

COMMISSION ACTION FORM

SUBJECT: ZONING TEXT AMENDMENT TO ALLOW FOR CLUBHOUSES IN THE RESIDENTIAL HIGH DENSITY ZONE

BACKGROUND:

At its August 27, 2013 meeting, City Council referred a letter from Mr. Scott Renaud, on behalf of his client, Copper Beech, requesting the City consider a zoning text amendment to allow for clubhouses in the Residential High Density zone district (See Attachment 1). Mr. Renaud noted Copper Beech plans to develop a student housing development at 712 S. 16th Street and include a clubhouse on the property for use by the residents of the development. The clubhouse would contain such functions as a manager's office, exercise and recreation facilities, meeting rooms, and maintenance facilities.

City Council directed at its September 10, 2013 meeting that staff "prepare a zoning text amendment to add the use (clubhouse) to Residential High-Density with the caveat that it be included in the density calculation and with a definition of what a clubhouse is." It was also directed that staff review the categories related to recreational uses to possibly clarify terminology or add definitions that may be necessary to avoid confusion in the future.

The scope of this proposed amendment includes defining the term clubhouse, modifying accessory uses for Household Living, reformatting of all residential zoning use tables, changes to recreational uses related to Entertainment, Restaurant, and Recreation Trade, and changes to uses within Entertainment, Restaurant, and Recreation Trade for Residential High Density Zoning District.

CURRENT CODES:

At issue is the ambiguity of the Zoning Code in considering principal and accessory uses related to a "clubhouse" within the Residential High Density zoning district. The Zoning Code does not directly list or define the use of a clubhouse. However, the types of uses associated with a clubhouse relate to two use descriptions. The Zoning Code identifies in section 29.501(4) that "recreational activities" are an acceptable accessory use for permitted Household Living uses (single family, two family, attached, and apartment style dwellings), but does not define the term "recreational activity." This term only appears in relation to Household Living uses. Recreational activities generally have been associated with provision of outdoor recreation areas of swimming pools, sport courts, etc.

In a separate section of the Zoning Code (29.201(168)), "recreational facility" is defined as follows:

“Recreational Facility” means any building, structure, portion thereof, land or water designed and used for exercise, relaxation or enjoyment. “Recreation Facility” shall include any athletic fields, baseball or softball diamonds, basketball courts, football fields, golf courses, golf driving ranges, gun clubs, gymnasiums, hunting or fishing preserves, ice hockey rinks, miniature golf courses, racquetball or squash courts, soccer pitches, swimming pools, tennis courts, or tracks.”

This definition would fit the intent and functions of a clubhouse. However, “recreational facilities” are listed as an accessory use under the Group Living use category and not Household Living. Group Living allows for such uses as assisted living facilities, boarding and rooming houses, and dormitories or fraternities and sororities. Clubhouses have in the past also been considered a commercial use as an Entertainment, Restaurant, and Recreation Trade use. Within the Residential High Density Zoning District, a limited amount of Entertainment, Restaurant, and Recreation uses are allowed as part of mixed-use residential building.

Existing clubhouses in the city are accessory uses to residential developments. However, they were constructed either under the approval of an old zoning code allowance of a PUD (Planned Unit Development), or as an F-PRD (Planned Residential District), which allows for recreational facilities as a permitted use for the residents of the district. One recently constructed Residential High Density Zoning clubhouse was allowed to be constructed as a permitted Entertainment, Restaurant and Recreation Trade use within a mixed-use residential building. In the case of a mixed use development, the entertainment/recreation use is limited to an area of not more than 5,000 square feet. This is currently the only way to permit a clubhouse as part of a Residential High Density Zone development. Staff notes that the applicant for the text amendment, Copper Beech, desires to build a stand-alone structure for residents’ use and to not be integrated into a mixed-use building.

PROPOSED AMENDMENTS:

In an effort to meet the direction of Council to address clubhouses in the High Density Residential Zone as well as to clarify some of the existing regulations for recreation and accessory residential uses, Staff proposed multiple amendments. Staff has divided the comprehensive changes into two categories.

- 1) Add the term clubhouse to the code and allow as an accessory use to residential developments and modify zoning use and development standards accordingly.
- 2) Amend the code to distinguish recreation and accessory functions of residential developments from principal Entertainment, Restaurant, and Recreation Trade commercial uses and delineate commercial uses within the Residential High Density zoning district.

1. Amendments to add Clubhouses Use:

- a. Add the term Clubhouse in Section 29.201:

Clubhouse means an accessory building or amenity area of an apartment building for use by residents of the development for social, recreation, or administrative functions. Such functions could include management offices, meeting rooms, media rooms, fitness facilities, study areas, mail collection facilities, and maintenance and storage areas.

- b. Add Clubhouse as an accessory use to the Household Living category in Table 29.501(4)-1.

Table 29.501(4)-1: Household Living

Definition. Residential occupancy of a dwelling unit by a family, where the average length of stay is 60 days or longer.

Uses Included

Apartment Building

Manufactured Housing

Other structures with self-contained dwelling units

Single Family Attached Dwellings

Single and Two-family houses

Single Room Occupancy Housing (SRO's), if the average length of stay is 60 days or longer, there are no common dining facilities, and there are 6 units or less

Accessory Uses

Recreational activities;

Clubhouses subject to limitations found in the Zone Use Tables;

Home Occupations and Home Day Cares are accessory uses that are subject to limitations found in the Zone Use Tables and the Use Development Standards

- c. The Zoning Code establishes accessory uses as allowed, unless otherwise specified. Therefore, include Clubhouse as a term in the Zone Use Tables for all residential zones as a Household Living Accessory Use. The zones to be included are (Residential Low Density (RL), Residential Medium Density (RM), Residential High Density (RH), Urban Core Residential Medium Density (UCRM), Floating Suburban Low Density (FS-RL), and Floating Suburban Medium Density (FS-RM). **In all residential zones except High Density, the clubhouse use will be listed as not permitted.** In the Residential High Density Zone the clubhouse use will be listed as a permitted accessory use with approval required through a Minor Site Development Plan for the property. The approval of the Minor Site Development Plan is an administrative approval by staff. (See Attachment 2 for Zone Use Tables.)
- d. Staff also proposes to include special requirements for clubhouses as part of Article 13. **A new section for clubhouses should be created (Section 29.1313) containing development regulations such as location on the lot and relationship to the surrounding development.**

Section 29.1313. Clubhouses

(i) Location on a lot.

- a. The clubhouse shall meet the minimum principal building setbacks established in the Zone Development Standards table for that Zone.
- b. Clubhouses shall be located off a main access to the development near a public street and shall allow for access and visibility around the structure for safety purposes.
- c. Primary access to a clubhouse shall be oriented to a parking lot or to a primary pedestrian walkway circulating through a site.

(ii) General Requirements.

- a. Area supporting a clubhouse shall not be excluded from minimum lot area requirements for calculating density.
- b. Clubhouses shall not be used as a dwelling unit or for short term lodging.
- c. Clubhouse construction shall not precede the construction of the principal building on the same lot.
- d. Clubhouses shall be compatible with adjacent residential buildings in the development through similarities in scales, proportions, form, architectural detailing, materials, color and texture.

2. Amendments to Clarify Existing Residential Accessory and Commercial Uses.

- a. Staff recommends additional amendments to more clearly define the intent of a commercial uses as open to members of the public as customers where as accessory recreational uses are for only residents' use. For example, a swimming pools associated with clubhouses should also be identified as a residential recreational accessory use. Staff recommends removing the restriction that reads "not open to the public" for the use listing of swimming pools and tennis courts in Entertainment, Restaurant, Recreation Trade Table 29.501(4)-3 (shown below). Entertainment, Restaurant, Recreation Trade use category to be strictly commercial uses which are open to the public.

Table 29.501(4)-3: Entertainment, Restaurant and Recreational Trade

Definition. Facilities providing entertainment or recreation services and eating and drinking establishments.

Uses Included

Banquet halls
Bars and taverns
Billiards and pool halls
Bowling alleys
Catering establishments
Exhibition and meeting areas (20,000 sf or less)
Game arcades
Health clubs and gyms
Ice or roller skating rinks
Indoor firing ranges
Lodges and social clubs
Membership clubs
Movie theaters
Restaurants, cafes, delicatessens (with seating areas)

Swimming pools (~~not open to the public~~)
Tennis courts (~~not open to the public~~)
Theaters
Accessory Uses
Offices and storage of food and alcohol

- b. Within the Residential High Density Zone there are limited provisions for commercial uses as part of mixed-use buildings. This was previously a method of allowing for a limited amount of “clubhouse” use. The general allowance for Entertainment, Restaurant, and Recreation Trade (E,R,&R) uses in the High Density Residential zone is very broad and allows uses that are incompatible with the intent of the residential zone. Staff recommends limiting the range of use to restaurants since recreational activities are now proposed as an accessory use. Staff has also clarified that 5,000 square feet is allowed per development of each commercial use category of office, retail, and E,R,&R with additional square footage requiring a major site plan approval. (Only portion of table shown below. See Attachment 2 for full Zone Use Tables.)

Table 29.704(2)
Residential High Density (RH) Zone Uses

Use Categories	Status	Approval Required	Approval Authority
Trade Uses			
Entertainment, Restaurant and Recreation Trade (E,R, & R)	N, except in conjunction with a mixed E,R & R/residential use where the residential use is above the first floor. <u>Such E, R,& R uses shall be limited to restaurants. E, R & R uses are limited to 5,000 sf within a single development with a Minor Site Development Plan. Any area in excess of 5,000 sf may be approved as a Major Site Development Plan.</u>	SDP Minor or Major	Staff

STAFF COMMENTS:

Alternatives to the proposed amendment language vary widely. Rather than allow for a clubhouse as an accessory use with new development standards, it could be allowed through Special Use Permit process. The commission could also consider an alternative option of allowing clubhouses as a Special Use Permit in other residential zones where staff has proposed that they are not permitted. In the past clubhouses have been approved typically in association with a multi-family building or as a mix of building types, i.e. Sommerset. An alternative could be as general as allowing clubhouses accessory to all residential districts if the Commission feels clubhouses are appropriate under a Special Use Permit for some or all other types of residential development beyond High Density. This also may be appropriate to restrict such an allowance to Medium Density Residential (RM) and Suburban Residential Floating Medium Density (FS-RM) districts, which specifically allow apartment dwellings.

In relation to changes to the E,R,&R uses, the most direct change proposed is to clarify that only 5,000 square feet is permitted and it is now restricted to restaurant uses instead of the full range of uses currently listed. The Commission could recommend an alternative range of allowed uses or allow for a different amount of square footage within a development.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the amendments for the allowance of clubhouses in the Residential High Density Zone.
2. The Planning and Zoning Commission can recommend that the City Council approve the amendment for the allowance of clubhouses in the Residential High Density Zone with modifications.
3. The Planning and Zoning Commission can recommend that the City Council not adopt the proposed text amendments.
4. The Planning and Zoning Commission can refer this issue back to staff for further information.

RECOMMENDED ACTION:

Staff believes that the proposed amendments reasonably reflect the direction specified in Council's referral of a request for clubhouses within the Residential High Density Zone. While clubhouses may be appropriate in other development types, staff has not recommended allowing for the use in all zoning districts at this time. The proposed amendment also addresses some clarifications needed in the residential zones related to residential recreation accessory uses and to the types of intended E,R,& R Trade uses for Residential High Density Zoning District.

Staff therefore recommends that the Commission act in accordance with Alternative 1, which is to recommend that the City Council approve the draft language of the zoning text amendments to allow for clubhouses to be permitted within the Residential High Density Zone, modifications to the code to clarify the regulations for residential accessory uses, and modifications to the commercial uses within the Residential High Density Zone.

Attachment 1 Request Letter



Aspen Business Park | 414 South 17th Street, Suite 107 | Ames, Iowa 50010

August 22, 2013

Honorable Mayor and City Council
City of Ames
515 Clark Avenue
Ames, Iowa 50010

RE: Request to Allow a Clubhouse in a RH Zoned District
FOX Ref. No. 5094-12a.412

Dear Mayor and City Council:

On the behalf of Copper Beech are requesting the Council direct Staff to prepare a text amendment to allow the use of a clubhouse in Residential High Density zoning districts. Copper Beech is developing a student housing project at 712 S. 16th Street as shown on the attached site plan. While the housing portion of the site plan is nearing approval the proposed clubhouse cannot be approved as the clubhouse is not an allowed used in any residential zone. While clubhouses frequently exist in residential zones they are either incorporated into portion of a residential structure or were placed as part of a planned unit development (PUD) prior to the year 2000 or as an F-PRD (Planned Residential District) since 2000. Stand alone clubhouses are not a permitted use and are not defined in the City Code.

Clubhouses do not fit any other designation in the Ames Code. The closest definition is "community facilities" but this implies use for the general public while the clubhouse is sized to serve the residents of the development. In general the same uses will be found for clubhouses that are allowed under the current definition of community facilities.

Uses within the clubhouse include offices for the manager and employees of the facility, exercise and recreation facilities, meeting rooms, and maintenance facilities. The pool attached to the clubhouse is an allowed use in the RH zone, but is better served and managed by being attached to the clubhouse. At some locations mail facilities will also be incorporated into the facility - at this location there will be local mail kiosks for the residents.

We have attached the floor plan and architectural views of the proposed clubhouse for the Copper Beech development for your review. While these are not representative of all the possibilities of clubhouses that may be built, it does show the intent of Copper Beech for this development.

I will be at the Council meeting to answer any questions you have concerning this text amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Renaud", written over a horizontal line.

Scott Renaud, P.E.
Project Manager

cc: Eric Porter, CB at Ames, L.L.C. (Copper Beech)
Kelly Diekmann, Planning Director, City of Ames

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Attachment 2 Zone Use Tables

**Table 29.701(2)
Residential Low Density (RL) Zone Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N, except for existing Residences for the physically disabled, mentally retarded or emotionally disturbed which do not meet the definition of Family Home	SP	ZBA
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y, if pre-existing.	ZP	ZEO
Single Family Attached Dwelling	N	--	--
Apartment Dwelling (12 units or less)	N	--	--
Family Home	Y	ZP	ZEO
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short-term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services – General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Child Day Care Facilities	Y	SP or HO, depending on the size	ZBA
Community Facilities	Y	SP	ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y, if pre-existing	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Radio & TV Broadcast Facilities	N	--	--
Parks & Open Areas	Y	SDP Minor	Staff
Essential Public Services	Y	SP	ZBA
Personal Wireless Service Facilities	Y	SP	ZBA

**Table 29.702(2)
Residential Medium Density (RM) Zone Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N, except Hospices, Assisted Living, and Nursing Homes, permitted by Special Use Permit.	SP	ZBA
Household Living			
Two Family Dwelling	Y	ZP	ZEO
Single Family Attached Dwelling	Y	SDP Minor	Staff

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Apartment Dwelling (12 units or less)	Y	SDP Minor	Staff
Family Home	Y	ZP	ZEO
Dwelling House	Y	ZP	ZEO
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services – General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Funeral Facilities	Y	SP	ZBA
Child Day Care Facilities	Y	HO or SP (depending on size)	ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Radio & TV Broadcast Facilities	N		
Parks & Open Areas	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA

Table 29.703(2)
Urban Core Residential Medium Density (UCRM) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N, except existing Residences for the physically disabled, mentally retarded or emotionally disturbed which do not meet the definition of Family Home	SP	ZBA
Household Living			
Single Family Dwelling	Y	AR	City Council
Two Family Dwelling	Y, if pre-existing	AR	City Council
Single Family Attached Dwellings (2 units only)	Y, if pre-existing	SDP Minor	Staff
Apartment Dwelling (12 units or less)	Y, if pre-existing	SDP Minor	Staff
Former School Building Converted for Use as an Apartment Dwelling	Y	AR	City Council
Family Home	Y	AR	City Council
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
OFFICE USES			
TRADE USES			
Retail Sales and Services – General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Funeral Facilities	N	--	--
Child Day Care Facilities	Y	HO or SP (depending upon size)	Staff/ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y, only if pre-existing	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Radio & TV Broadcast Facilities	N		
Parks & Open Areas	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA

Table 29.704(2)
Residential High Density (RH) Zone Uses

Use Categories	Status	Approval Required	Approval Authority
RESIDENTIAL USES			
Group Living	Y – No Transitional Living Facility for former offenders may be closer than 500 ft. to another such facility or to a Family Home.	SDP, Minor	Staff
Household Living			
Single Family Dwelling	Y, if pre-existing	ZP	ZEO
Two Family Dwelling	Y	ZP	ZEO
Single Family Attached Dwelling	Y	SDP Minor	Staff
Apartment Dwelling	Y	SDP Minor	Staff
Family Homes	Y	ZP	ZEO
Dwelling House	Y	ZP	ZEO
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	Y	SDP Minor	Staff
Short-term Lodging	N, except Bed and Breakfast permitted as a home Occupation.	HO	ZBA
OFFICE USES	N, except in conjunction with a mixed office/residence use where the residence use is above the first floor. Office uses limited to 5,000 sf. within a single development with a Minor Site Development Plan. Any area in excess of 5,000 sf may be approved as a Major Site Development Plan.	SDP Minor or Major	Staff
TRADE USES			
Retail Sales and Services - General	N, except in conjunction with a mixed retail/residence use where the residence use is above the first floor. Retail uses limited to 5,000 sf. within a single development with a Minor Site Development Plan. Any area in excess of 5,000 sf may be approved as a Major Site Development Plan.	SDP Minor or Major	Staff

Entertainment, Restaurant and Recreation Trade (E,R, & R)	N, except in conjunction with a mixed E,R & R/residential use where the residential use is above the first floor. Such E, R,& R uses shall be limited to restaurants. E, R & R uses are limited to 5,000 sf within a single development with a Minor Site Development Plan. Any area in excess of 5,000 sf may be approved as a Major Site Development Plan.	SDP Minor or Major	Staff
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SDP Minor	Staff
Child Day Care Facilities	Y	SDP Minor	Staff
Funeral Facilities	Y	SDP Minor	Staff
Medical Centers	N	--	--
Religious Institutions	Y	SDP Minor	Staff
Schools	Y	SDP Minor	Staff
Social Service Providers	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Parks & Open Areas	Y	SDP Minor	Staff
Radio & TV Broadcast Facilities	Y	SP	ZBA
Personal Wireless Communication Facilities	Y	SP	ZBA
Commercial Parking	Y, only for remote parking for residential uses in an abutting CSC District, pursuant to Section 29.406(18)	SDP Minor	Staff

**Table 29.1202(4)-1
Suburban Residential Floating Zoning
Residential Low Density (FS-RL) Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y, if pre-existing	ZP	ZEO
Single Family Attached Dwelling (12 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (12 units or less)	N	--	--
Family Home	Y	ZP	ZEO
Clubhouse	N	--	--
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short-term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
OFFICE USES			
N	N	--	--
TRADE USES			
Retail Sales and Services General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Child Day Care Facilities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA

Social Service Providers	N	--	--
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Radio & TV Broadcast Facilities	N	---	---
Parks & Open Areas	Y	SDP Minor	Staff
Essential Public Services	Y	SP	ZBA
Personal Wireless Service Facilities	Y	SP	ZBA

**Table 29.1202(4)-2
Suburban Residential Floating Zoning
Residential Medium Density (FS-RM) Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N, except Hospices, Assisted Living, and Nursing Homes, permitted by Special Permit.	SP	ZBA
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y	ZP	ZEO
Single Family Attached Dwelling (12 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (12 units or less)	Y	SDP Major	City Council
Family Home	Y	ZP	ZEO
Independent Senior Living Facility (unlimited number of units)	Y	SP	ZBA
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Funeral Facilities	Y	SP	ZBA
Child Day Care Facilities	Y	HO or SP (depending on size)	Staff/ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Radio & TV Broadcast Facilities	N	---	---
Parks & Open Areas	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA