

Exhibit A

Proposed Amendments to the Schnebly CFA Plan

1. Page 10 of the Schnebly Community Focus Area Plan (CFA)
Potential Development Scenarios, Paragraph 2, first sentence:
The new zoning district would allow for lodging ~~and camping~~ which could serve a different niche that would diversify the City's lodging inventory with ~~camping and~~ small, intimate options such as cottages and cabins.
2. Page 11 of the CFA, Scenario: Delete "~~camping~~"
3. Page 13 of the CFA, Strategies.
Maintain the Oak Creek floodway in a natural state, with only minor improvements within the riparian corridor, such as trails, parks, or temporary structures. ~~such as yurts.~~
4. Page 25 of the CFA, Implementation, Proposed Oak Creek Heritage District:
Narrative, Paragraph 3, second sentence.
This is an ideal location for low intensity lodging ~~and camping~~ where visitors can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion.

Permitted Uses

Density:

~~The density of permitted uses is not to exceed double the residential zoning density of the property prior to rezoning to the OC District.~~

- ~~For example, if the property was zoned RS-10 which is a maximum of 4 houses per acre, the new zone would allow for a maximum combined density of 8 units of lodging or residential per acre; and RS-18 which is a maximum of 2 houses per acre, would be allowed a maximum combined density of 4 units of lodging or residential per acre under the OC District.~~

Lodging:

- ~~Lodging Density: not to exceed double the established residential zoning density of the property.~~
- ~~For example, if the property was zoned RS-10 which is a maximum of 4 houses per acre, the new zone would allow for a maximum of 8 units of lodging per acre.~~
- Lodging will be limited to no more than half the acreage of the CFA to ensure a mix of land uses.
- Lodging styles supported include small designer hotels, bed and breakfast inns, cottages, bungalows, ~~and cabins,~~ and alternative lodging types, including cabins and

other similar permanent structures, but not including RV's and tents or tentlike structures.

- Lodging may have associated amenities and accessory uses as listed below.

~~Campground~~/RV Parks:

- ~~• Campground density: 12 sites/acre~~
- RV Park Density: 8 sites/acre
- Camp sites for recreational vehicles (RVs), tents, travel trailers, etc.
- ~~• Alternative camping experiences may include tent structures, yurts, RVs, and other temporary or mobile structures.~~
- An RV Park is an outdoor facility designed for accommodation in RV's for recreation, education, naturalist, or vacation purposes. An RV is a mobile structure designed as temporary living quarters for recreation, vacation, camping or travel use, which is either self-propelled or is mounted on or drawn by another vehicle. Examples include, but are not limited to, a travel trailer, camping trailer, fifth-wheel trailer, truck camper, motor home or camper van.
- RV Parks are limited to the location of the established RV park as it existed at the adoption of the CFA Plan, covering 10.8 acres.

5. The proposed amendments to page 26 of the CFA Plan:

~~Single Family Residential:~~

- ~~• Density: not to exceed the established residential zoning density of the property~~
- The housing must be clustered in order to preserve areas of open space.

~~Multi-family Residential:~~

- ~~• Density: not to exceed established zoning density~~
- ~~• Increased density may be considered on a case by case basis when associated with community benefits, such as affordable housing, creek access, or agricultural uses.~~
- Multi-family housing may include duplexes, apartments, patio homes, courtyard bungalows, condos, or townhouses.
- ~~• The housing must be clustered in order to preserve areas of open space.~~

Accessory Uses:

- Employee, caretaker, or owner-occupied housing
- Spa, fitness, yoga, or other wellness studio
- Outfitter and guide services
- Outdoor recreation equipment supplies and rentals
Excluding motorized vehicle rentals
- Retail shop (gifts, gear, and supplies)
- Produce stand
- ~~• RV storage~~
- Café, bar, or restaurant

6. The proposed amendments to page 27 of the CFA Plan:
Delete: ~~Examples of campground accommodations.~~

Exhibit B

Proposed Amendments to the Land Development Code

1. Proposed amendments to Article 2: Zoning Districts, 2.20 OC: Oak Creek Heritage Area, 2.20B. OC Lot and Building Standards and 2.23 Summary Tables of Lot and Building Standards (Table 2.4):

Density, maximum: 4 or 8 units/ac as allowed by the CFA Plan.
RV parks: 8 sites per acre as allowed by the CFA Plan.
~~Multi-family: 8 du/ac~~
~~Residential, other: lesser of 4 du/ac or as allowed by the CFA Plan~~
~~Lodging: 8 units/ac~~
~~Combined: 9 units/ac, including dwelling and lodging.~~

2. Proposed amendment to Article 3: Use Regulations, 3.2 Table of Allowed Uses. "~~Campground or RV Park~~". Delete as a conditional use (C) in the CF and L Districts
3. Proposed amendment to Article 3: Use Regulations, 3.3. Use-Specific Standards, 3.3.C. Commercial Uses, 4. ~~Campground or RV Park~~.

a. Generally

- ~~1. In the CF district, occupation by a user shall not exceed a period of two weeks.~~
- ~~2. The principal business of a campground shall be to provide sites for tents and travel trailers.~~
3. (now 1.) The principal business of an RV park shall be to provide sites for RV's, ~~camper vehicles and travel trailers.~~
4. (now 2.) Plumbed sanitary facilities shall include a minimum of one men's and one women's toilet, lavatory and shower for each 15 spaces, subject to the requirements of the adopted building and plumbing codes.

b. Accessory Uses

~~Campgrounds or~~ RV parks may include the following accessory uses:

1. Service buildings associated with the ~~campground or~~ RV park, including utilities, management office, repair shop, equipment storage, sanitary facilities, laundry facilities, and recreational facilities.
2. Equipment rentals, concessions, and camping supply sales, excluding motorized vehicle rentals.
3. Up to two residential dwelling units or permanent recreational vehicles for the purpose of housing a resident manager and caretaker.

4. In the OC zoning district, accessory uses are allowed in accordance with Section 3.3.7.b., 10.b., 12.d., 15.d., 18 and the CFA Plan.

c. Access and Circulation

1. Access to a lot may be provided via a public access easement. There shall be no minimum required street frontage.
2. Two-way and one-way traffic drive-isle widths shall conform to the commercial parking lot dimensions per the Engineering Manual.

d. Parking

Each RV space shall include parking for a recreational vehicle. Additional off-street parking shall be provided at community sanitary facilities.

e. OC Zoning District.

1. The maximum ~~campground~~/RV park density shall be ~~12~~ 8 sites per acre.
- ~~2. Campgrounds may feature sites for temporary or mobile structures that may include tents, RV's, yurts, or tents on decking.~~
2. RV parks shall be located in accordance with the CFA Plan.

3.3. Use-Specific Standards, 3.3.C. Commercial Uses, **7. Bar, Tavern, Lounge, or Tasting Room.**

b. In the OC district, bars, taverns, lounges, and tasting rooms as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Such uses may be allowed as accessory uses to residential, lodging, ~~campground or RV parks~~, agriculture, and parks, anywhere in the OC district. Such uses may be allowed as accessory uses to RV parks located in accordance with the CFA Plan.

3.3 Use-Specific Standards, 3.3.C. Commercial Uses, **10. Restaurant.**

b. In the OC district, restaurants as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Restaurants may be allowed as accessory uses to residential, lodging, ~~campground or RV parks~~, agriculture, and parks, anywhere in the OC district. Restaurants may be allowed as accessory uses to RV parks located in accordance with the CFA Plan.

3.3 Use-Specific Standards, 3.3.C. Commercial Uses, **12. Administrative, Professional, or Government Office**

d. OC Zoning District

Office uses as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Office uses may be allowed as accessory uses to residential, lodging, ~~campground or RV parks~~, agriculture, and parks anywhere in the OC district. Office uses may be allowed as accessory uses to RV parks located in accordance with the CFA Plan.

3.3 Use-Specific Standards, 3.3.C. Commercial Uses, **14. Lodging**

a.3. Generally: All Lodging, OC Zoning District.

The total area of the combined lots containing lodging units shall not exceed half the acreage of the total area covered by the CFA Plan. Alternative lodging types may include cabins and other similar permanent structures, but do not include RV's and tents or tentlike structures. RV park sites are not considered as lodging units.

3.3 Use-Specific Standards, 3.3.C. Commercial Uses, **15. Personal Services, General d. OC Zoning District**

Personal service uses as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Personal service uses may be allowed as accessory uses to residential, lodging, ~~campground or RV parks~~, agriculture, and parks, anywhere in the OC district. Personal service uses may be allowed as accessory uses to RV parks located in accordance with the CFA Plan.

3.3 Use-Specific Standards, 3.3.C. Commercial Uses, **18. General Retail, Less than 10,000 Square Feet.**

In the OC district, general retail of less than 10,000 square feet as a primary use shall only be allowed as a primary use within 750 feet of the SR 179 roundabout. Retail uses may be allowed as accessory uses to residential, lodging, ~~campground or RV parks~~, agriculture, and parks, anywhere in the OC district. Retail uses may be allowed as accessory uses to RV parks located in accordance with the CFA Plan.

4. Proposed amendment to Article 5: Development Standards, Section 5.5.D. Off-Street Parking and Loading – Minimum Off-Street Parking Spaces, Table 5.2 – Required Off-Street Parking Spaces, Recreation and Entertainment.
~~Campground or~~ RV Park.
5. Proposed amendment to a portion of Article 9: Rules of Construction and Definitions, 9.4 Use-Related Definitions, 9.4.C. Commercial Uses, Recreation and Entertainment:

Campground ~~or RV Park~~: An outdoor facility designed for overnight accommodation ~~of human beings~~ in tents, ~~rustic cabins~~, and other temporary or mobile shelters for recreation, education, naturalist, or vacation purposes. ~~Accessory uses may include office, retail, and other commercial uses commonly established in such facilities.~~ Campgrounds are not an allowable use in the LDC.

Recreational Vehicle (RV): A mobile structure designed as temporary living quarters for recreation, vacation, camping, or travel use, which is either self-propelled or is mounted on or drawn by another vehicle. Examples include, but are not limited to, a travel trailer, camping trailer, fifth-wheel trailer, truck camper, motor home or camper van.

RV Park: An outdoor facility designed for accommodation in RV's for recreation, education, naturalist, or vacation purposes. Accessory uses may include office, retail, and other commercial uses commonly established in such facilities.

Lodging Facilities:

Lodging, Fewer than Seven Units: A building, ~~or~~ portion of a building, or buildings containing consisting of fewer than seven units offered for transient lodging accommodations at a daily rate. Accessory uses may include additional services such as restaurants, meeting rooms and recreational facilities. This use includes hotels, motels, timeshares, boarding house, bed and breakfast, cottages, bungalows and similar lodging, but does not include foster homes, sheltered care homes, nursing homes or primary health care facilities. In the OC Zoning district, alternative lodging types may include cabins and other similar permanent structures, but do not include RV's and tents or tentlike structures.

Lodging, Medium Density: A building, ~~or~~ portion of a building, or buildings containing consisting of seven or more units offered for transient lodging accommodations at a daily rate and that meets the density and other standards in Section 3.3.C.(14)b. Accessory uses may include additional services such as restaurants, meeting rooms and recreational facilities. This use includes hotels, motels, timeshares, boarding house, bed and breakfast, cottages, bungalows and similar lodging, but does not include foster homes, sheltered care homes, nursing homes or primary health care facilities. In the OC Zoning district, alternative lodging types may include cabins and other similar permanent structures, but do not include RV's and tents or tentlike structures.