

PROPOSED TEXT AMENDMENTS TO PERMITTED USE PROVISIONS

Part 3: Districts B-2, B-3, RB-1, and B-4

(For Council)

[Amendments are set forth in red.]

15.28.020 Permitted Uses

The following are the permitted **and special (S)** uses in the B-2 district:

- A. One-family, two-family, and multifamily dwellings;
- B. ~~Motels and guest cottages~~ Tourist lodgings (7011);
- C. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard;
- D. ~~Light R~~retail businesses, see KBC 15.02.010 (Retail, miscellaneous)~~including those where service to the public is rendered~~(5331, 5399, 5411, 5441, 5451, 5461, 5712, 5722, 5731);
- E. Parking lots (7521); (S)
- F. Store or shop for custom work or for the making of articles the major portion of which are to be sold at retail on the premises;
- G. Businesses providing ~~the rental services of rental~~ which will not create a public nuisance;
- H. ~~Real estate offices~~ Establishments engaged in the business of renting, purchasing, selling, managing, or appraising real property. (6531).

15.30.020 Permitted Uses

The following are the permitted uses in the B-3 district:

- A. ~~Single~~One-family dwellings;
- B. Townhouses and condominiums;
- ~~C. Hotels and motels with or without restaurants (7011); (S)~~
- ~~D. Conference center, to be independent of and/or associated with hotel, motel; (S)~~
- ~~E. Schools, institutions of an educational nature (8211); (S)~~
- ~~F. Public buildings and facilities; (S)~~
- ~~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; (S)~~
- ~~H. Museums, art galleries, libraries (8221, 8211, 8231, 8412); (S)~~
- ~~I. Hospital and clinics (8062); (S)~~
- ~~J. Banks, finance and loan companies (6021, 6022); (S)~~
- ~~K. Colleges, business colleges, trade schools, dancing schools, and similar organizations without students in residence; (S)~~
- ~~L. Food stores, personal service establishments such as barber and beauty shops and retail stores not otherwise listed (4451, 7231, 7241, 5611, 5651); (S)~~
- ~~M. Offices for professional business activities (80-11, 21, 31, 41, 42, 43, 49; 8711, 12, 21; 8111); (S)~~
- ~~N. Reserved;~~
- ~~O. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard;~~
- C. Noncommercial recreational facilities, such as clubhouse, swimming pool and tennis court.

15.32.020 Permitted Uses

The following are the permitted uses in the RB-1 district:

- A. One- and two-family dwellings;
- B. Townhouses and condominiums;
- ~~C. Place of hotels and motels (7011);~~
- ~~D. Hotels and motels with restaurants and/or conference centers within hotels or motels, 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, i.e., barber and/or beauty shop, sundry, gift shop, lounge, snack bar, small apparel shop, etc.;~~
- ~~F. Restaurants provided they have a minimum of one hundred fifty (150) seats; (S)~~
- ~~G. Food stores with or without gas pumps, drug stores, barber and beauty shops (7231, 7241); (S)~~
- ~~H. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard.~~
- C. Noncommercial recreational facilities, such as clubhouse, swimming pool and tennis court.

15.34.020 Permitted Uses

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

- A. ~~Single~~One-family dwellings;
- ~~B. Laboratories to include, but not limited to, analytical, chemical, clinical, dental, medical, environmental, research and testing facilities together with sea water intake and discharge systems and structures to be supportive to such facilities as required and offices incidental to the use thereto; (S)~~
- ~~C. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard;~~
- B. Noncommercial recreation facilities, such as club house, swimming pool and tennis court.