



EXHIBIT A of January 24, 2017 Planning Commission Staff Report

Double Underlined words are words added
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Amendment 1: Section 10. Permitted Uses

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**RSF and RMF
Single-Family and Multi-Family Residential Zones**

Principal uses

Single-family & ~~multi-family~~ dwellings, provided they comply with the Additional Regulations for Single-Family Dwellings in Section 10(A)

Multi-family dwellings provided they comply with the Additional Regulations for Multiple Family Dwellings in Section 10(B)

Mobile home parks

Public, non-commercial parks & recreation

Public & private schools

Bed & breakfast establishments

Forestry activities, including but not limited to timber harvesting

Essential service

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A. Additional ~~#~~Regulations for Single-Family Zones Dwellings:

1. No dwelling structures shall have visible, unclosable openings, which allow penetration of air, outside elements, or animals into the structure's interior - except for screened-in porches.
2. All dwelling structures shall be placed on a basement foundation, concrete pad or piers, or other permanent foundation and secured, anchored, or tied down in accordance with the current International Building Code and all other applicable FHA requirements.
3. All single-family dwellings, including manufactured homes, shall have a minimum of a 1-car private attached garage with permanent exterior walls and a vehicle entry door. Minimum garage dimensions shall be 20 feet deep and 12 feet wide; minimum garage door dimensions shall be 7 feet tall and 8 feet wide. The garage shall have exterior siding material and paint colors the same or similar to the dwelling unit. This requirement shall apply regardless of the zone in which the single family dwelling is located except that it shall expressly not apply to manufactured homes and mobile homes located within a mobile home park.

B. Additional ~~#~~Regulations for Multiple-Family Zones Dwellings:

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3. All duplexes, regardless of the zone in which they are located, shall have a minimum of a 1-car private attached garage per dwelling unit, with permanent exterior walls and a vehicle entry door. Minimum garage dimensions shall be 20 feet deep and 12 feet wide; minimum garage door dimensions shall be 7 feet tall and 8 feet wide. The garage shall have exterior siding material and paint colors the same or similar to the dwelling unit.

RMP

Master Plan Residential Zone/County Newberry Neighborhood

Principal uses

All RSF and RMF principal uses, provided single-family dwellings comply with the Additional Regulations for Single-Family Dwellings in Section 10(A) and multiple-family dwellings comply with the Additional Regulations for Multiple Family Dwellings in Section 10(B).

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CRMX

Commercial/Residential Mixed-use Zone

Principal uses

All uses in the RSF, RMF, and RMP zones, provided single-family dwellings comply with the Additional Regulations for Single-Family Dwellings in Section 10(A) and multiple-family dwellings comply with the Additional Regulations for Multiple Family Dwellings in Section 10(B), except that Residential uses must be the dominant use as compared to other non-residential uses and at least 60% of the total amount of all uses as measured by floor area.

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CMX

Mixed-use Commercial Zone

Principal uses

All uses in the RSF, RMF, and RMP zones, provided single-family dwellings comply with the Additional Regulations for Single-Family Dwellings in Section 10(A) and multiple-family dwellings comply with the Additional Regulations for Multiple Family Dwellings in Section 10(B).

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CN

Neighborhood Commercial Zone

Principal uses

All RSF and RMF principal uses, provided single-family dwellings comply with the Additional Regulations for Single-Family Dwellings in Section 10(A) and multiple-family dwellings comply with the Additional Regulations for Multiple Family Dwellings in Section 10(B).

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TA

Transitional Areas

Principal uses

All permitted residential and commercial uses, provided single-family dwellings comply with the Additional Regulations for Single-Family Dwellings in Section 10(A) and multiple-family dwellings comply with the Additional Regulations for Multiple Family Dwellings in Section 10(B).

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