

Potential future ZO amendments for PC to consider

- Establish standards for breweries and distilleries in residential zones. They're currently a special land use but we can establish specific standards. (Pg 36)
- Expand commercial uses / mixed-uses allowed as a special land use in Residential, for appropriate building types. There are currently very limited options. Perhaps we begin to allow salons/barbershops, etc. (Pg 36). Current special land uses are below
 - a. Apartment houses with more than 6 units;
 - b. Bars;
 - c. Boarding houses;
 - d. Brewery;
 - e. Brewpub;
 - f. Confectioneries and delicatessens;
 - g. Day care, family;
 - h. Day care, group;
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 - i. Distillery;
 - j. Grocery stores;
 - k. Medical and dental clinics;
 - l. Mortuary, funeral homes;
 - m. Mixed-use buildings containing a residential single family dwelling or dwellings and no more than one of the special land uses identified in this section;
 - n. Production Filming;
 - o. State licensed residential facilities;
- Clarify driveway regulations in relation to presence of garage. Do new garages need to be accessed from the alley if a driveway is permitted? Do we need to require garages? Should we revise the standard that driveways need to hold 2 cars to the, needing to hold 2 cars behind the front building line? This should not be too much of an issue with the short front setbacks on most houses. (Pg 37, 52,55)
- Explicitly allow medical and dental offices in CBD rather than having to just allow them as a commercial service. (Pg 42)
- Expand the definition of accessory living quarters to be more than just one that's over a garage. (Pg 7)
- Add a use table (what is permitted/SLU in each district).