

## **Anderson Township Proposed Text Amendments – July 2024**

### **Exhibit A – “D and DD” Multi-family Residence Districts**

Proposed changes to Articles 3.8 and 3.9 correct numbering errors that were the result of a previous reformatting. In addition, it is proposed to remove the minimum of 1 acre requirement for rest homes, convalescent homes, day care center, nursery school, prekindergarten, kindergarten, or similar private schools. Lastly, the proposed changes add single-family residence district conditional uses to the multi-family residence district.

### **Exhibit B - Planned Unit Development Overlay**

Proposed changes will permit the Zoning Commission to increase the density of a residential development in the “E” Retail zoning district only, greater than the underlying density requirements in the “E” zoning district.

### **Exhibit C – Short Term Rentals**

Since the adoption of the conditional use requirement for short term rentals, two conditions have caused confusion during the review process. The intent of the conditions is to ensure that the short term rentals take the appearance and activity of a single-family residence. The condition requiring parking outside the front yard setback is often unrealistic when properties may have a front-loaded garage, or in a zoning district with a smaller front yard setback, and the driveway is completely in the front yard setback. In addition, short term rentals are not required to be inspected by Fire & Rescue nor the building department, therefore, the condition requiring an emergency response plan is not needed.

### **Exhibit D – Decks**

While the Building Code has specific setback requirements for decks, the Zoning Resolution only had a side yard setback requirement. Therefore, the proposed changes require a minimum of a 5’ setback to the rear property line.

### **Exhibit E – Office Zoning Districts**

The proposed changes include the adding “Day Care Centers” as a permitted use in the “O” Office zoning district. Staff feels that this use is compatible with office uses, and provides the opportunity for childcare near places of employment.

In addition, edits to correct numbering errors that were the result of a previous reformatting are proposed.