

**PROPOSED TEXT AMENDMENTS TO
CHAPTER 15 PROVISIONS RE PERMITTED USES**

Part 1: Districts RA-1, RA-1A, RA-2, RA-2A, and RA-2T

(For Council)

[Proposed amendments are set forth in red]

15.10.020 Permitted Uses

The following are the permitted uses in the RA-1 residential district:

- A. One-family dwellings;
- B. Religious institutions including parish houses, Sunday schools and religious annexes. A religious annex may be used for housing, on a temporary basis, only visiting groups from other religious institutions (hereinafter "visiting religious groups") and emergency relief workers providing services in conjunction with declared states of emergencies. A religious annex shall not be used for private benefit/inurement, lobbying, political campaign activity, or to generate unrelated business income. A religious institution shall not charge a fee for any temporary housing provided hereunder although it may receive donations to offset the cost of providing such housing. For the purposes of this subparagraph, the temporary housing of a visiting religious group shall not exceed fourteen (14) days and the housing of emergency relief workers shall not exceed thirty (30) days;
- ~~C. Colleges, schools, public libraries, public museums, art galleries, and other public buildings (8221, 8211, 8231, 8412) (S);~~
- C. Accessory buildings to permitted uses, provided that no accessory building shall be rented or occupied. Provided, further, that accessory buildings shall be constructed at time or following construction of the main building;
- D. Home occupations as defined in KBC 15.02.010.

15.12.020 Permitted Uses

The permitted uses in the RA-1A district are as follows:

- A. ~~Single~~One-family dwellings.
- B. Home occupations as defined in KBC 15.02.010.
- C. Accessory building to permitted uses, provided that no accessory building shall be rented or occupied and that accessory building shall be constructed at the same time or following construction of the main building.
- D. Noncommercial recreational facilities such as club house, swimming pool, tennis court.

15.14.020 Permitted Uses

The following are the permitted uses in the RA-2 district:

- A. One- and two-family dwellings;
- ~~B. Offices of resident members of recognized professions, such as doctors, dentists, engineers, lawyers, architects, where such professions are carried on in their respective residences (80-11, 21, 31, 41, 42, 43, 49; 8711, 12, 21; 8111);~~
- ~~C. Customary home occupations, such as dressmaking, music teaching, preserving, home cooking and laundering, but not including beauty parlors, provided that such occupation shall be engaged in only by residents on the premises, and not more than the equivalent of the area of one (1) floor shall be used for such occupations, that no display of products nor any advertising of any nature shall be visible from the street and that no accessory building shall be used for such home occupations;~~
- B. Religious institutions including parish houses, Sunday schools and religious annexes. A religious annex may be used for housing, on a temporary basis, only visiting groups from other religious institutions (hereinafter "visiting religious groups") and emergency relief workers providing services in conjunction with declared states of emergencies. A religious annex shall not be used for private benefit/inurement, lobbying, political campaign activity, or to generate unrelated business income. A religious institution shall not charge a fee for any temporary housing provided hereunder although it may receive donations to offset the cost of providing such housing. For the purposes of this subparagraph, the temporary housing of a visiting religious group shall not exceed fourteen (14) days and the housing of emergency relief workers shall not exceed thirty (30) days;
- ~~C. Colleges, schools, public libraries, public museums, art galleries, and other public buildings (8211, 8221, 8231, 8412)(S);~~
- ~~C. Home occupations as defined in KBC 15.02.010.~~
- D. Accessory buildings to permitted uses, provided that no accessory building shall be rented or occupied. Provided further, that accessory buildings shall be constructed at time or following construction of the main building.
- E. Noncommercial recreational facilities, such as, clubhouse, swimming pools, and tennis court.

15.16.020 Permitted Uses

The following are the permitted uses in the RA-2A district:

- A. ~~Single-~~ One and two-family dwellings;
- B. Townhouses ~~and condominiums~~;
- ~~C. Multiple family dwellings~~;
- C. Noncommercial recreational facilities such as clubhouse, swimming pool, tennis court;
- D. Home occupation as defined in KBC 15.02.010.

15.18.020 Permitted Uses

The following are the permitted uses in the RA-2T district:

- A. One- and two-family dwellings;
- B. Manufactured/mobile homes;
- ~~C. Offices of resident members of recognized professions, dentists, engineers, lawyers, architects, where such professions are carried on in their respective residences (80-11, 21, 31, 41, 42, 43, 49; 8711, 12, 21; 8111);~~
- ~~D. Customary home occupations, such as dressmaking, music teaching, preserving, home cooking and laundering, but not including beauty parlors, provided that such occupation shall be engaged in only by residents on the premises and not more than the equivalent of the area of one (1) floor shall be used for such occupation, that no products nor any advertising of any nature shall from the street and that no accessory building; used for such home occupation;~~
- C. Religious institutions including parish houses, Sunday schools and religious annexes. A religious annex may be used for housing, on a temporary basis, only visiting groups from other religious institutions (hereinafter "visiting religious groups") and emergency relief workers providing services in conjunction with declared states of emergencies. A religious annex shall not be used for private benefit/inurement, lobbying, political campaign activity, or to generate unrelated business income. A religious institution shall not charge a fee for any temporary housing provided hereunder although it may receive donations to offset the cost of providing such housing. For the purposes of this subparagraph, the temporary housing of a visiting religious group shall not exceed fourteen (14) days and the housing of emergency relief workers shall not exceed thirty (30) days;
- ~~D. Colleges, schools, public libraries, public museums, libraries, and other public buildings (8221, 8211, 8231, 8412) (S);~~
- D. Home occupations as defined in KBC 15.02.010.
- E. Accessory buildings to permitted uses, provided that no accessory building shall be rented or occupied. Provided, further, that accessory buildings shall be constructed at time or following construction of the main building.