

## **Exhibit A**

### **Chapter 17.08: Zoning Districts and Land Uses**

#### **17.08.010 – Zoning Districts Established.**

1. **Modify** Subsection B.1 as follows:
  1. Single-Family and Limited Two-Family Districts:

#### **17.08.020 – Zoning Districts Described.**

2. **Modify** Subsection B.1 as follows:
  1. Single-Family and Limited Two-Family (RS and RS-A) Districts. Intended for single-family residential development and limited two-family residential development at a variety of densities, these districts may be applied to preserve the character of developed residential areas that are predominately single-family in nature and recommended to remain so by the general plan. These districts also may be applied to establish single-family character in developing areas at densities recommended by the general plan.
    - a. RS80, RS40, RS30 Districts. Designed for low intensity single-family development countywide and low intensity single-family and two-family development within the Urban Services District (USD), these districts are appropriate for implementing the residential low density policies of the general plan. These districts may also be appropriate within selected areas of natural conservation policy that are environmentally suitable and can be provided necessary support services.
    - b. RS20, RS15, and RS10 Districts. Designed for relatively low to moderate intensity single-family development countywide and low intensity single-family and two-family development within the Urban Services District (USD), these districts are appropriate for implementing the residential low-medium policies of the general plan. These districts may also be appropriate within selected areas of natural conservation policy, with urban services. The RS20 and RS15 districts may be applied along edges of areas classified within residential low density policy that have suitable physical characteristics and good street access.
    - c. RS7.5, RS7.5-A, RS5, RS5-A, RS3.75 and RS3.75-A Districts. Designed for higher intensity single-family development countywide and low intensity single-family and two-family development within the Urban Services District (USD), these districts are appropriate for implementing the residential medium density policies of the general plan. As a general rule, these districts should have good access to either arterial or collector streets with the RS3.75 and RS3.75-A districts located in proximity to mass transit service.

Section 17.08.030 - District land use tables.

3. **Modify** the district land use tables as follows:

	AG	Residential				
Key: P-Permitted PC-Permitted w/conditions* SE-Special exception* A-Accessory* O-Overlay * Refer to Chapter 17.16 for standards	AG and AR2A	RS80 through RS3.75-A	R80 through R6-A	RM2 through RM20-A-NS	RM40 through RM100-A-NS	MHP
Residential Uses:						
Two-family	PC	<u>PC</u>	PC	P	P	

**Chapter 17.16 – Land Use Development Standards**

17.16.030 – Residential uses.

4. **Modify** Subsection D as follows:

**D. Two-Family Dwellings Structures.**

1. In RS and RS-A zoning districts, the two-family use shall only be permitted within the Urban Services District (USD).
2. In the AG, AR2a, RS, RS-A, R, and R-A districts , two-family dwellings may be permitted on any lot provided two-family structures shall have a roof structure with a minimum pitch of not less than thirty (30) degrees; provided, however, that the roof structure may have a minimum pitch of less than thirty (30) degrees if three or more structures on the same block face that are oriented to the same street have roof structures with minimum pitches of less than thirty (30) degrees.
1. ~~The lot is legally created and is of record in the office of the county register prior to August 1, 1984;~~
2. ~~The lot is created by the subdivision of a parcel of land in existence prior to August 1, 1984 into no more than three lots; or~~
3. ~~The lot is part of a subdivision having preliminary approval by the metropolitan planning commission on or before August 15, 1984, and having commenced any substantial site development or infrastructure improvements, such as utilities and~~

~~streets, and a portion of such subdivision is recorded in the office of the county register prior to April 1, 1985; or~~

4. ~~The following:~~

~~a. The lot is part of a subdivision,~~

~~b. The subdivision has been approved by the metropolitan planning commission, and~~

~~c. The total number of lots permitting two family dwellings within the subdivision shall be limited to not more than twenty-five percent of the total number of lots within the subdivision, and~~

~~d. The total number of lots within the subdivision permitting two family dwellings shall be computed by disregarding and eliminating any and all fractions of a permitted two family dwelling which results from the application of the twenty-five percent limitation to the total number of lots within the subdivision, and~~

~~e. The lots permitting two family dwellings are identified on the final plat and the locations of the two family dwellings have been approved by the metropolitan planning commission so as to minimize the impact on any existing single family development, and~~

~~f. The final subdivision plat has been recorded in the office of the county register; or~~

5. ~~The lot is part of a planned unit development authorizing two family structures as enacted by the metropolitan council.~~

17.16.070 – Commercial uses.

5. **Modify** Subsection U.2 as follows:

2. ~~Single family and one and two family~~ RS, RS-A, R, and R-A zoning districts, all property improvements shall comply with the Chapter 17.12 (District Bulk Regulations) for single-family or two-family uses, depending on the number of units on the property.

**Chapter 17.36 – Overlay Districts**

17.36.620 – Residential accessory structure overlay district.

6. **Modify** Subsection F as follows:

F. Eligible Zoning Districts. Residential accessory structure overlay districts shall only be applicable in ~~single family (RS<sub>1</sub> and RS-A<sub>1</sub>) and one and two family (R<sub>1</sub> and R-A)~~ residential zoning districts. Residential accessory structure overlay districts shall not be applied to property within specific plan (SP) zoning districts.

17.36.675 – Two-story residential overlay district.

7. **Modify** Subsection F as follows:

F. Eligible Zoning Districts. Two-story residential overlay districts shall only be applicable in ~~single family (RS<sub>1</sub> and RS-A<sub>1</sub>) and one and two family (R<sub>1</sub> and R-A)~~ residential

zoning districts. Two-story residential structure overlay districts shall not be applied to property within specific plan (SP) zoning districts.

17.36.730 – Detached Accessory Dwelling Unit Overlay District.

8. **Modify** Subsection A.3 as follows:

3. Properties within a DADU overlay shall not share lot lines with ~~single-family residential~~ RS/RS-A zoned properties that are not in the overlay district.

**Chapter 17.40 – Administration and Procedures**

17.40.740 – Generally.

9. **Modify** Subsection C.2 as follows:

2. Rezoning the property from an office, commercial, or industrial district to a ~~residential or residential single-family~~ R/R-A or RS/RS-A district;