

August 3, 2023

Mayor Bloszinsky and Town Councilmen:

In support of the proposed text amendments to the Code's regulation of Permitted Uses (KBC 15.10.020 through 15.34.020), we offer the following comments:

Overall, PZC is of the opinion that the proposed amendments will not materially impact current uses within the various districts or future land use therein. The main intent of the proposed amendments is to ensure consistency of terminology and definitions and to accurately reflect what is feasible within the districts going forward.

Regarding the specific districts:

**RA-1.** Elimination of "Colleges, school, public libraries....." – none of these are a current use within this district nor is there land available within the district to accommodate such uses.

**RA-1A.** Changing "single family" to "one family" is recommended for consistency of terminology throughout the Code.

**RA-2.** Elimination of "Offices of residents members....." and "Customary home occupations, such....." – to provide consistency among the applicable districts, PZC is recommending the use of the Home Occupation terminology as defined in KBC.15.02.010 thus making other terminology unnecessary.

Elimination of "Colleges, schools, public libraries....." – none of these are a current use within the district nor is there land available within the district to accommodate such uses.

**RA-2A.** Changing "single family" to "one family" is recommended for consistency of terminology throughout the Code.

Elimination of "Multiple family dwellings" – not a current use within the district nor is there land available within the district to accommodate such a use.

**RA-2T.** See RA-2 explanation.

**RA-3.** Elimination of "Boardinghouses, guest houses, tourist...", "Hotels and motels", and "Hotels and motels with....." – to provide consistency among the applicable districts, PZC is recommending the use of the Tourist Lodging terminology as defined in KBC 15.02.010 (supported by SIC codes 7011 and 7021) thus making other terminology unnecessary.

Elimination of "Hospitals and clinics" – not current uses within the district nor is there land available within the district to accommodate such uses.

Rewording of “Real Estate establishments engaged.....” to accurately reflect the intent of the regulation and the related SIC codes.

**RA-3A.** Elimination of “Boardinghouses, guest houses, tourist.....”, “Hotels and motels”, and “Hotels and motels with....” – to provide consistency among the applicable districts, PZC is recommending the use of the Tourist Lodging terminology as defined in KBC 15.02.010 (supported by SIC codes 7011 and 7021) thus making other terminology unnecessary.

Adding “Home Occupations as defined.....” – all residential districts should have the Home Occupancy terminology as defined in KBC 15.02.010.

**RA-4.** Elimination of “Hotels and motels” – not current uses within the district and not foreseeable.

**B-1.** Elimination of “Bus Terminal” – the related 4173 SIC code suggests that this use includes a maintenance facility. Eliminating this provision does not preclude locating a bus stop within the district.

Elimination of “Hotels and motels” – to provide consistency among the applicable districts, PZC is recommending the use of the Tourist Lodging terminology as defined in KBC 15.02.010 (supported by SIC codes 7011 and 7021) thus making other terminology unnecessary.

Rewording of “Real estate offices” to accurately reflect the intent of the regulation and the related SIC codes.

**B-2.** Elimination of “Motels and guest cottages” – to bring consistency among the applicable districts, PZC is recommending the use of the Tourist Lodging terminology as defined in KBC 15.02.010 (supported by SIC codes 7011 and 7021) thus making other terminology unnecessary.

Reworded “Retail Businesses” to accurately reflect the intent of the regulation and the related SIC codes.

Reworded “Businesses providing.....” to accurately reflect the intent of the regulation.

Reworded “Real estate offices.....” to accurately reflect the intent of the regulation.

**B-3.** Changing “single family” to “one family” is recommended for consistency of terminology throughout the Code.

Elimination of all non-residential uses – not current uses within the district nor is there land available within the district to accommodate such uses.

**RB-1.** Elimination of all non-residential uses – not current uses within the district nor is there land available within the district to accommodate such uses.

**B-4.** Changing “single family” to “one family” for consistency of terminology throughout the Code.

Elimination of all non-residential uses – not current uses within the district nor is there land available within the district to accommodate such uses.