

**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. ~~Hotels and motels (7011)~~ Tourist Lodgings. (7011, 7021).

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

~~E. Hotels and motels in which business may be conducted for the convenience of the occupants, provided however, that there shall be no entrance to such place of business except from inside the building, ie: barber and/or beauty shop, sundry, gift shop, lounge, snack bar, small apparel, shop, etc;~~

~~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; 8444~~);

~~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);

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~~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.