

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

Part 2: Districts RA-3, RA-3A, RA-4, and B-1

*(For Council)*

[Proposed amendments are set forth in red]

### **15.20.020 Permitted Uses**

The following are the permitted **and special** uses (S) in the RA-3 district:

A. One-family dwellings, two-family dwellings, and multiple family dwellings;

~~B. Boardinghouses, guest houses, tourist homes, apartment houses not involving the conduct of any business other than for the sole convenience of the guests thereof (7021) Tourist lodgings. (7011, 7021) (S);~~

~~C. Hotels and motels (7011);~~

~~D. Hotels and motels with restaurants, provided they have a minimum of twenty (20) rental units and twenty (20) complete baths;~~

~~C.E.~~ Schools, institutions of an educational nature (8211) (S);

~~D.F.~~ Public buildings and facilities;

~~E.G.~~ 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;

~~F.H.~~ Public museums, art galleries, libraries, parks, playgrounds (8221, 8211, 8231, 8412, 7999) (S);

~~I. Hospitals and clinics (8062) (S);~~

~~G.J.~~ Accessory buildings to permitted uses, provided that no accessory building shall be constructed at time or following construction of the main building;

~~H.K.~~ Home occupations as defined in KBC 15.02.010;

~~I.L.~~ Real-estate Establishments engaged in the business of renting, purchasing, selling, managing, or appraising real property. (6531).

### **15.22.020 Permitted Uses**

The following are the permitted uses in the RA-3A district:

A. One- and two-family dwellings;

B. Townhouses and condominiums;

C. **Tourist Lodgings. (7011, 7021).**

~~D..F.~~ Noncommercial recreational facilities such as club house, swimming pool, tennis court (7997).

~~E.G.~~ Home occupations as defined in KBC 15.02.010.

**15.24.020 Permitted Uses**

The following are the permitted uses in the RA-4 district:

A. One- and two-family dwellings;

B. Townhouses and condominiums;

~~C. Hotels and motels (7011).~~

C. Home occupations as defined in KBC 15.02.010.

### **15.26.020 Permitted Uses**

The following are the permitted uses and special uses (S) in the B-1 district:

A. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard;

B. Banks, finance and loan companies (6021, 6022);

~~C. Bus terminal (4173) (S);~~

~~C.D.~~ 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.E.~~ Dwelling when constructed in conjunction with permitted use provided such dwellings are an integral part of the main building of such a permitted use (S);

~~E.F.~~ Eating and drinking establishments (5812, 5813);

~~F.G.~~ Service stations (5541) (S);

~~G.H.~~ Food stores (5411, 5431, 5441, 5451, 5461);

~~H.I. Hotels and motels~~ Tourist Lodgings (7011);

~~I.J.~~ Parking lots (7521) (S);

~~J.K.~~ Offices for professional business activities (~~80-11, 8021, 8031, 8041, 8042, 8043, 8049;~~ 8111, 8711, 8712, 8721; ~~8111~~);

~~K.L.~~ Personal service establishments such as barber and beauty shops (7231, 7241, 5611, 5651);

~~L/M.~~ Public buildings and facilities;

~~M.N.~~ Retail stores not otherwise listed: (5251, 5261, 5912, 5921, 5932, 5941, 5942, 5943, 5944, 5945, 5947, 5948, 5949, 5961, 5992, 5993, 5995, 5331, 5399, 5712, 5722, 5731);

*[B-1 continues on next page]*

~~N.O.~~ Arcades (7993) (S);

~~O.P.~~ Theaters when housed in a permanent structure (6512) (S);

~~P.Q.~~ Dance halls when at least five hundred (500) square feet of space is provided for dancing (7911);

~~Q.R.~~ ~~Real-estate-offices~~ Establishments engaged in the business of renting, purchasing, selling, managing, or appraising real property. (6531);

~~R.S.~~ Home occupation as defined in KBC 15.02.010.