

Analysis of Adding a Library and Day Care uses to Single Family Zoning Districts

Current Uses in RSF-1 to 4

1. Accessory dwelling unit: Accessory use allowed (A).
2. Adult day care home: Permitted by right (P).
3. Assisted living facility: Not allowed (-).
4. Attached dwelling (up to 6 attached units): Not allowed (-).
5. Bed and breakfast establishment: Allowed by special use permit (S).
6. Community residential home (up to 6 residents): Permitted by right (P).
7. Community residential home (7 to 14 residents): Not allowed (-).
8. Community residential home (over 14 residents): Not allowed (-).
9. Day care center: Not allowed (-).
10. Emergency shelter: Not allowed (-).
11. Family child care home: Permitted by right (P).
12. Fowl or livestock (as an accessory use): Not allowed (-).
13. Mobile home: Not allowed (-).
14. Multi-family dwelling: Not allowed (-).
15. Multi-family, small-scale (2—4 units per building): Not allowed (-).
16. Place of religious assembly: Allowed by special use permit (S).
17. Library: Not allowed (-).
18. Public park: Permitted by right (P).
19. School (elementary, middle, or high - public or private): Allowed by special use permit (S).
20. Simulated gambling establishment: Not allowed (-).
21. Single-family dwelling: Permitted by right (P).
22. Single room occupancy residence: Not allowed (-).
23. Skilled nursing facility: Not allowed (-).
24. Social service facility: Not allowed (-).
25. Subsistence garden: Permitted by right (P).
26. Urban market farm, less than 5 acres: Permitted by right (P).
27. Urban market farm, 5 acres or greater: Allowed by special use permit (S).

The single-family districts are established for the purpose of providing areas for low density single-family residential development with full urban services at locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers. These districts are characterized by single-family residential structures designed and located so as to protect the character of single-family residential neighborhoods.(b)Objectives. The provisions of these districts are designed to:(1)Protect

and stabilize the essential characteristics of such existing development;(2)Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development;(3)Enable single-family development to occur at appropriate locations and with sufficient density so as to facilitate the provision of urban services and facilities in an economical and efficient manner;(4)Encourage low density development where higher density development would be detrimental to the health, safety and welfare of the community by reason of environmental constraints, open space or other factors; and(5)Discourage any activities not compatible with such residential development.

Single-Family (SF): up to 8 units per acre This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

For RSF-4

Residential Low-Density (RL): up to 15 units per acre This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for singlefamily development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multifamily development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Analysis of Library as a Special Use Permit in Single Family Districts (RSF-1 through RSF-4) with Single Family Land Use

Library: A library is a public facility providing a collection of books, periodicals, and other media for use by the general public. It typically includes reading rooms, study areas, and sometimes conference rooms or event spaces. Libraries serve as community hubs for education, information, and cultural enrichment.

Compatibility Analysis:

Libraries have the potential to blend well with single-family residential areas. Firstly, libraries are community-centric institutions that serve as hubs for learning, information dissemination, and community engagement, offering access to books, digital resources, educational programs, and study spaces. They generate moderate traffic primarily in the afternoons, evenings, and weekends, and require moderate parking for visitors and staff. The noise levels associated with libraries are typically low, primarily from patrons and occasional community events.

Libraries are compatible with other community-focused uses found in RSF zoning districts such as community centers and schools, which also serve as educational and community hubs. The adverse impacts of libraries in residential areas are minimal, with potential issues related to occasional traffic congestion during peak hours being manageable through proper planning and design. Libraries also align with the goals, objectives, and policies of the Comprehensive Plan. Specifically, they support the goal of improving the quality of life and achieving a superior, sustainable development pattern. Libraries contribute to creating complete, integrated communities by providing essential facilities within walking distance of homes, enhancing the pedestrian-friendly character of neighborhoods, and supporting the objective of adopting urban design principles that adhere to successful traditional principles.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.

- **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

A library contributes to a complete, integrated community by providing an essential educational and cultural facility.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.
 - **Policy 2.1.1:** Promote infill development and redevelopment.
 - **Policy 2.1.2:** Encourage mixed-use developments.
 - **Policy 2.1.3:** Ensure new developments support the overall urban form and enhance community livability.

A library in a single-family district supports community livability by offering cultural and educational resources within walking distance.

Consistency with Underlying Land Use Category:

Single Family Land Use:

Libraries align with the single-family land use category as they provide a valuable community resource without significantly altering the residential character of the neighborhood.

Comparison with Existing Permitted Uses:

- **Community Centers and Schools:** Similar in being community-focused facilities.
- **Parks and Recreational Facilities:** Comparable in terms of serving as community gathering places.

Potential Impacts:

While libraries offer significant community benefits, they can also have potential negative impacts on single-family neighborhoods. Some of these impacts include:

Increased Traffic and Parking Issues: Libraries can attract a higher volume of visitors, leading to an increase of traffic in residential areas. This could be seen as a negative Impact by residents living in the area.

Noise Pollution: Although libraries are generally quiet, events and activities held at the library, such as community meetings, workshops, or children's programs, can generate some noise. This could disturb the peace and quiet that residents in single-family neighborhoods typically expect.

Environmental Concerns: The construction and operation of a library could lead to some impact to the environment in the neighborhood. This might include the removal of green spaces and trees, increased impermeable surfaces leading to greater stormwater runoff, and light pollution from exterior lighting.

Alteration of Neighborhood Character: The presence of a library could change the residential character of a neighborhood. The architectural style and scale of the library might not blend seamlessly with the existing homes, and the increase in non-residential foot traffic can make the area feel less residential.

Security and Privacy Issues: Increased foot traffic and the presence of non-residents in the neighborhood can raise security and privacy concerns for residents.

These concerns can be mitigated but they require careful planning and design. This can include requiring soundproofing for event spaces, and architectural designs that harmonize with the neighborhood's character. As a by right use, these mitigation efforts would not be guaranteed, and as broader regulatory context would fail to take into account site specific situations which can lead to a failure to address neighborhood concerns.

Special Use Permit Considerations:

Regulating a library via a special use permit rather than allowing it as a permitted use ensures that each proposed library undergoes a thorough review process to address potential impacts and community concerns. This approach allows for case-by-case evaluation, ensuring that the library's design, location, and operational characteristics are compatible with the surrounding residential area. By requiring a special use permit, the city can impose specific conditions to mitigate potential adverse effects, such as traffic management, noise control, and architectural design standards. This process also facilitates public input, allowing residents to voice their concerns and contribute to the decision-making process, thereby maintaining the neighborhood's character and quality of life while accommodating valuable community amenities like libraries

Conclusion:

Based on the analysis, allowing a library as a special use permit in Single Family Districts (RSF-1 through RSF-4) ensures that each proposed library undergoes a thorough review process to address potential impacts and community concerns. This approach provides flexibility while maintaining the residential character of the neighborhood and aligning with the goals of the Comprehensive Plan.

Recommendation:

Allow Library as a Special Use Permit in Single Family Districts (RSF-1 through RSF-4).

Analysis of Day Care Center as a Special Use Permit in Single Family Districts (RSF-1 through RSF-4) with Single Family Land Use

Detailed Definition:

Day Care Center: A day care center is a facility providing care, supervision, and early education to children during the day, typically for working parents. These centers often include indoor and outdoor play areas, classrooms, and spaces for rest and meals.

Compatibility Analysis:

A daycare can fit well within a single-family district by providing essential services to the community while maintaining a neighborhood-oriented atmosphere. Daycares offer convenient childcare options for local families, enhancing the livability and attractiveness of the neighborhood. By being located within a residential area, daycares can provide parents with easy access to childcare services close to home, reducing travel time and fostering a sense of community.

To ensure compatibility with the single-family district, daycares can be designed to blend with the surrounding residential architecture, maintaining the aesthetic and character of the neighborhood. Appropriate measures, such as designated drop-off and pick-up areas, can help manage traffic flow and minimize congestion. Additionally, the operation of daycares can be regulated to limit noise and activity to appropriate hours, ensuring minimal disruption to residents.

Daycares can also contribute to the social fabric of the community by providing a space for children to interact and develop friendships, thereby strengthening neighborhood bonds. With thoughtful planning and adherence to community standards, daycares can become valuable assets to single-family districts, offering essential services while preserving the residential character and quality of life.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

A day care center contributes to a complete, integrated community by providing essential child care services.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.
 - **Policy 2.1.1:** Promote infill development and redevelopment.
 - **Policy 2.1.2:** Encourage mixed-use developments.
 - **Policy 2.1.3:** Ensure new developments support the overall urban form and enhance community livability.

A day care center in a single-family district supports community livability by offering essential child care services within walking distance.

Consistency with Underlying Land Use Category:

Single Family Land Use:

Day care centers align with the single-family land use category as they provide a valuable community service without significantly altering the residential character of the neighborhood.

Comparison with Existing Permitted Uses:

Community Centers and Schools: Similar in being community-focused facilities.

Parks and Recreational Facilities: Comparable in terms of serving as community gathering places.

Mitigation Measures:

While daycares provide valuable services to families, they can also have some negative impacts on single-family neighborhoods. These impacts include:

Increased Traffic and Parking Issues: Daycares typically experience high volumes of traffic during drop-off and pick-up times. This influx of vehicles can lead to an adverse impact on

residential streets that include higher traffic volumes and a potential for a traffic pattern that moves faster than residents are used to.

Noise Pollution: The presence of a daycare can introduce additional noise to a neighborhood, particularly from outdoor play areas and during busy drop-off and pick-up times. The sounds of children playing and parents conversing can disrupt the quiet residential environment that single-family neighborhoods typically offer.

Alteration of Neighborhood Character: A daycare can change the character of a single-family neighborhood by introducing a more commercial-like activity into a primarily residential area. The architectural style and size of the daycare facility may not always blend seamlessly with the surrounding homes, potentially detracting from the neighborhood's aesthetic.

Security and Privacy Concerns: Increased foot traffic and the presence of non-residents in the neighborhood can raise security and privacy concerns for residents.

Mitigating these impacts is possible but it requires careful planning and design through such measures as ensuring effective traffic management, soundproofing for indoor play areas, and maintaining a residential architectural style. As a by right use, daycare centers would fall under a broader regulatory context which would fail to take into account site specific situations.

Special Use Permit Considerations:

Regulating a daycare via a special use permit (SUP) rather than allowing it as a permitted use would help ensure that each proposed daycare is compatible with the character and needs of the single-family neighborhood. The SUP process allows for community input, enabling residents to voice their concerns and participate in decision-making. This would allow for specific conditions to be imposed in order to mitigate potential negative impacts such as increased traffic and noise. Additionally, it allows for a case-by-case evaluation, providing flexibility to address unique site characteristics and neighborhood contexts.

Conclusion:

Based on the analysis, allowing a day care center as a special use permit in Single Family Districts (RSF-1 through RSF-4) ensures that each proposed center undergoes a thorough review process to address potential impacts and community concerns. This approach provides flexibility while maintaining the residential character of the neighborhood and aligning with the goals of the Comprehensive Plan.

Recommendation:

Allow Day Care Center as a Special Use Permit in Single Family Districts (RSF-1 through RSF-4).