



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment , RMX District**Legistar File ID #:** [62966](#)**Prepared By:** Planning and Zoning Staff

At its January 11 2021 meeting, the Plan Commission recommended approval of the RMX district. After approval, Staff became aware of a number of changes necessary for this district, inadvertently left out of the draft or as typos. Some of the changes are substantial enough that a re-referral to Plan Commission was determined appropriate. Here is a summary of the changes:

- A number of the uses in the use category *Residential – Family Living* and *Residential – Group Living* change from conditional to permitted uses. These include:
 - Dwelling units in mixed-use buildings
 - Multi-family dwelling (4 dwelling units)
 - Multi-family dwelling (5-8 dwelling units)
 - Multi-family dwelling (>8 dwelling units)
 - Single-family attached dwelling (3-8 dwelling units)
 - Single-family attached dwelling (>8 dwelling units)
 - Three-family dwelling - three-unit
 - Cohousing community
- In the use chart, under *Residential - Group Living* category, add a “P” in the row for *Lodging House, Fraternity or Sorority* (currently blank).
- The use *Counseling, Community Services Organization* changed from a conditional use to a permitted use, consistent with [this recent zoning ordinance amendment](#).
- In the “Site Standards, New and Existing Development” , “All business activities shall be conducted within completely enclosed buildings except:” subsection, 6. *Auto Service Stations* is deleted, because the use is not allowed in the district.
- In subsection “(4) Site Standards” and continuing to subsection (b). This should be “(a)” above to pick up all building forms other than those identified in sub (a).

Staff supports this amendment.