

CUP22-0012/Carson Creek Heritage Clubhouse
Exhibit L - 2021 Ordinance 5147 Excerpt

4. DEVELOPMENT STANDARDS

Insert Section 4.5a Single Family (4,500 sq. ft. min.) after Section 4.5 Single Family (5,000 sq. ft. min.)

4.5a Single Family (4,500 sq. ft. min.)- (Village 11 Only)

1. Permitted Uses:

The following uses are allowed by right, without a conditional use permit:

Primary Uses:

One single family detached dwellings per lot

Accessory Uses:

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, handicrafts, insurance, photographer, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem, provided that instruction or consultation is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is visible from the outside of the property, such use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident of the main dwelling.

In-home daycare, maximum 6 children

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or garden shed.

Public utilities distribution lines

Public parks

Churches, temples and other places of worship

Uses permitted with a conditional use permit. The following uses are permitted only after obtaining a conditional use permit from the Planning Commission:

Private clubhouse

Schools, non-commercial playgrounds

Public utilities building and structures other than distribution and transmission lines

Real estate office on or adjacent to properties for sale or fronting a road leading directly thereto, for the exclusive sale of the property

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved unless the Planning Commission finds that the use will not change the residential character of the premises, and will not adversely affect the other uses permitted in a residential area.

Public buildings and public utilities buildings of a type and nature deemed compatible with the purposes of this zone by the Planning Director.