for uses located in the R4 District shall be as specified in Chapter 552, Built Form Overlay Districts, and in Table 546-9, R6 Lot Dimension Requirements.

(b) *Maximum requirements.* The maximum lot area for a single-, two-, or three-family dwelling located in the R6 District shall be seven thousand five hundred (7,500) square feet. The maximum lot area for all other uses shall be as specified in Chapter 552, Built Form Overlay Districts.

Table 546-9 R6 Lot Dimension Requirements

<i>Uses</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
RESIDENTIAL USES		
Dwellings		
Single- or two-family dwelling existing on the effective date of this ordinance	5,000	40
Cluster development	5,000	40
Three-family dwelling	5,000	40
Planned Unit Development	½ acre	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	40
Board and care home/Nursing home/Assisted living	20,000	80
Emergency shelter	As approved by C.U.P.	As approved by C.U.P.
Faculty house	10,000	80
Fraternity or sorority	5,000	40
Hospitality residence	10,000	80
Residential hospice	10,000	80
<u>Single room occupancy housing</u>	<u>5,000</u>	<u>40</u>
Supportive housing	5,000	40

CHAPTER 547. - OFFICE RESIDENCE DISTRICTS

547.30. - Principal uses for the office residence districts.

(a) *In general.* Table 547-1 Principal Uses in the Office Residence Districts, lists all permitted and conditional uses in the office residence districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an " / " under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

(f) *Neighborhood serving retail sales and services.* Neighborhood serving retail sales and services include activities that serve the surrounding neighborhood by offering basic goods and services often needed on a day-to-day basis. The limited nature and scale of the uses minimizes their impact on surrounding properties. Neighborhood serving retail sales and services shall be subject to the following standards:

1. Neighborhood serving retail sales and services shall be limited to the following uses:

- a. Bakery.
- b. Barber shop/beauty salon.
- c. Bicycle sales and repair.
- d. Bookstore, new or used.
- e. Clothing and accessories.
- f. Coffee shop.
- g. Drug store.
- h. Dry cleaning pickup station.
- i. Florist.
- j. Grocery store.
- k. Hardware store.
- l. Jewelry store.
- m. Massage and bodywork establishment.
- n. Performing, visual or martial arts school.
- o. Restaurant, sit down or delicatessen, provided no alcoholic beverages.

- p. Self-service laundry.
- q. Shoe repair/tailor.
- r. Sports and health facility.

(2) The maximum size of individual neighborhood serving retail sales and service uses shall be four thousand (4,000) square feet of gross floor area.

(3) All neighborhood serving retail sales and services shall be located on the ground floor of a mixed use building of at least two (2) stories.

(4) Drive-through facilities shall be prohibited.

(5) Wholesale and off-premise sales shall be prohibited.

Table 547-1 Principal Uses in the Office Residence Districts

<i>Use</i>	<i>OR1</i>	<i>OR2</i>	<i>OR3</i>	<i>Specific Dev. Standards</i>
RESIDENTIAL USES				
Dwellings				
Single or two-family dwelling	P			
Single- or two-family dwelling existing on the effective date of this ordinance or conversion of a building existing on the effective date of this ordinance to a single- or two-family dwelling		P	P	
Cluster development	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	
Planned Unit Development	C	C	C	✓
Congregate Living				
Community residential facility serving six (6) or fewer persons	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	✓
Board and care home/ Nursing home/ Assisted living		C	C	✓
Dormitory		C	C	✓
Emergency shelter serving six (6) or fewer persons	C	C	C	✓

Emergency shelter serving seven (7) to sixteen (16) persons	C	C	C	✓
Emergency shelter serving seventeen (17) to thirty-two (32) persons		C	C	✓
Faculty house		C	C	✓
Fraternity or sorority		C	C	✓
Hospitality residence		C	C	✓
Intentional community	P	P	P	✓
Residential hospice		C	C	✓
Single room occupancy housing	P	P	P	✓
Supportive housing		C	C	✓

**547.30. - Principal uses for the office residence districts.
modified**

(a) *In general.* Table 547-1 Principal Uses in the Office Residence Districts, lists all permitted and conditional uses in the office residence districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an " / " under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

(f) *Neighborhood serving retail sales and services.* Neighborhood serving retail sales and services include activities that serve the surrounding neighborhood by offering basic goods and services often needed on a day-to-day basis. The limited nature and scale of the uses minimizes their impact on surrounding properties. Neighborhood serving retail sales and services shall be subject to the following standards:

(1) Neighborhood serving retail sales and services shall be limited to the following uses:

- a. Bakery.
- b. Barber shop/beauty salon.
- c. Bicycle sales and repair.
- d. Bookstore, new or used.
- e. Clothing and accessories.
- f. Coffee shop.
- g. Drug store.
- h. Dry cleaning pickup station.
- i. Florist.
- j. Grocery store.
- k. Hardware store.
- l. Jewelry store.
- m. Massage and bodywork establishment.
- n. Performing, visual or martial arts school.
- o. Restaurant, sit down or delicatessen, provided no alcoholic beverages.
- p. Self-service laundry.
- q. Shoe repair/tailor.
- r. Sports and health facility.

(2) The maximum size of individual neighborhood serving retail sales and service uses shall be four thousand (4,000) square feet of gross floor area.

(3) All neighborhood serving retail sales and services shall be located on the ground floor of a mixed use building of at least two (2) stories.

(4) Drive-through facilities shall be prohibited.

(5) Wholesale and off-premise sales shall be prohibited.

Table 547-1 Principal Uses in the Office Residence Districts

<i>Use</i>	<i>OR1</i>	<i>OR2</i>	<i>OR3</i>	<i>Specific Dev. Standards</i>
RESIDENTIAL USES				
Dwellings				
Single or two-family dwelling	P			
Single- or two-family dwelling existing on the effective date of this ordinance or conversion of a building existing on the effective date of this ordinance to a single- or two-family dwelling		P	P	
Cluster development	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	

Multiple-family dwelling, three (3) and four (4) units	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	
Planned Unit Development	C	C	C	✓
Congregate Living				
Community residential facility serving six (6) or fewer persons	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	✓
Board and care home/ Nursing home/ Assisted living		C	C	✓
Dormitory		C	C	✓
Emergency shelter	C	C	C	✓
Faculty house		C	C	✓
Fraternity or sorority		C	C	✓
Hospitality residence		C	C	✓
Intentional community	P	P	P	✓
Residential hospice		C	C	✓
Single room occupancy housing	P	P	P	✓
Supportive housing		C	C	✓

547.270. - Lot dimension requirements.

(a) *Minimum requirements.* The minimum lot area and lot width for uses located in the OR1 District shall be as specified in Chapter 552, Built Form Overlay Districts and in Table 547-2, Lot Dimension Requirements in the OR1 District.

(b) *Maximum requirements.* The maximum lot area for a single-, two-, or three-family dwelling located in the OR1 District shall be seven thousand five hundred (7,500) square feet. The maximum lot area for all other uses shall be as specified in Chapter 552, Built Form Overlay Districts.

Table 547-2 Lot Dimension Requirements in the OR1 District

<i>Uses</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
RESIDENTIAL USES		
Dwellings		
Single-, two-, or three-family dwelling	5,000	40
Cluster development	5,000	40

<i>Uses</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
Planned Unit Development	½ acre	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to sixteen (16) persons	5,000	40
Emergency shelter	As approved by C.U.P.	As approved by C.U.P.
Single room occupancy housing	5,000	40

547.310. - Lot dimension requirements.

(a) *Minimum requirements.* The minimum lot area and lot width for uses located in the OR2 District shall be as specified in Chapter 552, Built Form Overlay Districts and in Table 547-3, Lot Dimension Requirements in the OR2 District.

(b) *Maximum requirements.* The maximum lot area for a single-, two-, or three-family dwelling located in the OR2 District shall be seven thousand five hundred (7,500) square feet. The maximum lot area for all other uses shall be as specified in Chapter 552, Built Form Overlay Districts.

Table 547-3 Lot Dimension Requirements in the OR2 District

<i>Uses</i>	<i>Minimum Lot Area (Square Feet)</i>
RESIDENTIAL USES	
Dwellings	
Single-, two-, or three-family dwelling	5,000
Cluster development	5,000

Planned Unit Development	½ acre
Congregate Living	
Community residential facility serving six (6) or fewer persons	5,000
Community residential facility serving seven (7) to thirty-two (32) persons	5,000
Board and care home/Nursing home/Assisted living	20,000
Dormitory	10,000
Emergency shelter	As approved by C.U.P.
Faculty house	10,000
Fraternity or sorority	5,000
Hospitality residence	10,000
Residential hospice	10,000
<u>Single room occupancy housing</u>	<u>5,000</u>
Supportive housing	5,000

547.350. - Lot dimension requirements.

(a) *Minimum requirements.* The minimum lot area and lot width for uses located in the OR3 District shall be as specified in Chapter 552, Built Form Overlay Districts and in Table 547-4, Lot Dimension Requirements in the OR3 District.

(b) *Maximum requirements.* The maximum lot area for a single-, two-, or three-family dwelling located in the OR3 District shall be seven thousand five hundred (7,500) square feet. The maximum lot area for all other uses shall be as specified in Chapter 552, Built Form Overlay Districts.

Table 547-4 Lot Dimension Requirements in the OR3 District

<i>Uses</i>	<i>Minimum Lot Area (Square Feet)</i>
RESIDENTIAL USES	
Dwellings	
Single-, two-, or three-family dwelling	5,000
Cluster development	5,000
Planned unit development	½ acre
Congregate Living	
Community residential facility six (6) or fewer persons	5,000
Community residential facility serving seven (7) to thirty-two (32) persons	5,000
Board and care home/Nursing home/Assisted living	20,000
Dormitory	10,000
Emergency shelter	As approved by C.U.P.
Faculty house	10,000
Fraternity or sorority	5,000
Hospitality residence	10,000
Residential hospice	10,000
<u>Single room occupancy housing</u>	<u>5,000</u>
Supportive housing	5,000

CHAPTER 548. - COMMERCIAL DISTRICTS

548.30. - Principal uses for the commercial districts.

(a) *In general.* Table 548-1, Principal Uses in the Commercial Districts, lists all permitted and conditional uses in the commercial districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an "✓" under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

(f) *General use categories.* Table 548-1 employs general use categories for some types of uses. A particular use may be determined to be within a general use category if not listed specifically elsewhere in Table 548-1 and if not determined to be within another general use category. Determination of whether a particular use is included within a general use category shall be made by the zoning administrator in the manner provided for in Chapter 525, Administration and Enforcement, governing determination of substantially similar uses.

(1) *General retail sales and services.* General retail sales and services uses include the retail sale of products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include but are not limited to the following uses:

- a. Bakery.
- b. Barber shop/beauty salon.
- c. Bicycle sales and repair.
- d. Clothing and accessories.
- e. Drug store.
- f. Dry cleaning pick-up station.
- g. Electronics.
- h. Film developing.
- i. Furniture store.
- j. Hardware store.
- k. Interior decorating/upholstery.
- l. Jewelry store.

- m. Locksmith.
- n. Massage and bodywork establishment.
- o. Picture framing.
- p. Radio and television service and repair.
- q. Shoe repair/tailor.

Table 548-1 Principal Uses in the Commercial Districts

RESIDENTIAL USES						
Dwellings						
Single or two-family dwelling	P	P				
Single or two-family dwelling existing on the effective date of this ordinance			P	P	P	
Cluster development	C	C	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	P	P	
Planned Unit Development	C	C	C	C	C	✓
Congregate Living						
Community residential facility serving six (6) or fewer persons	P	P	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	C	C	✓
Emergency shelter	C	C	C	C	C	✓
Inebriate housing		C			C	✓

Intentional community	P	P	P	P	P	✓
Overnight shelter		C			C	✓
Residential hospice		C			C	✓
Single room occupancy housing	P	P	P	P	P	✓
Supportive housing		C			C	✓

548.120. - Lot dimension requirements.

Lot dimension requirements for all uses located in the commercial districts shall be as specified in Table 548-2, Lot Dimension Requirements in the Commercial Districts and in Chapter 552, Built Form Overlay Districts.

Table 548-2 Lot Dimension Requirements in the Commercial Districts

<i>Use</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
RESIDENTIAL USES		
Dwellings		
Single-, two-, or three-family dwelling	5,000	40
Cluster development	5,000	40
Planned unit development	½ acre	As approved by C.U.P.
Congregate Living		
Community residential facility serving six (6) or fewer persons	5,000	40
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	40

<i>Use</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Minimum Lot Width (Feet)</i>
Board and care home/Nursing home/Assisted living	20,000	80
Emergency shelter	As approved by C.U.P.	As approved by C.U.P.
Inebriate housing	5,000	40
Overnight shelter	5,000	40
Residential hospice	10,000	80
<u>Single room occupancy housing</u>	<u>5,000</u>	<u>40</u>
Supportive housing	5,000	40

CHAPTER 549. - DOWNTOWN DISTRICTS

549.30. - Principal uses for the downtown districts.

(a) *In general.* Table 549-1, Principal Uses in the Downtown Districts, lists all permitted and conditional uses in the downtown districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an "✓" under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

(f) *General use categories.* Table 549-1 employs general use categories for some types of uses. A particular use may be determined to be within a general use category if not listed specifically elsewhere in Table 549-1 and if not determined to be within another general use category. Determination of whether a particular use is included within a general use category shall be made by the zoning administrator in the manner provided for in Chapter 525, Administration and Enforcement, governing determination of substantially similar uses.

(1) *General retail sales and services.* General retail sales and services uses include the retail sale of products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include but are not limited to the following uses:

- a. Bakery.
- b. Barber shop/beauty salon.
- c. Bicycle sales and repair.
- d. Clothing and accessories.
- e. Drug store.
- f. Dry cleaning pick-up station.
- g. Electronics.
- h. Film developing.
- i. Furniture store.
- j. Hardware store.
- k. Interior decorating/upholstery.
- l. Jewelry store.
- m. Locksmith.
- n. Massage and bodywork establishment.
- o. Picture framing.
- p. Radio and television service and repair.
- q. Shoe repair/tailor.

(2) *Limited production and processing.* Limited production and processing uses include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing shall not include any use which may be classified as a medium industrial use or a general industrial use or any use which is first allowed in the I2 or I3 Districts. Limited production and processing is allowed as a principal use provided the use shall not exceed the maximum floor area as set forth in each downtown district, and the main entrance shall open to a retail or office component equal to not less than fifteen (15) percent of the floor area of the use, except in the B4C District where such district standards shall apply. Limited production and processing includes but is not limited to the following uses:

- a. Apparel and other finished products made from fabrics.

- b. Computers and accessories, including circuit boards and software.
- c. Electronic components and accessories.
- d. Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar.
- e. Precision medical and optical goods.
- f. Signs, including electric and neon signs.
- g. Watches and clocks.
- h. Wood crafting and carving.
- i. Wood furniture and upholstery.

Table 549-1 Principal Uses in the Downtown Districts

RESIDENTIAL USES					
Dwellings					
Cluster development	C	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	P	
Planned Unit Development	C	C	C	C	✓
Congregate Living					
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons	C	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	C	✓
Dormitory	C	C	C	C	✓
Emergency shelter	C	C	C	C	✓
Hospitality residence	P	P	P	P	✓
Inebriate housing		C	C	C	✓
Intentional community	P	P	P	P	✓

Overnight shelter	C	C	C	C	✓
Residential hospice	C	C	C	C	✓
<u>Single room occupancy housing</u>	P	P	P	P	✓
Supportive housing	C	C	C	C	✓

CHAPTER 551. - OVERLAY DISTRICTS

551.370. - Conditional uses.

In addition to the conditional uses allowed in the primary zoning district, the following conditional uses may be allowed in the IL Overlay District, subject to the provisions of Chapter 525, Administration and Enforcement.

(1) Dwelling units, emergency shelters, intentional communities, overnight shelters, single room occupancy housing, and supportive housing, subject to the following conditions:

- a. Emergency shelters, intentional communities, overnight shelters, and supportive housing shall be subject to the requirements of Chapter 536, Specific Development Standards.
- b. Alterations made to the exterior of an existing building shall maintain the architectural integrity and character of the building and surrounding area.
- c. The maximum height of single- and two-family dwellings and cluster developments shall be two and one-half (2.5) stories or thirty-five (35) feet, whichever is less.
- d. No vibration, excessive dust, noise, light, glare, smoke, odor, truck traffic or other substance or condition, shall be generated by uses in the building that will have an adverse impact on the residential use of the building.
- e. Emergency shelters and overnight shelters may not be a conditional use in the IL Overlay District until the completion of the next comprehensive plan update, as of December 11, 2015.

(2) Planned unit developments that include dwelling units residential uses allowed by this section.

(3) School, grades K—12, subject to the following conditions:

- a. Schools, grades K—12, shall be subject to the requirements of Chapter 536, Specific Development Standards.