



**City of North St. Paul
Planning Commission
Regular Meeting Agenda**

**September 7, 2023
6:30 PM**

The Planning Commission Meeting will be conducted on **September 7, 2023** at 6:30 p.m. in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

The Planning Commission also meets via interactive TV under Minn. Stat. 13D.02. Members of the public interested in attending remotely can log in with the following information:

The **September 7, 2023 Zoom meeting can be accessed**

via: <https://tinyurl.com/NSPplanning>

(from a PC, Mac, tablet, iPhone or Android device)

Meeting ID: 821 4097 2224 | Password: 362656 or by phone at 1-929-205-6099

*Participants accessing the meeting by phone please use the following meeting ID:
87556902183*

You can also watch the meeting on our YouTube channel

here: <https://tinyurl.com/NSPYoutube>

The Planning Commission Zoom meeting will be 'open to the public to listen in, but will be muted from contributing at all times with the exception of the Public Forum or a Public Hearing.

Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option in order to be heard.

I. Call to Order

II. Roll Call

COMMISSION

Patrick Blees, Chair

Andrew Wise, Vice-Chair

Erik Brenna, Commissioner

Cameron Muhic, Commissioner

Jim Rathe, Commissioner

Jason Nordby, City Council Liaison

STAFF

Brandy Howe, Community Development Director

Chris Cherne, Planning Commission Secretary

III. Adopt Agenda

IV. Approval of Minutes

A. Approval of August 3, 2023 Meeting Minutes

V. Meeting Open to the Public

VI. Public Hearings

VII. Commission Business, Action Items & Recommendations

A. Discussion: Zoning Ordinance Update - Residential Land Uses

VIII. Reports

IX. Adjournment

The next regularly scheduled Planning Commission meeting is Thursday, November 2, 2023.



**Planning Commission
Regular Meeting Minutes
August 3, 2023
6:30 PM**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Patrick Blees called the special meeting to order at 6:30 PM.

II. ROLL CALL

COMMISSION

Patrick Blees, Chair
Andrew Wise, Vice-Chair
Erik Brenna, Commissioner
Cameron Muhic, Commissioner
Jim Rathe, Commissioner
Jason Nordby, City Council Liaison absent

STAFF

Brandy Howe, Community Development Director

III. ADOPT AGENDA

Blees asked for a motion to adopt the 08-03-2023 meeting agenda.
M/Rathe, S/Wise.
Motion carried 5-0.

IV. APPROVAL OF MINUTES

A. Approval of July 6, 2023 Special Meeting Minutes

Blees asked for a motion to approve the July 6, 2023 meeting minutes.
M/Brenna, S/Muhic.
Motion carried 5-0.

V. MEETING OPEN TO THE PUBLIC

There were no public comments.

VI. PUBLIC HEARINGS

There were no public hearings scheduled.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

A. Zoning Code Update

Howe presented a reorganized draft of what would be Article I and Article III of the municipal zoning code. Howe stated adding articles will make it easier for a reader to navigate the code. The following are the proposed articles of the zoning code:

Article I – Introduction

Article II – Definitions

Article III – Administration and Enforcement

Article IV – Establishment of Zoning Districts

Article V – Land Use Regulations

Article VI – Design and Performance Standards

Article VII – Nonconformities

The following are the proposed changes for Article I – Introduction:

1. Create Section **154.001 Title**, which is standard practice for a zoning ordinance.
2. Create Section **154.002 Authority** that cites the authority from state statute for a city to establish a zoning ordinance.
3. Create Section **154.003 Purpose and Intent** that has been modified to focus on the areas that the zoning ordinance can affect.
4. Create Section **154.004** to identify the relationship between the zoning ordinance and the City's comprehensive plan.
5. Create Section **154.005 Interpretation** from the existing Section 154.002 Introductory Provisions and make the following modifications:
 - a. Subsections (D), (B)3, (F) and (G) have been moved to better fitting Sections.
 - b. Subsection (E) has been eliminated as it is captured under **Section 154.004**.
 - c. Howe asked the Planning Commission to consider whether Subsection (C)2 (measured distances shall be measured to the nearest tenth of a foot) is too restrictive or appropriate to retain.
 - i. Wise stated that distances should be measured to the nearest tenth of a foot. Blees agreed.
 - d. Howe asked the Planning Commission to consider whether Subsection (C)4 (a use which is not allowed is prohibited) is appropriate to retain. Staff suggest some flexibility be given to the zoning administrator to determine if uses not imagined are in alignment with ones listed in the use table.
 - i. Blees stated that as long as a use is not identified as a prohibited use, staff should have the flexibility in determining whether a use is acceptable or not.

The following are the proposed changes for Article III – Administration and Enforcement:

1. Eliminate former Section 154.004(I) Design Review as design will be considered by the Planning Commission and City Council for approval.
2. **Section 154.009** clarifies that the zoning administrator is the enforcing officer of the ordinance, and that person is appointed by the City Manager rather than the City Council.
3. Remove Section 154.004(B) on advisory bodies as the Planning Commission and Parks and Recreation Commission are established in Chapter 32 of the City Code.
4. Create **Section 154.010 Fees** which sets expectations for staff and customers on what fees the City has the authority to collect and the procedures to do so. The City has the authority to request a performance bond to ensure the maintenance of public right of way.
5. Create **Section 154.011 Recovery of City Costs and Expenses** to set expectations for costs the City can recover related to plan review, legal publication, inspections, etc.
6. Create **Section 154.012 Requirements for Zoning Applications** based on former section 154.004(C) but streamlined.

7. Create **Sections 154.013 – 154.017** to address zoning applications, including conditional use permits, interim use permits, site plan review, variances and zoning map and text amendments. The new sections improve clarity, procedures, review criteria and ease of use.
 - a. Create **Section 154.015** to make site plan review a staff-level review rather than require applicants to receive Planning Commission and City Council approval. Applications that meet the ordinance without the need for other approvals should not be required to undergo additional scrutiny that could lead to subjective decisions. After some discussion, the Planning Commission agreed with the change but requested the group still hear about the site plan reviews via a staff report, rather than conduct any formal reviews or approvals.
8. Create **Section 154.018 Zoning Permits** to codify the types of zoning permits that the City processes to ensure compliance with the zoning regulations.
9. Create **Section 154.019 Zoning Verification** to codify the procedures for a zoning letter request.

Blees requested that language be put in the zoning code that objectively states when a development agreement is required or not. Rathe stated that he appreciates the new organization of the proposed zoning code update and that it is much easier to read than the current zoning code. Howe stated she will bring more updates to the next regularly scheduled Planning Commission meeting.

VIII. REPORTS

Howe reported that the Lillie project is underway and some permits have been pulled, including demolition. All City Commissions, including the Planning Commission, are encouraged to participate in the Fall Roundup Parade on September 14th.

Commissioner Brenna stated he and his family had attended the Hause Park food truck event. The event was a fantastic family-friendly event, and he provided kudos to City staff for putting on the event.

Chair Blees attended the History Cruzers Car Show and indicated it is always a great event and very well attended. Blees shared that he is impressed by the new park signs.

IX. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 7:31 PM.
M/Muhic, S/Rathe.
Motion carried 5-0.

The next regularly scheduled Planning Commission Meeting is Thursday, September 7, 2023 at 6:30 PM.

Members, please notify any planned absences to:

Chris Cherne
Planning Commission Secretary
651-747-2440
chris.cherne@northstpaul.org



To

Planning Commissioners

Date

September 7, 2023

Agenda Placement #

Commission Business, Action Items & Recommendations

Subject

Discussion: Zoning Ordinance Update -
Residential Land Uses

Background/Facts

Refer to enclosed staff report.

Recommended Action

N/A

Attachments

1. Residential Land Uses

Respectfully submitted,
Brandy Howe, Community Development Director

Zoning Ordinance Update

INTRODUCTION

The following is a working draft of the residential land use regulations in the zoning ordinance. The following pages combine all of the land use definitions and regulations in the current ordinance under sections §154.003 Definitions, §154.010 General Regulations, and Table 3: Use Districts. Proposed changes are depicted using track changes. Comments in the margins are informational and intended to lead the discussion during the September 5, 2023 Planning Commission meeting. Evaluation of the list of uses and the definitions will be the primary focus of the first meeting on residential land use regulations. Future discussions will focus on the regulations applicable to each use.

RESIDENTIAL LAND USE REGULATIONS

- (A) Apartment. **Not presently defined.**
1. Usable open space. Each lot shall contain at least 250 square feet for each apartment unit.
- (B) Assisted Living Facility and/or Memory Care Facility. A facility **registered with the Minnesota Department of Health (DOH)** where individualized home care aide services or home management services are provided to residents either by the management or by providers under contract with the management.
- (C) Cottage Dwelling. A single-family or two-family dwelling that does not exceed 1,000 total square feet and is a part of a joint development with other cottage dwellings.
- (D) Cottage Development. **Not presently defined.** **A housing development containing two or more cottage dwellings.**
1. Density and minimum lot area.
 - a. In cottage developments the permitted density shall not exceed the density permitted in the underlying zoning district.
 - b. The minimum total lot area for a cottage development shall be 0.5 acres.
 - c. On a lot to be used for a cottage development, an existing detached single-family residential or two-family dwelling, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased.
 2. Height limit and roof pitch.
 - a. The height limit permitted for structures in cottage developments shall be 18 feet.
 - b. The ridge of pitched roofs with a minimum slope of six to 12 may extend up to 25 feet. All parts of the roof above 18 feet shall be pitched.
 3. Lot coverage and floor area.
 - a. The maximum lot coverage permitted for principal and accessory structures in a cottage development shall not exceed 40%.
 - b. The first floor or main floor area for an individual principal structure in a cottage development shall be a minimum of 600 square feet and shall not exceed 1,000 square feet.
 - c. The total floor area of each cottage shall not exceed either one and one-half times the area of the main level or 1,000 square feet, whichever is less.
 4. Setbacks. The setbacks required in the underlying zoning district shall apply from adjacent property lines along the perimeter of the cottage development site to structures, but not internally within the site.
 5. Required open space. At least 50% of the cottage unit shall abut the common open space, all of the cottage units shall be within 60 feet walking distance of the common open space, and the common open space shall have cottages abutting at least two sides.

Commented [BH1]: This term is not presently defined or listed in the land use table. The lot area requirements conflict with the R-3 MF district regulation which requires a lot area of 1,980 sq. ft. per lot.

Recommendation – remove “apartment” from ordinance and defer to any dwelling 3+ units as either a townhouse or MF building.

Commented [BH2]: The state legislature has modified and repealed a number of provisions related to caregiving services regulated by the MN Dept of Health.

Recommendation – simplify the definition to remove the reference to state requirements.

6. Usable open space. Twenty-five percent of the site within a minimum of one contiguous area at least 3,000 square feet in size is required.
 7. Parking location. Parking shall be on the cottage development property and may be in or under a structure or outside a structure, provided that:
 - a. The parking shall be screened from direct street view by one or more street facades, by garage doors, or by a fence and landscaping.
 - b. Parking between structures is only allowed when it is located toward the rear of the principal structure and is served by an alley or private driveway.
 - c. Parking may not be located in the front yard.
 - d. Parking may be located between any structure and the rear lot line of the lot or between any structure and a side lot line, which is not a street side lot line.
 8. Porches. Each unit in the cottage development shall have a front porch at least 80 square feet in size and facing a street or common open space.
- (E) Dependency Living Arrangement. A living arrangement which permits a person with a physical or mental disability to live in a temporary separate living area within a single-family dwelling unit or permits a relative or paid attendant of a person with such a disability to live in a temporary separate living area within a single-family dwelling unit.
1. Such living area may include a separate bath and separate kitchen facilities which permit a degree of independence.
 2. Ingress and egress for such a living area is from within the principal dwelling unit.
- (F) Duplex. This dwelling unit type consists of two separate residences, each having a private individual access, and no shared internal access. Duplexes are attached side-by-side units, each with a ground floor and roof. Unlike twin-homes, duplex dwelling units are located on individual lots.
- (G) Live/Work Unit. A dwelling unit combining residential use types with commercial- or limited industrial-use types. This use classification includes but is not limited to: office, live/work facilities, or other similar uses.
1. The work space component shall be located on the first floor or basement of the building, with an entrance facing the primary abutting public street.
 2. The dwelling unit component shall be located above or behind the work space, and maintain a separate entrance located on the front or side façade and accessible from the primary abutting public street.
 3. The office or business component of the unit shall not exceed 50% of the total gross floor area of the unit.
 4. The size and nature of the work space shall be limited so that the building type is governed by residential building codes.
 5. The business component of the building may include offices, small service establishments, homecrafts which are typically considered accessory to a dwelling unit, or limited retailing associated with fine arts, crafts, or personal services. The business component shall be limited to those uses otherwise permitted in the district, which do not require a separation from residentially zoned or occupied property, or other protected use. It shall not include a wholesale business, a manufacturing business, a commercial food service requiring a license or auto service or repair for any vehicles other than those registered to residents of the property.
- (H) Lodging House. Any dwelling other than a hotel or motel where lodgings are provided for compensation for one or more persons, not to exceed eight, pursuant to previous arrangements for definite periods of time.
- (I) Manufactured Home. A structure, not affixed to or part of real estate, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in it. The term "manufactured home" does not include the term "recreational vehicle."

Commented [BH3]: Need to confer with Jason Maller on how this interacts with the rental ordinance.

Commented [BH4]: Need to confer with Jason Maller on how this interacts with the rental ordinance.

Commented [BH5]: Matches state statute definition.

(J) **Manufactured Home Park.** Any site, lot, field or tract of land upon which two or more occupied manufactured homes are located, either free of charge or for compensation, and includes any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of the manufactured home park. One or more contiguous parcels of land under a single management which have been designed and developed in such a manner as to provide individual manufactured home sites for two or more manufactured homes and includes any building, structures, tent, vehicle or enclosure used or intended for use as part of the equipment of the manufactured home park as defined in M.S. § 327.

Commented [BH6]: This definition updated to match state statute.

(K) **Modular dwelling.** Not presently defined.

Commented [BH7]: Compare this land use to the prefabricated homes. Are they intended to be the same?

1. Shall be designed to consist of exterior materials compatible with residential development in the area with due regard to architectural quality and the massing of structures.
2. Variation of exterior walls. No more than two adjacent townhouse units may have front facades in the same vertical plane. Where a variation in front façade plane is required, the variation shall be a minimum of three feet. For purposes of this section adjacent townhouse units refer to those physically attached or units located within 15 feet, if not physically attached.
3. Design features. At least two of the following design features shall be provided for visual relief along all facades of each townhome structure:
 - a. Roof dormers;
 - b. Gables;
 - c. Recessed entries;
 - d. Covered porches;
 - e. Bay windows;
 - f. Eaves of at least 12 inches beyond the building wall or a parapet wall with an articulated design (decorative cornice, etc.);
 - g. Recesses/shadow lines.
4. Garage frontage. Townhouse dwelling unit garage doors facing a public or private street are limited to 40% of the structure width facing the same street.
5. Equipment. All building equipment shall be hidden from view. Building vents and chimneys shall consist of similar materials to the building roof and the sides of the building.

(L) **Multiple family dwelling.** A building, ~~or portion thereof~~, on one lot, containing three or more dwelling units.

1. No access shall be located within 50 feet of a public street corner.
2. Drainage shall be provided as required consistent with the city and Watershed District requirements. Any required NURP ponds shall be integrated into the overall plan and proper easement and maintenance agreements shall be provided.
3. Air conditioning or heating units shall not project through exterior walls or windows unless located behind a balcony and screened from view.
4. If located outside, transformers shall be screened from view.
5. Building utility services and structures such as meters, transformers, refuse containers, including dumpsters, ancillary equipment and the like shall be either located inside the principal building, inside an accessory building, or, where allowed, be outside and entirely screened from off-site views. For new buildings, all utilities shall be underground.
6. No permit shall be issued allowing construction of a new building, the moving of an existing building into the city, nor shall any existing building be expanded more than 2,000 square feet or significantly structurally altered on the exterior unless it meets the requirements of this chapter and is approved.
7. Shall be designed to consist of exterior materials compatible with residential development in the area with due regard to architectural quality and the massing of structures, and shall be designed with suitable fenestration.
8. Roof style shall be gable or hip roof. Flat roofs are discouraged and may not be appropriate.
9. Each lot shall contain at least 250 square feet of usable open space shall be provided for each unit.

(M) Prefabricated Home. A single-family or multi-family dwelling unit constructed of walls, floors, ceilings and other building components that have been separately constructed off of the building site and are then transported to the building site for assembly and installation.

Commented [BH8]: This is a type of structure rather than a use. Staff seeks clarification on whether this type of structure should be permitted as any type of dwelling.

(N) Residential Unit over Nonresidential Use. Not presently defined.

(O) Senior housing/senior housing with services.

1. No access shall be located within 50 feet of a public street corner.
2. Drainage shall be provided as required consistent with the city and watershed district requirements. Any required NURP ponds shall be integrated into the overall plan and proper easement and maintenance agreements shall be provided.
3. Air conditioning or heating units shall not project through exterior walls or windows unless located behind a balcony and screened from view.
4. If located outside, transformers shall be screened from view.
5. Building utility services and structures such as meters, transformers, refuse containers, including dumpsters, ancillary equipment and the like shall be either located inside the principal building, inside an accessory building, or, where allowed, be outside and entirely screened from off-site views. For new buildings, all utilities shall be underground.
6. No permit shall be issued allowing construction of a new building, the moving of an existing building into the city, nor shall any existing building be expanded more than 2,000 square feet or significantly structurally altered on the exterior unless it meets the requirements of this chapter and is approved.
7. If a portion or all of the units are proposed as affordable housing or senior citizen housing, as defined in this chapter, and considerations are made for this by the city in the review and approval process, the developer (proponent for the development) must provide a guarantee through covenants and association documents which guarantee such use to the satisfaction of the city. The city shall be a third party to the covenant, if the city so desires. Such covenants shall be for a minimum of 25 years, or the term of the mortgage, whichever is longer.
8. Each lot shall contain at least 150 square feet of usable open space per resident.

(P) Senior Housing. A residential housing development, excluding nursing homes and exclusive of any unit occupied by a caretaker, consisting of units meeting the following requirements:

1. The units are designed for occupancy by individuals over 55 years of age or by a couple with one or both members over 55 years of age;
2. The property owner shall record a covenant to run with the land executed in a form approved by the city which restricts the use of the property to occupancy by senior citizens;
3. Developments which do not consist of townhouses shall provide a lounge or other inside community rooms equal in aggregate size to a minimum of 15 square feet for each dwelling unit.

(Q) Senior Housing with Services. Nursing home, assisted living, and memory care for individuals 55 and older, as defined by M.S. § 144(D) and 144(G), as they may be amended from time to time.

Commented [BH9]: The state legislature has modified and repealed a number of provisions related to senior housing services regulated by the MN Dept of Health.

(R) Single-family dwelling. A residence structure that is free-standing (detached) and designed for or occupied by one family only.

1. Shall be designed to consist of exterior materials compatible with residential development in the area with due regard to architectural quality and the massing of structures.

(S) Special infill housing. Quality housing which may be suitable in development or redevelopment of parcels.

1. The parcel must be within 10% of meeting the conventional minimum lot width and lot area of the zoning district.
2. Proposed houses must be of quality design, utilize high quality materials and are governed by a superior development plan with respect to design, orientation and location of the house and any accessory garages and building, the location of the driveway, required parking, landscaping, accessory buildings, if any, and other factors and features relevant to the site development and adjacent property.

3. Due regard has been given to adjacent property.
 4. The first floor or main floor area for a proposed house shall be a minimum of 600 square feet.
- (T) State licensed residential facility. A state licensed and mandatory residential facility occupied by persons in need of specialized treatment or protection and resident staff who live together as a single housekeeping unit, usually for a limited period of time.
1. Six or fewer persons.
 - a. The design and development standards for this use are the same as single-family detached dwellings.
- (U) Townhouse dwelling. A one-family dwelling unit constructed in a group of two or more similar one-family dwelling units, each with a private entrance that has direct access to the outside, which is part of a structure whose dwelling units are attached and arranged either horizontally or vertically. When arranged horizontally, they may span more than one parcel.
1. Each lot shall contain at least 25% of each individual lot area as usable open space.
 2. Each townhouse unit shall have direct vehicle access from the garage and driveway to a public road or to an improved private road meeting the requirements of the city.
 3. Drainage shall be provided as required consistent with the city and Watershed District requirements. Any required NURP ponds shall be integrated into the overall plan and proper easement and maintenance agreements shall be provided.
 4. Air conditioning or heating units shall not project through exterior walls or windows unless located behind a balcony and screened from view as viewed from public and private streets, or internal circulation driveways in developments with multiple buildings.
 5. Building utility services and structures such as meters, transformers, refuse containers, including dumpsters, ancillary equipment and the like shall be either located inside the principal building, inside an accessory building, or, where allowed, be outside and entirely screened from off-site views. For new buildings, all utilities shall be underground.
 6. Townhouses within the Mixed-Use Districts shall be developed in accordance with the density as guided by the Comprehensive Plan.
 7. Each townhouse development shall have direct vehicle access to a public road.
 8. Guest parking. Off-street parking areas for guests must be considered for each development. In instances where the length and width of the driveway and the street are not adequate for parking, a separate parking bay or parking lot might be required.
 9. No permit shall be issued allowing construction of a new building, the moving of an existing building into the city, nor shall any existing building be expanded more than 2,000 square feet or significantly structurally altered on the exterior unless it meets the requirements of this chapter and is approved.
 10. Shall be designed to consist of exterior materials compatible with residential development in the area with due regard to architectural quality and the massing of structures.
 11. No more than two adjacent townhouse units may have front facades in the same vertical plane. Where a variation in front façade plane is required, the variation shall be a minimum of three feet. For purposes of this section adjacent townhouse units refer to those physically attached or units located within 15 feet, if not physically attached.
 12. At least two of the following design features shall be provided for visual relief along all facades of each townhome structure:
 - a. Roof dormers;
 - b. Gables;
 - c. Recessed entries;
 - d. Covered porches;
 - e. Bay windows;
 - f. Eaves of at least 12 inches beyond the building wall or a parapet wall with an articulated design (decorative cornice, etc.);
 - g. Recesses/shadow lines.
 13. Townhouse dwelling unit garage doors facing a public or private street are limited to 40% of the structure width facing the same street.

14. All building equipment shall be hidden from view. Building vents and chimneys shall consist of similar materials to the building roof and the sides of the building.

(V) Two-family dwelling. A residence structure located on a single parcel containing two dwelling units that each have separate housekeeping and cooking facilities, each of which has direct access to the outside.

1. Because groupings of two-family dwellings have higher levels of neighborhood impact than standalone, infill two-family dwellings, approval of groupings of two-family dwellings warrants a higher level of review and discretion. Plans for groupings of two-family dwellings within the R-1 District may only be approved when a planned unit development overlay zoning district has first been approved by the City Council. Two-family dwellings qualify as a grouping when the parcel on which a two-family dwelling is proposed within 500 feet of a parcel occupied by an existing or proposed two-family dwelling, measured along existing or proposed public streets.
2. Attachment required. The two units in a two-family dwelling must have a common wall of at least ten feet in length or be oriented in an over/under relationship.
3. Shall be designed to consist of exterior materials compatible with residential development in the area with due regard to architectural quality and the massing of structures.
4. Two-family dwelling garage doors facing a public or private street are limited to 40% of the structure width facing the same street.

(W) Twin-House. This dwelling unit type consists of two separate residences, each having a private individual access, and no shared internal access. Similar to duplexes, twin-houses are attached side-by-side units, each with a ground floor and roof. Unlike duplexes, twin-houses are located on a shared, single lot.

(X) Two-Flat. A single structure with two separate residences, each with a private individual access and no shared internal access. Two-flats are attached units within a two-story structure with one unit above the other.

TABLE #: RESIDENTIAL USES BY DISTRICT

<i>Residential Household Living</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>MU-1</i>	<i>MU-2</i>	<i>MU-3</i>	<i>SR</i>
Single Family	P	P	P				X
<u>Cottage Dwelling</u>		<u>P¹</u>	<u>P¹</u>				
<u>Manufactured Home</u>	<u>C²</u>	<u>C²</u>	<u>C²</u>				
<u>Modular Dwelling</u>	<u>P</u>	<u>P</u>	<u>P</u>				X
<u>Prefabricated Single Family</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Two Family	P	P	P				X
<u>Duplex</u>	<u>P</u>	<u>P</u>	<u>P</u>				
<u>Twin-Home</u>	<u>P</u>	<u>P</u>	<u>P</u>				
<u>Two-Flat</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Multiple Family			P			P	X
<u>Apartment Building</u>							
<u>Prefabricated Multifamily</u>							
Townhouse		P	P	P*	P	P	X
Live/Work Unit				C	C	C	X

Residential Unit over Nonresidential Use	C	C	C	P	P	P	
Residential Group Living	R-1	R-2	R-3	MU-1	MU-2	MU-3	SR
Assisted Living and/or Memory Care Facility			C			C	X
<u>Dependency Living Arrangement</u>							X
Lodging House			P		C	C	
Senior Housing			C	C		C	X
Senior Housing with Services			C	C		C	
State Licensed Residential Facility (serving 6 or fewer persons)	P	P	P	C	C	C	X
State Licensed Residential Facility (serving 7-16 persons)			P	C	C	C	
Residential Developments	R-1	R-2	R-3	MU-1	MU-2	MU-3	SR
Cottage Development		P	P				X
Manufactured Home Park	C	C	C				
Special Infill Housing	C	C	C				X

Commented [BH10]: This addition would allow for the possibility of neighborhood-scale commercial development like a coffeeshop. This type of development could have regulations that may restrict to certain types of road corridors.

¹Cottage Dwellings must be part of a Cottage Development.

²Manufactured Homes must be part of a Manufactured Home Park.

*Subject to the restrictions within Downtown Overlay District

"SR" means Supplemental Regulations

"P" means permitted in the districts where designated.

"C" means allowed as a conditional use in the districts where designated, in compliance with the applicable standards.

"I" means allowed as an interim use in the districts where designated, in compliance with the applicable standards.

"X" means there are supplemental regulations associated with a use.