

MEMORANDUM

TO: Adam Causey, AICP, Director of Planning and Development

CC: Jamie Steffen, Town Planner
Sarah DelGizzo, North Star Planning
Kittery Land Issues Committee (KLIC)

From: Ben Smith, AICP, North Star Planning 

RE: Title 16 – suggested updates to ordinance

Date: October 14, 2019

North Star Planning delivered a reorganized draft of Title 16 on August 12, which shifted existing ordinance wording around to match the ordinance framework (table of contents) developed earlier in the year. Since that time, we have been working on updates and changes to the wording of Title 16. These updates and changes are consistent with suggestions made in our Code Audit from January, the Elected and Appointed Officials meeting in March, past KLIC meetings and conversations with staff.

Many of our suggested changes are straightforward – new definitions, deleted definitions, or new processes. We also have a number of questions that staff and KLIC members should provide a final set of recommendations moves forward.

Highlights of suggested changes

Highlights of this work include:

- Development of a Use Table.
 - This Table was developed to show permitted uses in zones that have no definition and to show defined uses that are not allowed in any zoning districts. This Table is a tool that informs the process for updating definitions (new Section 16.3) and the list of permitted uses (new Section 16.4). These are being updated in tandem so that a final accurate version of the Use Table can be adopted into ordinance along with the text changes. See a sample of this work attached to this memo.

- Changes to the Development Review Process. As noted previously, Subdivisions and Site Plans are proposed to be separated out from the current single Development Review section. Clarity has been added to how projects are classified and how the process is different for minor and major projects.

	Master Site Plan	Site Plan	
		Minor	Major
Review Authority	Planning Board	Staff Review Committee	Planning Board
New Construction or Additions (cumulative within 5 years)	Cummulative lot area is one acre or larger, AND	1,000 s.f - 4,999 s.f nonresidential	5,000 s.f. or more nonresidential
	The site is designed as a cohesive and integral development program consisting of multiple buildings and associated site improvements proposed to be built in phases.	5,000 s.f. or more nonresidential if in approved subdivision	
Development or establishment of new nonresidential use if no buildings or structures are proposed		25,000 s.f. - less than 1 acre	more than 1 acre
Multiunit developments			Creation of 5 or more dwelling units within 5 years
Wireless Communications Systems Facilities (WCSF)			yes
Projects that require waivers from performance standards			yes
projects that require subdivision or special exception approval			yes
all other projects			yes

	Master Site Development Plan	Site Plan		Subdivision	
		Minor	Major	Minor	Major
Pre-application meeting	●	○	○	○	●
Sketch Plan	●	●	●	●	●
Site Walk/on-site inspection		○	○	○	○
Preliminary Plan					●
Public Hearing		○	●	●	●
Final Plan	●	●	●	●	●
minimum # of review meetings	2	2	2	2	3

Questions

There are questions on defined uses and classes of defined uses that need to be answered for the next version of Title 16 changes. A detailed version of these issues is attached to the memo. Our hope is that we can dedicate a significant portion of the meeting on 10/21 discussing how to move forward on the following subject areas.

1. Manufacturing uses to Industry uses
2. Service Establishments
3. Public Building and Public Utility Facility
4. Open Space and Recreation uses
5. Agriculture uses and buildings
6. Schools and related facilities
7. Dwellings
8. Miscellaneous definitions that we need to understand better in Kittery's context

Excerpt of Use Table based on existing zoning

	Base Zones												
Land Use	RL	R-S	R-KPV	R-U	R-V	R-RLC	CON	B-L	B-L1	B-PK**	C-1	C-2	C-3
Accessory Building	P	P	x	P	x	x	x	x	x	P	x	x	x
Accessory Use	P	P	x	P	x	x	x	x	x	P	x	x	x
Home Occupation, Major * as an accessory use	SE	SE	SE	SE	SE	SE	x	x	x	x	x	x	x
Home Occupation, Minor	P	P	P	P	x	x	x	x	x	x	x	x	x
Accessory Uses and Buildings including minor home occupations	x	x	x	x	x	P	x	P	P	x	P	P	P
Accessory Uses and Buildings including major home occupations	x	x	x	x	x	x	x	P	P	x	P	P	P
Accessory Buildings and structures including minor home occupations	x	x	x	x	P	x	x	x	x	x	x	x	x
Accessory Structure	x	x	x	x	x	x	P*	x	x	x	x	x	x
Adult Entertainment Establishment	x	x	x	x	x	x	x	x	x	x	x	SE*	SE*
Agricultural Building or Use *except sawmill, piggery or the raising of poultry for commercial purposes	P	P	P	x	x	P	x	x	x	x	x	x	x
Sawmill, piggery, the raising of poultry for commercial purposes	SE	x	x	x	x	x	x	x	x	x	x	x	x
Apartment	x	x	x	x	x	x	x	x	P	x	x	x	x
Apartment Building	x	x	x	x	x	x	x	SE	x	x	x	x	x
Cluster Residential Development	P	P	P	P	x	P	x	x	x	P	x	x	x
Dwellings and manufactured housing in a major or minor subdivision	x	x	x	SE	x	x	x	x	x	x	x	x	x
Dwelling, exclusive of mobile homes	P	x	x	P	x	x	x	x	x	x	x	x	x
Dwellings, excluding mobile homes, in a single-family, duplex and multiunit residential configuration with not more than four units per building	x	x	P	x	x	x	x	x	x	x	x	x	x
Dwelling units in single-family, duplex, and multi-family configurations and units in a mixed-use building up to 12 dwelling units per lot, but excluding mobile homes	x	x	x	x	x	x	x	x	x	x	x	x	x
Dwellings in a multiunit residential configuration with five to 12 units per building	x	SE	x	x	x	x	x	x	x	x	x	x	x
Dwellings in a single family, duplex and multiunit residential configuration with not more than four units per building and mobile homes	P	x	x	x	x	x	x	x	x	x	x	x	x
Single- and duplex-family dwellings and modular homes, exclusive of mobile homes	x	x	x	x	P	x	x	x	x	x	x	x	x

Excerpt of Use Table based on existing zoning

Dwellings or modular homes, exclusive of mobile homes	x	x	x	x	x	P	x	P	P	x	x	x	x
Residential dwelling units as part of a mixed-use building	x	x	x	x	x	x	x	SE	x	x	x	x	x
Dwellings, single-family (on lots of record as of 4/1/04)	x	x	x	x	x	x	x	x	x	x	x	x	x
Dwelling units on the upper floors of a mixed-use building *served by public sewerage	x	x	x	x	x	x	x	x	x	x	x	x	x
Manufactured Housing	x	x	x	P	x	x	x	x	x	x	x	x	x
Dwelling, exclusive of Mobile Homes, in a major or minor subdivision	SE	SE	SE	x	x	SE	x	x	x	x	x	x	x
Accessory Dwelling Unit	P	P	P	P	P	P	x	P	P	x	P	P	P
Temporary, Intrafamily Dwelling Unit	SE	SE	SE	SE	x	SE	x	SE	SE	x	P	SE	SE
Trailer Park	SE	x	x	x	x	x	x	x	x	x	x	x	x
Mobile Home Park	SE	x	x	x	x	x	x	x	x	x	x	x	x
Modular Home	x	x	x	x	x	x	x	x	x	x	x	x	x
Nursery School	x	P	P	P	x	x	x	P	P	P*	P	P	P
Nursey School facility limited to 12 or fewer persons in care, in conformance with standards for minor home occupation	x	x	x	x	P	x	x	x	x	x	x	x	x
Nursey School facility 13 or more persons in care, in conformance with standards for major home occupation	x	x	x	x	SE	x	x	x	x	x	x	x	x
Existing Land Conservation Uses	x	x	x	x	x	x	P	x	x	x	x	x	x
Farmer's Market	x	x	x	x	x	x	x	x	SE	x	x	x	x
Public Recreation	x	x	x	x	P	P	P	x	x	x	x	x	x
Recreation Facility	x	x	x	x	x	x	x	x	x	P	P	P	P
Selected Commercial Recreation (*recreation activity buildings and grounds operated for profit, exclusive of drive-in theaters)	SE	x	x	x	x	x	x	x	x	x	x	x	x
Commercial Recreational Use	x	x	x	x	x	x	x	x	x	x	x	x	x
Commercial Recreation, selected	x	x	x	x	x	x	x	x	x	P	P	P	P
Open Space, Public Recreational Uses	P	P	P	P	x	x	x	P	P	P	P	P	P
Public Facility	x	x	x	SE	x	x	SE	x	x	x	x	x	x
Public and Private Open Space Recreational Uses, exclusive of drive-in theaters	x	x	x	x	x	SE	x	x	x	x	x	x	x
Public and Private Recreational Uses, exclusive of drive-in theaters	x	x	x	SE	x	x	x	x	x	x	x	x	x
Research and Development	x	x	x	x	x	x	x	x	x	P	P	SE	SE
Research Facility	x	x	x	x	x	x	x	x	x	x	x	x	x
Research Laboratories	x	x	x	x	x	x	x	x	x	x	x	x	x
Specialty Food and/or Beverage Facility	x	x	x	x	x	x	x	P	P	P	P	P	P
Restaurant	x	x	x	x	x	x	x	P	P	P	P	P	P

Excerpt of progress draft Use Table

LAND USE
Principal Uses
Residential Uses
Household Living
Single-family
Apartment
Duplex
Multi-unit
Multi-unit (5-12 per building)
Multi-unit (not more than 4 units per building)
Multi-unit (up to 12 units per lot)
Manufactured Housing
Mobile Home
Temporary, Intrafamily Dwelling Unit
Modular Home
Group Living
Convalescent Care
Elderly Housing
Mobile Home Park
Nursing Care Facility, Long-term
Accessory Uses
Accessory Uses and Buildings, including Minor Home Occupations
Accessory Uses and Buildings, uncluding Minor Home Occupations
Reuse of designated historic building?**
Accessory Dwelling Unit
Public, Institutional, and Civic Uses
Community, Cultural, and Educational Uses
Institution of religious, educational, philanthropic, fraternal or social nature
State Building or Use
Municipal Building or Use
County Building or Use
Day Care Facility
Elderly Day-Care Facility
Elder Care Facility
Farmer's Market
Hospital
Nursery School
Open Space, Private (Commercial??)
Open Space, Common
Open Space, Public
Open Space, Reserved (Existing Land Conservation Uses)
Theater
Place of Public Assembly
Public Facility
Public Recreation

KLIC Discussion Points 10/21/2019

#1 Manufacturing vs. Industry

Current Use	Zone(s) Permitted	Proposed Term	Definition
Manufacturing, Processing and Treatment	IND	Industry, Heavy	A facility and/or site used in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.
Manufacturing, Operations	C1, C2 (SE), C3 (SE)	Industry, Light	A facility used in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, blending, packaging, inside an enclosed structure. Basic industrial processing, such as paper manufacturing, petroleum processing, manufacture of explosives, production of chemicals or fertilizer, are not light industrial uses.

#2 Service Establishments

Service Establishments are not a defined use. What is the intention for this use?

Defined uses that could be considered "service establishments":

- ✓ Personal Services
- ✓ Business Services
- ✓ Restaurant
- ✓ Mechanical Services

Current Use	Zone(s) Permitted
Service Establishments	C1, C2, C3

#3 Public Utility Facility

Various uses included in zones, listed below. What is the intention for these uses? Could these uses be combined into one or two uses?

Current Use	Zone(s) Permitted	Proposed Term	Definition
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State Building or Use	RS, RKPV, RU, RV, BL, BL1, BPK, C1, C2, C3, MU, MUBI, MUKF, TMT		Not defined
County Building or Use	RS, RKPV, RV, BL, BL1		Not defined
Municipal and Governmental Uses	SE-IND		Not defined
Municipal Building or Use	RL, RS, RKPV, RU, RV, BL, BL1, BPK, C1, C2, C3, MU, MUBI, MUKF, SE-RRLC		Not defined
Public Utility Facility	RL-SE, RS-SE, RKPV-SE, RV-SE, RRLC-SE, BL1-SE, BPK, C1, C2, C3, IND-SE, MU-SE, MUBI-SE, MUKF-SE		Buildings, structures, and facilities, including generating and switching stations, poles, lines, pipes, pumping stations, repeaters, antennas, transmitters and receivers, valves, and all buildings and structures relating to the furnishing of utility services, such as electric, gas, telephone, water, sewer, and public transit, to the public. *Proposed definition
Public Facility	RU-SE, CON-SE		Any facility, including, but not limited to, buildings, property, recreation areas and roads which are owned, leased or otherwise operated, or funded by a governmental body or public entity.

#4 Open Space/Recreation

Various uses included in zones, but not defined and visa versa.

Current Use	Zone(s) Permitted	Proposed Term	Definition
Low Intensity Recreation	not permitted		Outdoor recreational activities which have a low impact on the environment and neighborhood and require no motorized vehicles, significant earthmoving or substantial structures, such as hiking, fishing, canoeing, hunting, cross-country skiing, and wildlife observation and study. Benches and boardwalks, steps, railings and other structures necessary to provide safe accessibility for physically handicapped persons are allowed.
Public Recreation	RV, RRLC, CON		A not-for-profit recreational facility open to the general public at no charge or a subsidized charge.

Selected Commercial Recreation	BPK, C1, C2, C3, MU		A recreational facility operated as a business and open to the public for a fee, which is listed as one of the following types of allowed recreational activities: A. Indoor commercial recreation limited to billiards and pool, bowling alley, dance hall, swimming pool, ice skating rink, tennis, racquetball or squash courts, shooting or archery range, weight-lifting equipment center, aerobics/exercise center, roller skating rinks, basketball courts, gymnasium, concert hall, aquarium, botanical and zoological garden, bingo parlor, simulated sports; and B. Outdoor commercial recreation limited to riding stables, golf course, swimming pool, driving range, miniature golf, archery range, tennis courts, balloon rides, roller skating rink, botanical and zoological garden, and equestrian sports excluding racing. C. Types of commercial recreation not listed are not considered to be included within the definition of "Selected Commercial Recreation."
Commercial Recreation Use	MUBI		not defined
Existing Land Conservation Uses	CON		not defined
Open Space	not permitted		Includes all dedicated portions of a parcel that has vegetated surfaces or is in an undisturbed natural state. "Open space" does not include areas occupied by a building or a parking area, except where required by the management plan in place to govern the open space and as approved by the Planning Board. Vegetated surfaces of outdoor commercial uses may be used to satisfy up to 50% of the required open space on any parcel, except those parcels within a cluster residential or cluster mixed-use development.
Open Space, Common	not permitted		Usable land within or related to a development, not individually owned, which is designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structures, improvements and uses approved by the Planning Board. Such uses may include active or passive recreation or agriculture, where permitted.
Open Space, Public	not permitted		Land accessible or dedicated for public use.
Open Space, Public Recreational Use	RL, RS, RKPV, RU, BL, BL1, BPK, C1, C2, C3, MU, MUBI, MUKF		not defined
Open Space, Reserved	not permitted		Dedicated land that is permanently protected from further development and remains in a natural condition or is managed according to an approved management plan for natural resource functions, e.g., forestry, agriculture, habitat protection, passive recreation, or limited uses as approved by the Planning Board as part of cluster residential and cluster mixed-use developments.

Public and Private Open Space Recreational Uses, Exclusive of drive-in theaters	RRLC-SE		not defined
Public and Private Recreation Uses, Exclusive of drive-in theaters	RU-SE		not defined

#5 Agriculture

Current Use	Zone(s) Permitted	Proposed Term	Definition	Proposed Definition
Agriculture	not permitted		The production, keeping or maintenance for sale or lease of plants and/or animals, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock; fruits and vegetables; and ornamental and greenhouse products. Agriculture does not include forest management and timber harvesting activities.	The production, storage, keeping, harvesting, grading, packaging, processing, boarding, or maintenance, for sale, lease, or personal use, of plants and animals useful to humans, including but not limited to: forages and sod crops, grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horse, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees, and forest berries; vegetables; nursery, floral, ornamental, and greenhouse products. Agriculture does not include forestry or sawmills, as defined in this Ordinance.
Any agriculture building or use except sawmill, piggery or the raising of poultry for commercial purposes.	RL, RS, RKPV, RRLC, MU		not defined	

Sawmill, piggery, the raising of poultry for commercial purposes	RL-SE		not defined	
		Sawmill, Permanent	not defined	A facility where logs are cut into boards or timbers; a mill or machine for sawing logs or producing firewood that is in operation on a permanent basis.
		Sawmill, Temporary	not defined	A facility where logs are cut into boards or timbers, a mill or machine for sawing logs or producing firewood that is in operation for a cumulative duration of two (2) months or fewer in any twelve month period. This definition does not include the use of handheld chainsaws
		Agriculture, Piggery	not defined	A premises, area, fenced enclosure, building or structure, or portion thereof, used or designed for the keeping of pigs.
		Agriculture, Poultry Facility	not defined	A premises, area, fenced enclosure, building or structure, or portion thereof, used or designed for the keeping of poultry or fowl.

#6 School... etc.

Current Use	Zone(s) Permitted
School, hospital, long-term nursing care facility, convalescent care facility, municipal building or use, church or other institution of educational, religious, philanthropic, fraternal or social nature	RRL
School or educational facility (including nursery schools), elder-care facility, hospital, long-term nursing care facility, convalescent care facility, municipal county or state building or use, church or other institution of educational, religious, philanthropic, fraternal, political or social nature. Any single listed use may not occupy more than 5,000 square foot area	RS
School or educational facility (including nursery schools), municipal, county or state building or use, church, or other institution of educational, religious, philanthropic, fraternal, political or social nature. Any single listed use may not occupy more than 5,000 square feet of floor area	RKPV

School (including day nursery), hospital, long-term nursing care facility, convalescent care facility, municipal or state building or use, church, or any other institution of educational, religious, philanthropic, fraternal, political or social nature	RU, C1, C2, C3, MUKF
School, municipal building or use, or any other institution of educational, religious, philanthropic, fraternal or social nature	RRC-SE
School or educational facility (including nursery schools), day-care facility, elder-care facility, hospital, long-term nursing care facility, convalescent care facility, municipal, county or state building or use, church or any other institution of educational, religious, philanthropic, fraternal, political or social nature	BL, BL1
School (including day nursery), university, museum, hospital, municipal or state building or use, church or any other institution of educational, religious, philanthropic, fraternal, political or social nature	BPK
Municipal and governmental uses	IND
Church or institution of religion -Convalescent care facility, long-term nursing care facility -day-care facility -Eldercare facility - hospital - institution of education, which is not used for residential or overnight occupancy - Municipal or state building or use - institution of philanthropic, fraternal, political, or social nature, which is not used for residential or overnight occupancy (<i>all separate uses</i>)	MU
Day-care facility - School, municipal or state building or use, church or any other institution of educational, religious, philanthropic, fraternal, political or social nature	MUBI

Suggested Uses:

School/Educational Facility (day-care, nursery school, university, school, museum)

Hospital

Long-term Nursing Care Facility

Convalescent Care Facility

Public Building or Use (Public Utility Facility)

Place of Worship

Club

#7 Dwellings

Current Use	Zone(s) Permitted	Proposed Term	Definition
Apartment	BL1		A room or set of rooms for rent, fitted especially with housekeeping facilities and used as a single dwelling unit.
Apartment Buildings	BL-SE		A building arranged, intended or designed to be occupied by three or more families, each living in its own separate dwelling unit.
Dwellings and manufactured housing in a major or minor subdivision	RU-SE		
Dwelling, exclusive of mobile homes	RL, RU		

Dwellings, excluding mobile homes, in a single-family, duplex and multiunit residential configuration with not more than four units per building	RKPV		
Dwelling units in single-family, duplex, and multi-family configurations and units in a mixed-use building up to 12 dwelling units per lot, but excluding mobile homes	MUKF		
Dwellings in a multiunit residential configuration with five to 12 units per building	RS-SE		
Dwellings in a single family, duplex and multiunit residential configuration with not more than four units per building and mobile homes	RL		
Single- and duplex-family dwellings and modular homes, exclusive of mobile homes	RV		
Dwellings or modular homes, exclusive of mobile homes	RRLC, BL, BL1, MUBI		
Residential dwelling units as part of a mixed-use building	BL-SE		
Dwellings, single-family (on lots of record as of 4/1/04)	MU		
Dwelling units on the upper floors of a mixed-use building *served by public sewerage	MU		
Dwelling, exclusive of Mobile Homes, in a major or minor subdivision	RL-SE, RS-SE, RKPV-SE, RRLC-SE		
Housing for elderly as part	MU-SE*		

of a mixed use project			
Manufactured Housing	RV		A structural unit or units designed for occupancy and constructed in a manufacturing facility and transported by the use of its own chassis, or placed on an independent chassis, to a building site. The term includes any type of building which is constructed at a manufacturing facility and then transported to a building site where it is utilized for housing, and may be purchased or sold by a dealer in the interim. For purposes of this Code, two types of manufactured housing are included: mobile homes and modular homes. For floodplain management purposes, the term "manufactured housing" also includes park trailers, travel trailers, and other similar vehicles placed on a site for more than 180 consecutive days.
Mobile Home Park			A parcel of land under unified ownership approved by the Planning Board for the placement of three or more manufactured homes.
Mobile Homes			Those units constructed after June 15, 1976, which the manufacturer certifies are constructed in compliance with the United States Department of Housing and Urban Development (HUD) standards; meaning structures, transportable in one or more sections, which, in the traveling mode, are 14 body feet or more in width and are 750 or more square feet, and which are built on a permanent chassis and designed to be used as dwellings, with or without permanent foundation, when connected to the required utilities, including the plumbing, heating, air-conditioning or electrical systems contained therein; except that the term includes any structure which meets all the requirements of this paragraph, except the size requirements, and with respect to which the manufacturer voluntarily files a certification required by the HUD Secretary and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, Title 42 U.S.C. § 5401 et seq.

Modular Home			A unit commonly called a "modular home," which the manufacturer certifies is constructed in compliance with the State of Maine's Manufactured Housing Act and Regulations, meaning structures, transportable in one or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air-conditioning, or electrical systems contained therein.
Multiunit Residential			A residential structure containing three or more residential dwelling units.
Trailer			Any vehicle, including campers, used or so constructed as to permit its being used as a conveyance on the public streets and highways and may be duly licensed as such, and constructed in such a manner as will permit occupancy thereof as a temporary dwelling for one or more persons. A trailer is not construed as a mobile home for the purposes of this title.
Trailer Park	RL-SE, MU-SE		An area occupied or designed to be occupied by trailers for seasonal use only from May through October.
Recreational Vehicle			A vehicle or an attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, and which may include a pickup camper, travel trailer, tent trailer, camp trailer and motor home. In order to be considered as a vehicle and not as a structure, the unit must remain with its tires on the ground and must be registered with the State Division of Motor Vehicles.
Dwelling			A building designed or used as the living quarters for one or more families. The term does not include motel, rooming house, hotel, inn, club, trailer or structures solely used for transient or overnight occupancy.
Dwelling Unit			A room or group of rooms forming a habitable unit for one family, with facilities used or intended to be used for living, sleeping, cooking, eating and sanitary facilities. It comprises at least 650 square feet of habitable floor space, except for elderly housing, an accessory dwelling unit or a temporary,

			intrafamily dwelling unit. The term does not include a trailer.
Dwelling Unit (in the shoreland and resource protection overlay zones)			A room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one family at a time and containing cooking, sleeping and toilet facilities. The term includes mobile homes and rental units that contain cooking, sleeping, and toilet facilities regardless of the time period rented. Recreational vehicles are not dwelling units.
Elderly Housing			A residential use occupied principally by residents who are at least 55 years of age (or in the case of a couple, at least one of whom is at least 55 years of age) in which the accommodations are all dwelling units with private bathrooms and cooking facilities. Occupants of this residential use may also include handicapped individuals of any age. This housing does not provide a regular program of services to all of its residents although individual residents may arrange for the provision of services within the facility. Elderly housing includes very limited shared community space and shared dining and kitchen facilities but may include limited facilities for allied health services, social services and personal services such as physical and occupational therapy, a beauty shop, recreational programs, elderly day care, and similar programs. The use of these facilities must be accessory to the primary residential use of the facility but may be open to nonresidents of the facility. Elderly housing does not include elder-care facilities that are typically referred to as independent living units, congregate care units, assisted living units, dementia or Alzheimer's units or hospice units, or a nursing care or convalescent care facility that provides nursing services.
Campground			Any area or tract of land use to accommodate two or more visitors, including tents, trailers or other camping outfits, not to be used as permanent residence.

Individual Private Campsite			An area of land which is not associated with a campground, but which is developed for repeated camping by only one group not to exceed 10 individuals and no more than two recreational vehicles, and which involves site improvements which may include but not be limited to gravel pads, parking areas, fireplaces or tent platforms.
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Other discussion points to address with KLIC:

- Abutting Property definition and diagram (16.3 Page 32)
- Basement definition BASEMENT: AN AREA BELOW THE FIRST FLOOR HAVING FLOOR-TO-CEILING HEIGHT OF SIX FEET OR MORE AND 50% OF ITS VOLUME BELOW THE EXISTING GROUND. BASEMENTS WILL NOT BE PERMITTED FOR USE AS SOLE LIVING QUARTERS WITHIN A DWELLING, BUT MAY BE USED AS A LIVING AREA, STORAGE OR GARAGE SPACE.
- Corner Lot (page 40)
- Elder-care Facility and Elderly Housing definitions (page 43)
- Use: "The reuse of a designated historic building, in nonresidential use as of the effective date of this provision, as an art studio or gallery, museum, or business and professional office subject to standards for minor home occupation as set forth in 16.8.22.2B through L"