

# Request for City Council Action

**Date:** December 22, 2015

<b>Agenda Section:</b> General Business  <b>No. 6</b>	<b>Originating Department:</b>  Planning Services/Legal
<b>Item:</b> An Ordinance approving John Alleman's request for a text amendment relative to the use of fraternities and sororities in the PA, Professional Administrative Office, district  <b>No. 6.2</b>	<b>Approved:</b>

**Background and Summary:**

John Alleman is requesting a text amendment relative the use of fraternities and sororities in the PA, Professional Administrative Office, district. The Carbondale Revised Code currently does not allow for fraternities or sororities as a special use in any commercial district. While other residential uses such as, rooming houses and condominiums are permitted as a special use in the PA zoning district, fraternity and sorority houses are not included. This text amendment seeks to allow fraternity and sorority houses as a special use within the PA district.

Attached for City Council review are the following:

1. An Ordinance approving the text amendment request.
2. A copy of the unapproved minutes of the Planning Commission for public hearing PC 16-04.
3. A copy of the staff report to the Planning Commission. (PC 16-04)

**Additional Information:**

1. *Constituent/Advisory Body Impact:* The Planning Commission conducted a public hearing on December 9, 2015, and voted (5 yes-2 no) to recommend approval of the proposed text amendment to the City Council. A notice of the public hearing was published in the *Southern Illinoisan* on October 18, 2015. The applicant was present and one person spoke in favor of and one person spoke in opposition to the text amendment.
2. *Financial Impact:* None
3. *Staff Impact:* Staff will be responsible for issuing all applicable zoning and building permits.

Engineering Approval Obtained	Finance Approval Obtained	Legal Approval Obtained	Approval Obtained	Manager's Approval Obtained
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Council Action: Motion by \_\_\_\_\_ 2<sup>nd</sup> by \_\_\_\_\_ to \_\_\_\_\_

**Recommended Action:**

It is recommended that the City Council move “To adopt the Ordinance approving a text amendment allowing fraternity and sorority houses as a special use in the PA, Professional Administrative Office, district.”

If the City Council wishes to deny the text amendment, it should move “To deny the request to allow fraternity and sorority houses as a special use in the PA, Professional Administrative Office, district.”



CITY OF CARBONDALE, ILLINOIS

ORDINANCE NO. 2015-\_\_\_

AN ORDINANCE AMENDING SECTION 15-2.29 OF THE REVISED CODE OF THE CITY OF CARBONDALE, ILLINOIS RELATIVE TO USE OF FRATERNITIES AND SORORITIES IN THE PA, PROFESSIONAL ADMINISTRATIVE OFFICE, DISTRICT

ADOPTED BY THE CITY COUNCIL  
OF THE CITY OF CARBONDALE, ILLINOIS

THE 22<sup>nd</sup> DAY OF DECEMBER, 2015

Published in pamphlet form by authority of the City Council of the City of Carbondale, Jackson County, Illinois, this 23<sup>rd</sup> day of December 2015.

CERTIFICATE OF PUBLICATION

I, Jennifer Sorrell, the duly qualified City Clerk of the City of Carbondale, Illinois, and the official custodian of the records of said City, do hereby certify that this Ordinance was published in pamphlet form by authority of the City Council on the 23<sup>rd</sup> day of December 2015.

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Jennifer Sorrell, City Clerk  
City of Carbondale, Illinois

**ORDINANCE NO. 2015-\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 15-2.29 OF THE REVISED CODE OF THE CITY OF CARBONDALE, ILLINOIS RELATIVE TO USE OF FRATERNITIES AND SORORITIES IN THE PA, PROFESSIONAL ADMINISTRATIVE OFFICE, DISTRICT**

WHEREAS, the City of Carbondale, Illinois is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, John Alleman initiated a text amendment to amend Section 15-2.29 of the Revised Code of the City of Carbondale, Illinois, relative to the use of fraternities and sororities in the PA, Professional Administrative Office, district and,

WHEREAS, a notice of the hearing stating its purpose was published in the *Southern Illinoisan* on the 18<sup>th</sup> day of October, 2015, being at least (15) days prior to said hearing; and,

WHEREAS, a hearing of the Planning Commission of the City of Carbondale was called at 6:00 p.m. on the 9<sup>th</sup> day of December, 2015, at City Council Chambers in said City to consider the zoning classification for said property; and,

WHEREAS, the Planning Commission conducted said hearing pursuant to the notice given, and to the laws of the State of Illinois; and,

WHEREAS, said Planning Commission thereafter filed with the City Council a report of its hearing disclosing its findings of fact and its recommendation, said recommendation being as follows: to amend Section 15.2.29 to allow for the use of fraternities and sororities as a special use in the PA, Professional Administrative Office, district.

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission, the record of the Commission's public hearing, and the provisions of the zoning ordinance, and based thereon, finds that it is in the best interests of the City of Carbondale that the zoning ordinance be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:

Section 1. That Section 15-2.29 of the Revised Code of the City of Carbondale is hereby amended as provided in Exhibit "A," attached hereto and made a part hereof by reference.

Section 2. That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

Section 3. The repeal of any ordinance by this Ordinance shall not affect any rights accrued or liability incurred under said repealed ordinance to the effective date hereof. The provisions of this Ordinance, insofar as they are the same or substantially the same as those of any prior ordinance, shall be construed as a continuation of said prior ordinance.

Section 4. That it is the intention of the City Council of the City of Carbondale that this Ordinance and every provision thereof shall be considered separable and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section 5. That the City Council of the City of Carbondale finds that the subject matter of this Ordinance pertains to the government and affairs of the City of Carbondale and is passed pursuant to the provisions of Article VII, Section 6(a) of the 1970 Illinois Constitution.

Section 6. That this Ordinance shall take effect upon its passage, approval, recording, and publication in pamphlet form in accordance with law.

APPROVED: \_\_\_\_\_  
John M. Henry, Mayor

ATTEST: \_\_\_\_\_  
Jennifer Sorrell, City Clerk

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
Mike Kimmel, City Attorney

# Exhibit A

## §2.29. PERMITTED AND SPECIAL USES, NONRESIDENTIAL DISTRICTS

NONRESIDENTIAL DISTRICTS USE TABLE													
USE CATEGORIES	USE TYPES	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	USE STANDARD	
<b>Residential Uses</b>													
Household Living (See §3.1.7.A)	Single-family dwellings					P					P <sup>7</sup>		
	Single family dwellings, except mobile homes		P	S	S	P					P <sup>7</sup>	§3.3.1.N	
	Two-family houses (duplex)					P					P <sup>7</sup>		
	Corner lot duplexes					P					P <sup>7</sup>		
	Condominiums residential			S	S	P						§3.3.1.N	
	Condominium buildings (residential) with four or fewer units		P	S	S	P					P <sup>7</sup>	§3.3.1.N	
	Dwelling units above the main floor								P				
	Dwelling units on the main floor of residential structures existing on September 16, 2003, including rooming houses, excepting dormitories, fraternity/sorority houses, group homes, and mobile homes								S				
	Two-unit dwellings, except mobile homes		S	S	S	P					P <sup>7</sup>	§3.3.1.N	
	Three-unit dwellings, except mobile homes		S	S	S	P					P <sup>7</sup>	§3.3.1.N	
	Four-unit dwellings, except mobile homes		S	S	S	P					P <sup>7</sup>	§3.3.1.N	
	Single-unit dwellings, including townhouses, but except mobile homes		P	S	S	P						§3.3.1.N	
	Multi-Unit Dwellings			S	S	P							§3.3.1.N
	Dormitories or apartments for students residing on site											P <sup>7</sup>	
	Dwelling units as permitted in the lowest density adjoining residential district and subject to the same occupancy restrictions as said residential district		P										
Dwelling units other than those permitted in the preceding row		S										§3.3.1.N	
Group living (See §3.1.7.B)	Boarding or rooming houses			S	S							§3.3.1.N	
<b>Fraternities and sorority homes</b>				<b>S</b>								<b>§3.3.1.N</b>	
<b>Public and Civic Uses</b>													
Community service (See §3.1.8.A)	Business associations	S		P	P						P		
	Civic, social and fraternal	S		P	P		P	P			P		
	Community centers	S		P	P		P						
	Libraries	S		P	P			P					
	Museums	S		P	P	P		P					
Day care (See §3.1.8.B)	Adult day care		S	P	S		S		S	S	P	§3.3.1.I	
	Day care centers for children	S	P	P	S	S <sup>1</sup>	S		S	S	P	§3.3.1.I	
	Day care homes I		P	S								§3.3.1.J	
	Day care homes II		S	S								§3.3.1.J	
	Day care homes III		S	S								§3.3.1.J	



**MINUTE EXCERPTS**  
**PC 16-04**  
**Carbondale Planning Commission**  
**Wednesday, December 9, 2015**  
**Room 108, 6:00 p.m.**  
**City Hall/Civic Center**

Mr. Anz called the meeting to order at 6:00 p.m.

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**Members Present:** LeBeau, Sheffer, Anz, Field, Love, Lilly and Litecky

**Members Absent:** Barke, Schachel and Bradshaw (ex-officio)

**Staff Present:** Taylor and Sergeev

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**1. Public Hearings**

**PC 16-04** - John Alleman has requested a text amendment relative to the use of fraternities and sororities in the PA, Professional Administrative Office, zoning district.

Mr. Anz declared Public Hearing PC 16-04 open at 6:05 p.m. and asked Mr. Taylor to read the legal notice.

Mr. Taylor, Planner for the City of Carbondale, read the legal notice.

Mr. Anz asked Ms. Sergeev to present the staff report.

Ms. Sergeev, Planner for the City of Carbondale, was sworn in and read part A of the staff report.

Mr. Anz asked if there were any questions from Commission to staff.

There were none.

Mr. Anz asked if the applicant was present and would like to speak.

Mr. John Alleman, Landlord of 505 W. Main St., came forward to speak in support of his application.

Mr. Anz asked if any members of the Commission had any questions for the applicant.

There were none.

Mr. Anz asked if anyone would like to speak in favor of the application.

Ms. Cynthia Hagan, acting representative of SIU Alpha Gamma Delta Sorority, came forward to speak in favor of the application.

Mr. Anz asked if any members of the Commission had any questions for those in favor of the application.

Ms. Litecky asked Ms. Hagan how many girls at SIU are members of Alpha Gamma Delta.

Ms. Hagan answered that she did not have an exact number but believed it was around 50.

Mr. Anz asked if anyone would like to speak in opposition of the application.

Mr. Gail White, landlord of surrounding property to the subject property, came forward to speak in opposition of the application on behalf of him and his wife, Linda White. Mr. White submitted a letter to be included in the record.

Mr. Anz asked if any members of the Commission had any questions for those in opposition of the application.

There were none.

Mr. Anz asked Ms. Sergeev to complete the staff report.

Ms. Sergeev read parts B and C of the staff report, with a recommendation to approve PC 16-04.

Mr. Anz asked if there were any questions for staff.

There were none.

Mr. Anz asked if there were any questions from anyone to anyone.

There were none.

Mr. Anz declared Public Hearing PC 16-04 closed at 6:33 p.m.

Mr. Love moved, seconded by Ms. Lilly, that the Commission accept as findings of fact part A of the staff report for PC 16-04, the applicant was present and spoke and 1 person spoke in favor and 1 in opposition of the application.

The motion passed on a unanimous voice vote.

There was a discussion among Commission Members pertaining to PC 16-04.

Ms. Litecky stated that she is opposed to the approval due to parking and that in her history of dealing with the Greek community it has not been positive. Ms. Litecky also made note that there are big homes closer to campus that are zoned appropriately for Fraternities and Sororities.

Mr. Anz stated that his concern is that granting this Text Amendment opens up the opportunity for all the PA districts to be affected now and in the future.

Mr. LeBeau stated that as a criminologist that granting this Text Amendment would help with the safety of the neighborhood, due to having more eyes in the area. Mr. LeBeau believes this Text Amendment would have a minor negative impact on the surrounding area.

Ms. Lilly stated that the only impact she sees is the lack of parking.

Ms. Field stated that she is not opposed to this Text Amendment.

Mr. Anz mentioned that there are Fraternities and Sororities that are incredible stewards to the community and that they should not all be judged by the few bad apples in the Greek community and that they should be judged by their individual histories.

Mr. Love moved, seconded by Ms. Lilly, that the Planning Commission recommend to City Council, approval of PC 16-04.

Roll Call Vote:

Yes – 5 (LeBeau, Sheffer, Field, Love, Lilly)

No – 2 (Anz, Litecky)

Mr. Taylor announced that the motion to approve PC 16-04 passed and will be on the City Council Agenda for December 22, 2015

M-E-M-O-R-A-N-D-U-M

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TO: City of Carbondale Planning Commission

FROM: Jessica Sergeev, Planner

RE: PC 16-04, John Alleman is requesting a text amendment relative to allowing fraternity and sorority homes in the PA, Professional Administrative Office, zoning district as a special use.

DATE: November 30, 2015

**(Planning Commission Public Hearing on December 9, 2015 at 6:00 p.m.)**

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PART A. GENERAL INFORMATION

1. Applicant:  
John Alleman  
310 E Main St.  
Carbondale, IL 62901
  
2. Requested Action and Background: The applicant is requesting a text amendment relative to allowing fraternity and sorority homes within the PA, Professional Administrative Office, zoning district as a special use. (Please refer to Exhibit A, Applicant's Brief)

The Planning Services office was contacted by Mr. Alleman's office with a request for a sign permit for the Alpha Gamma Delta sorority. The sorority wanted to place their Greek letters on their house located at 505 West Main Street. The letters are required by their national charter for the house to be an official sorority house. The property is located in the PA, Professional Administrative Office, district. Planning staff informed the applicant that a sorority house is not an allowed use in the PA district. In previous years, the property had housed the Beta Theta Pi fraternity and was a permitted use under the previous Carbondale zoning code. Once the fraternity no longer occupied the house, it returned to being used as a rooming house. With the adoption of the 2013 Carbondale Revised Code, fraternity or sorority homes were no longer a permitted use in the PA, Professional Administrative Office, district.

## PART B. ANALYSIS

The applicant is requesting a text amendment to allow fraternity and sorority homes as a special use in the PA, Professional Administrative Office, district. If the proposed text amendment is approved, the applicant intends to apply for a Special Use Permit for property he owns at 505 West Main Street and will enter into a contract with the Alpha Gamma Delta sorority.

Prior to 2008, all dwelling units permitted in the R-3, High Density Residential, district were also permitted uses in the PA, Professional Administrative Office, district. As a result, fraternity and sorority homes were a permitted use in both the R-3 and PA districts. In February 2008, the Carbondale City Council approved Ordinance 2008-03 which made all permitted residential uses in the R-3 district only permitted in the PA district with a Special Use Permit. The requirement of a Special Use Permit allows the City Council to determine if the site and circumstances are harmonious with the neighboring properties. With the adoption of the 2013 Carbondale Revised Code, various high density residential uses were permitted in the PA district with a Special Use Permit including, condominiums; multi-unit dwellings; and boarding houses, however, fraternity and sorority homes were not included in the Nonresidential Districts Use Table and therefore are not allowed (Please refer to Exhibit B, Permitted and Special Uses, Nonresidential Districts Use Table). The omission of fraternity and sorority homes as permitted uses is due to the limited number of properties where the use would be viable. The PA districts currently contain numerous professional offices and multi-family residences. However, along the 300 to 500 block of W. Main Street there are numerous structures with the potential to house a fraternity or a sorority (Please refer to Exhibit C to E - PA district Location Maps).

The statement of intent for the PA district states that it is to serve as a buffer between residential and nonresidential districts and to create a suitable environment for professional and administrative office buildings specially designed for such purposes and located on sites large enough to provide room for landscaping, open spaces, and off street parking facilities. Unlike other forms of high density housing, fraternity and sorority homes are regulated by additional standards and restrictions set forth by both the University and national organization. The fraternity or sorority must meet these standards to maintain their charter. As stated in the applicant's brief, the Alpha Gamma Delta Sorority also has internal restrictions prohibiting alcohol and over-night guests, other sororities and fraternities have similar restrictions. The additional restrictions and requirements placed on the fraternity or sorority by the University and the national organization allow an additional avenue for enforcement if a problem were to arise. If a violation were to occur and was not resolved, the City could work with the university or the national organization to resolve the problem. Although not all fraternities and sororities have the same regulations, the City Council would evaluate each special use request individually and approval would be dependent on provisions set forth by each charter and the City Council. Members of the public will have the opportunity to voice concerns or support a public hearing before the Planning Commission and the City Council. If the City Council should choose to approve the request, the City Council would have the opportunity to include additional requirements and/or restrictions to the Special Use Permit, including a sunset provision. Sunset provisions have been used in the past as a mechanism to allow a fraternity or sorority on a trial basis.

Chapter 4 of the 2010 Carbondale Comprehensive Plan includes Focus Area 4.1 entitled “Rehabilitating Existing Housing Stock” which contains several items that relate to this request. This focus area states, “the community must remain cognizant of its older housing stock as rehabilitation and reinvestment will become increasingly important to the integrity and vitality of neighborhoods within the original City core. There are distinct neighborhood differences as housing in the central neighborhood is older and may warrant reinvestment.” The proposed text amendment would allow for the reinvestment into the older housing along the 300 to 500 blocks of West Main Street. Many of these homes have historically been and are currently being used as rooming houses because their size and age can be cost prohibitive for single family use. However, the large size of these structures can accommodate higher density housing. For a fraternity or sorority, a chapter house is a symbol of the organization. As such, the chapter may choose to invest and make improvements to the home as it is used as a tool for recruitment and a location for Alumni to return. For example, in June 2015 the Sigma Kappa sorority invested \$140,000 in their house located at 308 West Cherry Street. Likewise, in April 2014 the Alpha Tau Omega fraternity invested \$333,500 into their house located at 805 West Freeman Street. In 2012, the Phi Kappa Tau fraternity also invested \$28,000 into their house located at 502 South University Avenue and in 2009, the Alpha Gamma Rho fraternity invested \$20,000 into their house located at 408 West Freeman Street.

Strategy 1 of this focus area is titled “Promote opportunities for neighborhood improvements and housing stock rehabilitation.” This strategy includes the following recommendation: Continue the mandatory rental inspection program, which enforces property maintenance standards. The fraternity or sorority home would be inspected by Building and Neighborhood Services and would be held to the same standards as all rental properties. As mentioned before the organization may also have standards which the national chapter requires in addition to the City’s standard.

The proposed text amendment, if approved, would allow the City Council to consider individual properties on their own merit and make land use decisions based upon factors including location, proximity to services, and the overall impact on the neighborhood, among others. Each request will be site specific and differing circumstances may weigh on the Council’s decision. For instance, a project located in a medical park would be considered differently than a project in an area which was at one time predominately residential in nature. If the City wishes to provide additional use options for an aging housing stock, organizations should be allowed to apply for a Special Use Permit rather than being denied the right to be considered at all.

#### PART C. RECOMMENDATION

Based on the above analysis, staff recommends approval of the proposed text amendment for PC 16-04 with the change to Title 15 of the Carbondale Revised Code as outlined in the attached Exhibit G.

# Exhibit A: Applicant's Brief

**ALLEMAN PROPERTIES, INC.**  
**310 E. Main Street**  
**Carbondale, IL 62901**  
**(618) 549-6355**

Reason for the Request:

The Alpha Gamma Delta Sorority entered into a long term lease of the premises for the exclusive use as their official sorority house. The national housing corporation is the actual tenant, and they control the usage of the House, and its residents, by their national charter and guidelines. For the “House” to be official, they would like to place their Letters / Signage on the exterior premises.

In prior years, the house was used by the Beta Theta Pi Fraternity, and they had an official sign in the front yard. This would be no different.

It is important to note that by allowing the property to be used as an official sign in the front yard. This would be no different.

It is important to note that by allowing the property to be used as an official sorority house, several internal restrictions apply, both contractually with me, the landlord, and by the tenants themselves. For example, alcohol is strictly prohibited on the premises; there are no over-night guests; and men are only allowed on the main floor, in the common areas, with supervision. Additionally, the small house behind the main residence will be used as a study hall, and no one will be living there.

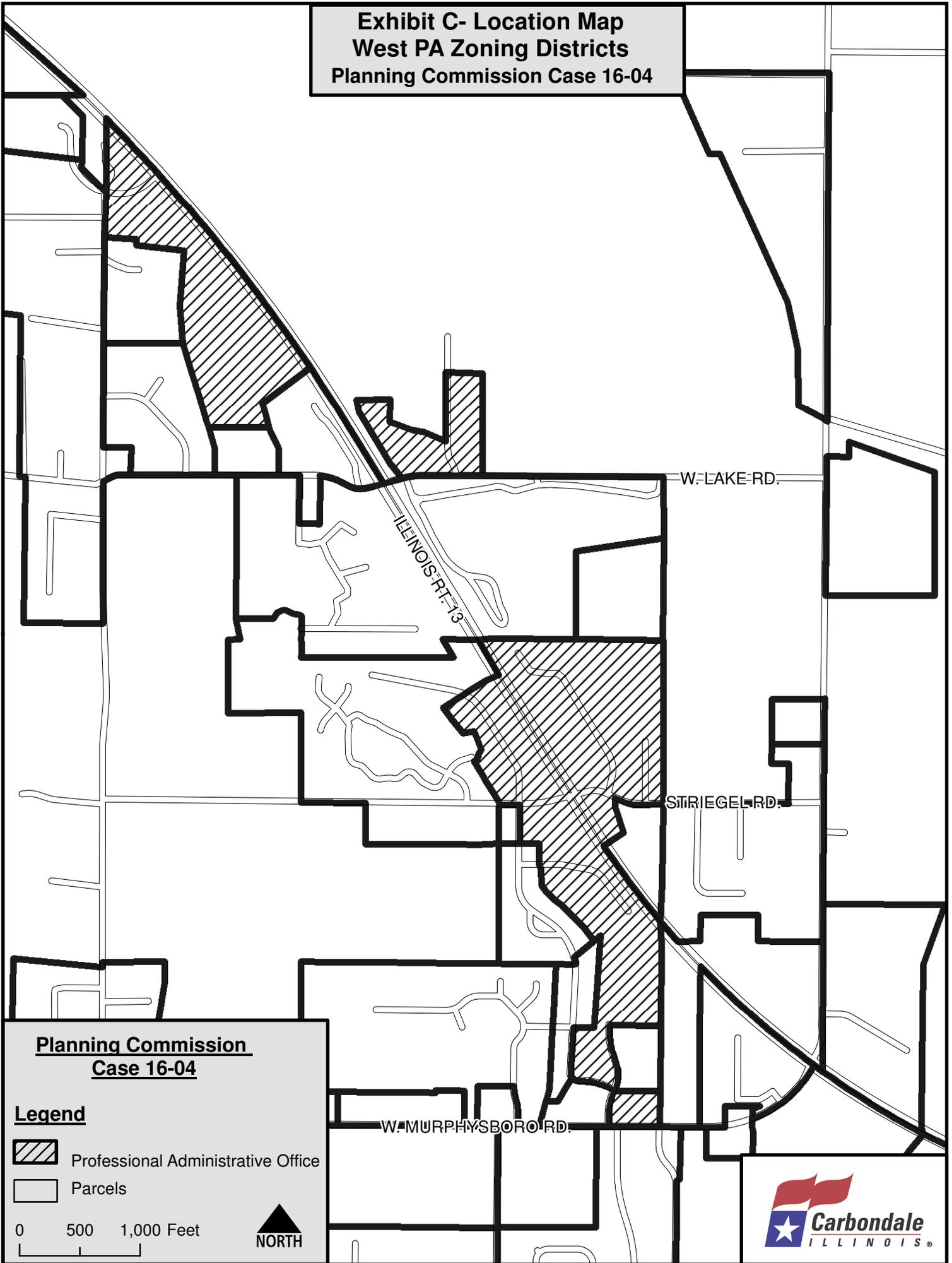
The national housing organization has invested a significant amount of money for the furniture and fixtures in the house, and they are excited to do the same for the exterior.

# Exhibit B: Permitted and Special Uses, Nonresidential Districts

## §2.29. PERMITTED AND SPECIAL USES, NONRESIDENTIAL DISTRICTS

NONRESIDENTIAL DISTRICTS USE TABLE													
USE CATEGORIES	USE TYPES	NB	PAR	PA	SB	BPL	BWA	BPR	LI	GI	PAD	USE STANDARD	
<b>Residential Uses</b>													
Household Living (See §3.1.7.A)	Single-family dwellings					P					P7		
	Single family dwellings, except mobile homes		P	S	S	P					P7	§3.3.1.N	
	Two-family houses (duplex)					P					P7		
	Corner lot duplexes					P					P7		
	Condominiums residential			S	S	P						§3.3.1.N	
	Condominium buildings (residential) with four or fewer units		P	S	S	P					P7	§3.3.1.N	
	Dwelling units above the main floor								P				
	Dwelling units on the main floor of residential structures existing on September 16, 2003, including rooming houses, excepting dormitories, fraternity/sorority houses, group homes, and mobile homes								S				
	Two-unit dwellings, except mobile homes		S	S	S	P					P7	§3.3.1.N	
	Three-unit dwellings, except mobile homes		S	S	S	P					P7	§3.3.1.N	
	Four-unit dwellings, except mobile homes		S	S	S	P					P7	§3.3.1.N	
	Single-unit dwellings, including townhouses, but except mobile homes		P	S	S	P						§3.3.1.N	
	Multi-Unit Dwellings			S	S	P						§3.3.1.N	
	Dormitories or apartments for students residing on site										P7		
	Dwelling units as permitted in the lowest density adjoining residential district and subject to the same occupancy restrictions as said residential district		P										
Dwelling units other than those permitted in the preceding row		S										§3.3.1.N	
Group living (See §3.1.7.B)	Boarding or rooming houses			S	S							§3.3.1.N	
<b>Public and Civic Uses</b>													
Community service (See §3.1.8.A)	Business associations	S		P	P						P		
	Civic, social and fraternal	S		P	P		P	P			P		
	Community centers	S		P	P		P						
	Libraries	S		P	P			P					
	Museums	S		P	P	P		P					
Day care (See §3.1.8.B)	Adult day care		S	P	S		S		S	S	P	§3.3.1.I	
	Day care centers for children	S	P	P	S	S <sup>1</sup>	S		S	S	P	§3.3.1.I	
	Day care homes I		P	S								§3.3.1.J	
	Day care homes II		S	S								§3.3.1.J	
	Day care homes III		S	S								§3.3.1.J	

**Exhibit C- Location Map  
West PA Zoning Districts  
Planning Commission Case 16-04**



**Planning Commission  
Case 16-04**

**Legend**

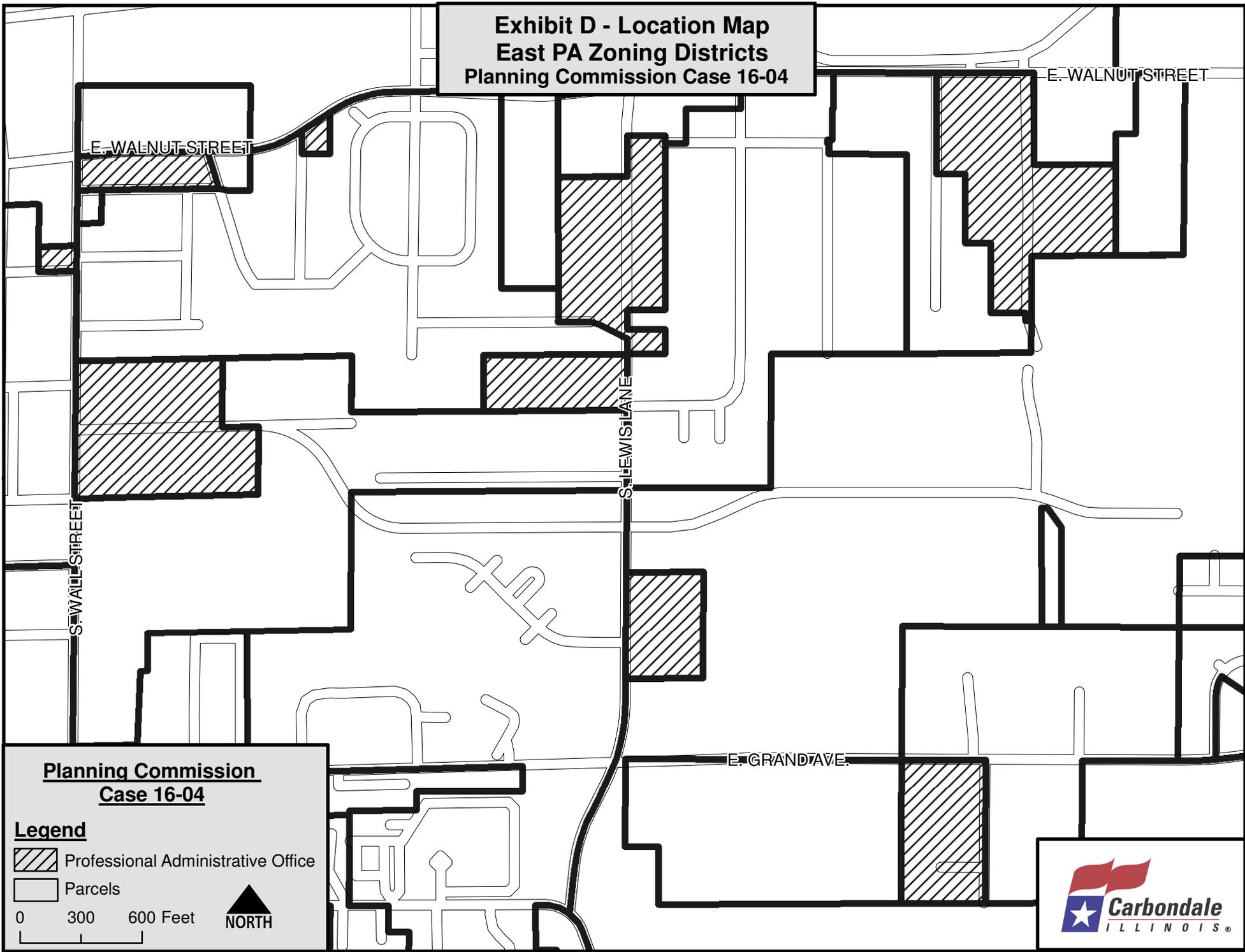
 Professional Administrative Office

 Parcels

0 500 1,000 Feet



**Exhibit D - Location Map  
East PA Zoning Districts  
Planning Commission Case 16-04**



**Planning Commission  
Case 16-04**

**Legend**

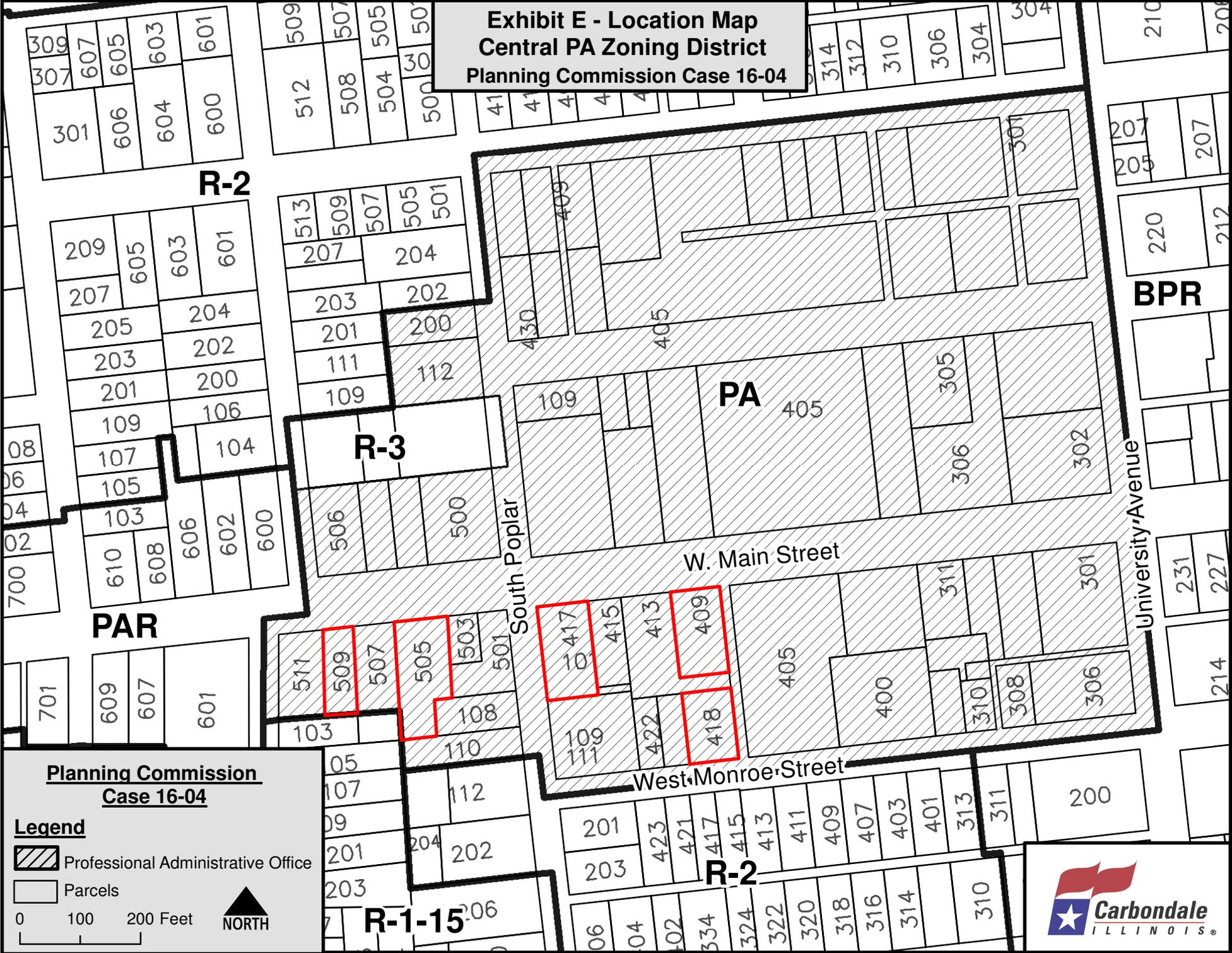
 Professional Administrative Office

 Parcels

0 300 600 Feet



**Exhibit E - Location Map**  
**Central PA Zoning District**  
**Planning Commission Case 16-04**



**Planning Commission**  
**Case 16-04**

**Legend**

 Professional Administrative Office

 Parcels

0 100 200 Feet



**Exhibit F - Future Land Use  
Central PA Zoning District  
Planning Commission Case 16-04**

**Neighborhood  
Conservation/  
Restoration**

**Institutional**

**Commercial  
Conservation**

**Urban  
Center**

**Neighborhood  
Conservation/  
Restoration**

South Poplar

W. Main Street

West Monroe Street

University Avenue

**Planning Commission**

**Case 16-04**

**Legend**

 Professional Administrative Office

 Parcels

0 100 200 Feet



# Exhibit G: Proposed Text Amendment

§2.29 PERMITTED AND SPECIAL USES, NONRESIDENTIAL DISTRICTS  
REGULATIONS

TITLE 15. ARTICLE 2. DISTRICT

## §2.29. PERMITTED AND SPECIAL USES, NONRESIDENTIAL DISTRICTS

NONRESIDENTIAL DISTRICTS USE TABLE													
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	Two-family houses (duplex)					P					P <sup>7</sup>		
	Corner lot duplexes					P					P <sup>7</sup>		
	Condominiums residential			S	S	P						§3.3.1.N	
	Condominium buildings (residential) with four or fewer units		P	S	S	P					P <sup>7</sup>	§3.3.1.N	
	Dwelling units above the main floor								P				
	Dwelling units on the main floor of residential structures existing on September 16, 2003, including rooming houses, excepting dormitories, fraternity/sorority houses, group homes, and mobile homes								S				
	Two-unit dwellings, except mobile homes		S	S	S	P					P <sup>7</sup>	§3.3.1.N	
	Three-unit dwellings, except mobile homes		S	S	S	P					P <sup>7</sup>	§3.3.1.N	
	Four-unit dwellings, except mobile homes		S	S	S	P					P <sup>7</sup>	§3.3.1.N	
	Single-unit dwellings, including townhouses, but except mobile homes		P	S	S	P						§3.3.1.N	
	Multi-Unit Dwellings			S	S	P							§3.3.1.N
	<b>Fraternities and sorority homes</b>				<b>S</b>								<b>§3.3.1.N</b>
	Dormitories or apartments for students residing on site											P <sup>7</sup>	
Dwelling units as permitted in the lowest density adjoining residential district and subject to the same occupancy restrictions as said residential district		P											
Dwelling units other than those permitted in the preceding row		S										§3.3.1.N	
Group living (See §3.1.7.B)	Boarding or rooming houses			S	S							§3.3.1.N	
<b>Public and Civic Uses</b>													
Community service (See §3.1.8.A)	Business associations	S		P	P						P		
	Civic, social and fraternal	S		P	P		P	P			P		
	Community centers	S		P	P		P						
	Libraries	S		P	P			P					
	Museums	S		P	P	P		P					
Day care (See §3.1.8.B)	Adult day care		S	P	S		S		S	S	P	§3.3.1.I	
	Day care centers for children	S	P	P	S	S <sup>1</sup>	S		S	S	P	§3.3.1.I	
	Day care homes I		P	S								§3.3.1.J	
	Day care homes II		S	S								§3.3.1.J	
	Day care homes III		S	S								§3.3.1.J	