AGENDA ITEM

Miscellaneous Updates (Item 8)

To: Cameron Planning and Zoning
Fr: Clyde Han
Dt: Wednesday, October 09, 2013
Re: Conflicting Language

In “Article 14;” R-2 Two-Family Residential District;
Paragraph 2; “Permitted Uses”;

1. Item B. Medical Clinic is “Permitted” in article 14 but Article 31 Conditional Uses requires a C.U.P. for “Professional Office”

2. Item J. “Certain agricultural uses such as **field crops**, truck gardening, berry or bush crops and flower gardening including a greenhouse, but not including a salesroom or roadside stand.” In the same Article 14 under Section “C” item “K” requires a C.U.P., In Article 31 “Conditional Uses” section 5 requires a C.U.P.

A copy of Article 14 is attached.

ARTICLE 14. “R-2” TWO-FAMILY RESIDENTIAL DISTRICT

1. **Purpose**: It is the purpose of this district to provide for moderate density residential development, including two-family and higher density single-family dwellings, and to encourage strong, residential neighborhoods.

2. **Permitted Uses**:

A. Any use permitted in the R-1 single family district.
B. Medical Clinic.
C. Group Home.
D. Religious, educational, or eleemosynary institution of a philanthropic nature, but not a penal or mental institution
E. Hospital or sanitarium, except a criminal, mental, or animal hospital.
F. Duplexes
G. Private club, fraternity, sorority or lodge, except one the chief activity of which is a service customarily carried on as a business.
H. Accessory building or use customarily incidental to any of the above uses, including a storage garage on a lot occupied by a multiple dwelling, boardinghouse, hospital or institution, and conforming to the size limitations set forth in Article 21.
I. Signs: See Article 23.

J. Certain agricultural uses such as <u>field crops</u>, truck gardening, berry or bush crops and flower gardening including a greenhouse, but not including a salesroom or roadside stand.

A. **Height and Area Regulations**: In "R-2" districts the height of buildings, the minimum dimensions of lots and yards, the minimum lot area per family permitted on any lot shall be as follows:

A. Height: Buildings or structures shall not exceed thirty-five (35) feet or three (3) stories in height.

B. Front yards: There shall be a front yard the minimum depth of which shall be twenty-five (25) feet.

C. Side Yards: There shall be a side yard on each side of the dwelling of not less than seven (7) feet.

D. Rear yards: There shall be a rear yard the minimum depth of which shall be twenty-five (25) feet.

E. Lot Width: The minimum width of a lot shall be sixty (60) feet except that two-family dwellings which otherwise comply with the codes and ordinances of the City may be divided at the part wall as to ownership and owned as separate dwelling units by separate owners and such ownership shall not constitute a violation of the lot and yard requirements of this ordinance and also provided that where a lot of record has less width than herein required at the time of passage of this Chapter, this ordinance shall not prohibit the erection of a single family or multiple family dwelling.

F. Lot Size: Minimum lot size shall be six thousand (6,000) square feet per dwelling unit for single-family dwellings, and seven thousand five hundred (7,500) square feet for two-family dwellings.

G. Floor Delineation's: The minimum floor area per unit (meaning each separate living area), excluding garage, shall be:

Bedroom	Square Feet
One	750
Two	900
Three	1,000

B. **Parking Restrictions**: Off-street parking space shall be provided in an R-2 district in accordance with the requirements for specific uses set forth in this chapter.
Please see Article 24.

C. **Conditional Uses**: The following uses are permitted in the R-2 District only by obtaining a conditional use permit. See Article 31 Conditional Uses for complete information on the procedure and requirements.

A. Kennels.

B. Radio, television, microwave and mobile telephone towers.

C. Rodeo and fair grounds.

D. Golf driving ranges.

E. Day care centers (See Article 31.4.L for conditions).
F. Taxicabs.
G. Bed and breakfasts.
H. Photo studios.
I. Professional offices (See Article 31.4.U. for space provisions).
J. Multiple dogs, provided that the applicant shall have owned said dogs upon moving to Cameron.
K. Field Crops.

Ord. 5665, May 2, 2011

Article 31
5. **Conditional Uses by District**:

USE	**R-1**	**R-2**	**R-3**	**R-4**	**C-1**	**C-2**	**C-N**	**CM-P**	**M-1**	**A-1**
Kennels		X	X	X		X	X		X	X
Telecom Towers		X	X	X		X	X	X	X	X
Stables & Tracks						X			X	
Private Athletic Fields			X	X		X	X		X	
Rodeo & Fair Grounds		X	X	X		X	X		X	
Golf Driving Ranges	X	X	X	X	X	X	X	X	X	
Day Care Centers	X	X	X	X						
Taxicabs		X	X	X			X	X	X	
Bed & Breakfasts		X	X	X					X	
Photo Studios	X	X	X	X					X	
Professional Office			**X**	**X**	**X**					**X**
Billboards			X	X	X	X		X	X	X
Adult Establishments					X	X				
Gun Clubs / Ranges					X	X		X	X	
Small Animal Confinement										X
Private Correction Inst.										X
Multiple Dogs	X	X	X	X	X	X	X			
Field Crops		**X**				**X**		**X**	**X**	
Inflatables (over 15 ft.)				X	X	X	X	X	X	

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I am asking for clarification / direction on the items that are in conflict and or confusing; as I find issues I will bring them to the Boards attention.