

ATTACHMENT 1A

Recommendation 1: Staff recommends the following changes to the Land Use Tables of the ILUDC for compliance with State Law.

Revise 18.21.030(B) Table 2-1 Allowable Land Uses and Permit Requirements for Residential Zoning Districts as follows:

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	RR	RS	RL	RM	RH	RVH		
	P	Permitted Use, Zoning Clearance required						
	MUP	Minor Use Permit required (see Section 17.71.060)						
	UP	Use Permit required (see Section 17.71.060)						
	S	Permit requirement set by Specific Use Regulations						
	—	Use not allowed						
LAND USE (1)	RR	RS	RL	RM	RH	RVH	Specific Use Regulations	
RESIDENTIAL USES								
Duplex	P	P	P	P	P	P	17.42.170	
Condominium conversion - 3 units maximum per parcel	—	—	—	P	UP	UP		
Home occupation	P	P	P	P	P	P	17.42.080	
Mobile home park	UP	UP	UP	UP	UP	UP	17.42.110	
Mobile/manufactured home	P	P	P	P	P	P	17.42.110	
Multi-family housing, 2 or 3 units	—	—	—	P	P	P	17.42.120	
Multi-family housing, 4 or more units	—	—	—	UP	UP	P	17.42.120	
Organizational house (sorority, monastery, etc.)	—	—	—	UP	UP	UP		
Residential accessory use or structure	P	P	P	P	P	P	17.42.160	
Residential care facility for the elderly (RCFE)	—	—	—	UP	UP	UP		
Residential care, 6 or fewer clients, in a single-family dwelling	P	P	P	P	P	P		
Residential care, 7 or more clients	—	—	—	UP	UP	UP		
Rooming or boarding, 3 or more persons	—	—	—	MUP	MUP	MUP		
Second units – ADU/JADU	P	P	P	P	P	P	17.42.170	
Single-family dwelling	P	P	P	P	P	P		
Tiny homes	P	P	P	P	P	P	17.42.175	

Recommendation 2: to clarify that a duplex would be allowed in lieu of a single-family residential unit and not in addition to, the following update is also proposed to 18.21.050 Residential District Site Planning and Building Standards:

TABLE 2-4 - RR, RS, AND RL DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	RR Rural Residential	RS Suburban Residential	RL Low Density Residential
Density	Maximum number of dwelling units allowed on a single parcel.		
	1 dwelling unit or one duplex per parcel; or 1 dwelling Unit and one second unit and one JADU where allowed by 17.42.170 .		

Recommendation 3: as established by Senate Bill 234(2019) the following changes are proposed to comply with state law regarding permitting for in-home day care.

SERVICES

Adult day care - 6 or fewer clients	☐	☐	☐	☐	☐	☐	WHY???
Adult day care - 7 or more clients	☐	☐	☐	☐	☐	☐	
Child day care - Small family day care home	P	P	P	P	P	P	
Child day care - Large family day care home	MUP	MUP	MUP	MUP	MUP	MUP	18.42.060

Recommendation 4: Revise the following portions of 17.22.030(C) Table 2-6 Allowable Land Uses and Permit Requirements for Commercial Zoning Districts as follows:

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required				
	MUP	Minor Use Permit required (see Section 17.71.060)				
	UP	Use Permit required (see Section 17.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

RESIDENTIAL USES

Emergency/transitional shelter	☐	☐	☐	P	☐	I
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