

Exhibit A
Summary of Proposed UDC Categories

Category	Table 4.2 Uses
UDC Section(s):	4.9
<p>What is the problem:</p> <p>A. Certain land uses are missing from Table 4.2 (Use Table). For example, "Retirement Community" and "Golf Courses."</p> <p>B. Large grouping of uses may be broken out to provide better regulations of permitted uses. For example, Single-family Residential Attached/Townhomes/Patio Home/Duplex/Multi Unit Home (3-4 Units).</p> <p>C. Ninety percent of the uses in Table 4.2 do not identify off-street parking requirements.</p> <p>Council Direction:</p> <p>A. Review staff's recommendation on inclusion of land uses.</p> <p>B. Provide a recommendation of which large grouping of uses can be broken down or merge of others.</p> <p>C. Provide a recommendation of off-street parking requirements for each use.</p> <p>Staff changes:</p> <p>A. Land uses missing have been incorporated into the table such as golf courses and senior age living facilities for persons 55 years or older, per the Housing for Older Persons Act.</p> <p>B. Some uses were ungrouped to differentiate the different needs of each land use. For example, single-family attached/duplexes/patio homes/townhomes and multi-unit residential, office and commercial, indoor and outdoor recreational, and kindergartens and high schools.</p> <p>C. Table 6.2 of Section 6.7 Parking Standards has been moved into Table 4.2 Land Use regarding off street parking requirements.</p> <p>Additionally,</p> <p>A. Table 4.2 has been organized by major land use categories such as residential, commercial, office, restaurants/food, recreational, industrial, and miscellaneous.</p> <p>B. Revised religious institutions to meet minimum state requirements, per the Religious Land Use and Institutionalized Persons Act (RLUIPA).</p>	

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Summary of Proposed UDC Categories

Category	Conditional Uses
UDC Section(s):	4.10
<p>What is the problem:</p> <p>A. No allowance or criteria provided for Park Maintenance Facilities. This could lead to storage sheds and pump houses being located within proximity to residential lots.</p> <p>Council Direction:</p> <p>A. Provide a recommendation on the criteria for park maintenance facilities.</p> <p>Staff changes:</p> <p>A. Staff added “Park maintenance facility” as a land use to Table 4.2 as a conditionally permitted use. The purpose is to review lots with storage or other accessory uses of park maintenance facilities with a design criterion to protect adjacent residential uses. The design criteria include but not limited to, additional setbacks, height limits, screening, and mitigating noise control.</p> <p>Additionally, with the addition of requested missing land uses in Table 4.2 Land Uses, staff created complimentary conditional use regulations.</p>	