

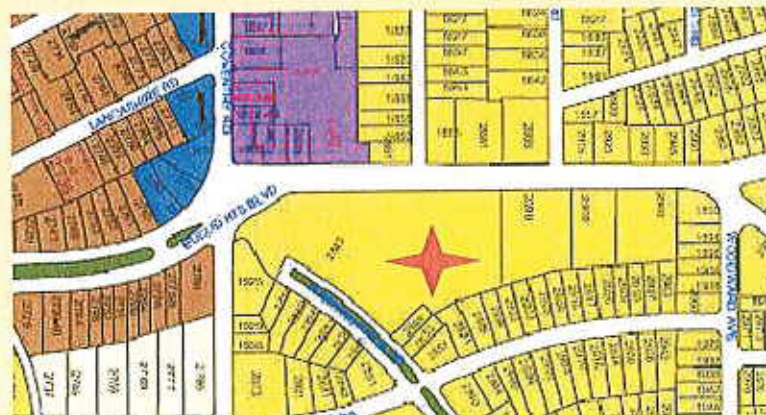
APPROVAL PROCESSES

Code-conforming options are either permitted as a matter of right or conditionally permitted by the Planning Commission with conditions that safeguard adjacent parcels. Some options, such as offices or artist's studios require changing the zoning to permit a use that would otherwise be prohibited.

I. EXISTING CONDITIONS

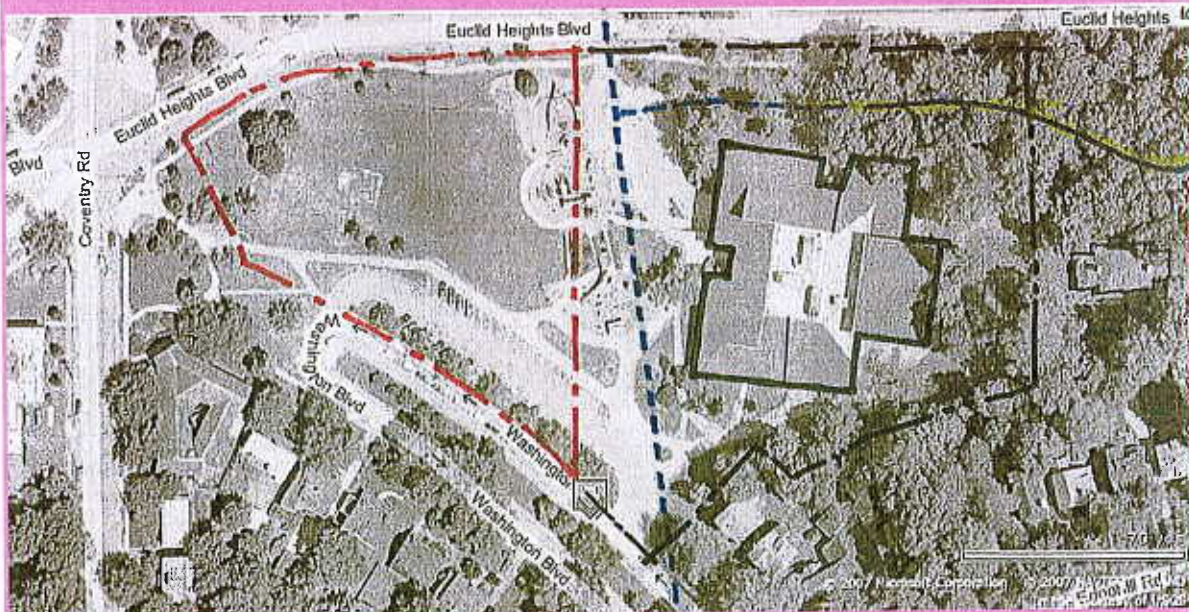
- A. Land is zoned "A" Single-Family. Code states that "Single-Family residences are extremely sensitive to adverse effects from other land uses."
1. Principal uses are permitted as a matter of right.
 - a) single-family detached dwelling
 - b) non-commercial garden
 2. Conditional uses require approval from the Planning Commission in a public hearing to which neighbors would receive notice.
 - a) Planned Residential Development (see subsequent section)
 - b) place of worship
 - c) elementary, middle, and senior high school
 - d) public library
 - e) public safety facility
 - f) public or private park and playground
 - g) public recreation facility
 - h) golf course
 - j) public parking surface lot or 1-story covered garage
 - k) accessory parking for commercial use
 - l) residential home for the handicapped
 - m) day care center or nursery school in a school or religious institution
 - p) outdoor community festival

| ZONING DISTRICTS | |
|------------------|--------------------|
| AA | SINGLE-FAMILY |
| A | SINGLE-FAMILY |
| B | TWO-FAMILY |
| MF1 | MULTIPLE-FAMILY |
| MF2 | MULTIPLE-FAMILY |
| MF3 | MULTIPLE-FAMILY |
| C1 | OFFICE |
| C2 | LOCAL RETAIL |
| C2X | MULTIPLE-USE |
| C3 | GENERAL COMMERCIAL |
| P | PARK |
| S1 | MIXED-USE |
| S2 | MIXED-USE |



II. PLANNED RESIDENTIAL DEVELOPMENT

- A. On a property of at least 3 acres, cluster home or townhouse development may occur if a plan is approved by the Planning Commission and City Council. Approval criteria include:
1. Protect the residential character of areas within and adjacent to the development.
 2. Achieve the best relationship between the development and the land.
 3. Provide significant buffer zones between the development and abutting single family dwellings.
 4. All drainage systems and utilities shall be underground.
- B. 6.7 units per acre are permitted (39 units, total).
- C. Buildings within 50' of abutting single-family property must maintain the established building line of adjacent property.
- D. Building height is limited to 35' or 2-1/2 stories.



AERIAL SHOWING CULVERT (BLUE), RAVINE (YELLOW), DEED-RESTRICTED AREA (RED)

III. REZONING TO ALLOW MORE INTENSE USE

- A. With owner's consent, a long-range plan is prepared showing intensity of use and effect on abutting uses. Tree preservation, landscaping, paved surfaces, building locations (if any), pedestrian paths, parking, lighting, land contours and site drainage, active play areas, play structures, signs, benches, and other furnishings are shown.
- B. A neighborhood meeting is held to assess acceptance of plan.
- C. Formal rezoning occurs (3 to 4 months)
 - 1. City Council introduces proposed zoning change, sets date for public hearing, and refers matter to Planning Commission.
 - 2. City Council's public hearing occurs.
 - 3. Planning Commission notifies neighbors, holds a public meeting and makes recommendation to City Council.
 - 4. City Council approves zoning district change

IV. REZONING TO ALLOW LESS INTENSE USE (PARK DISTRICT)

- A. Upon request of property owner, the land could be entirely or partially rezoned from "A" Single-Family into a Park District.
 - 1. Principal Uses are permitted as a matter of right.
 - a) public park and playground
 - b) public outdoor recreation facility
 - 2. Conditionally Permitted Uses are permitted only after receiving a conditional use permit from the Planning Commission.
 - a) outdoor community festivals
 - b) public indoor or outdoor entertainment
 - c) public indoor recreation
 - 3. Accessory Uses are permitted in association with a permitted or conditionally permitted use.
 - a) off-street parking
 - b) storage buildings, restrooms, maintenance facilities
 - c) fences