

## EXHIBIT A: PROPOSED AMENDMENTS TO CHAPTER 151 THE UNIFIED DEVELOPMENT ORDINANCE

Underline and ~~Strikethrough~~ – Staff recommendations

### I. Ecotherapy

#### **Amendment #1**

**Amend 151.111/Zoning Use Table to read as follows:**

151.111 USE TABLE

		Residential												Nonresidential									
Use Category	Use Types	AG	RE	E	R1	R2	R3	R4	R4a	R5	R6	RR	GO	LC	RC	GC	LI	II	OS	Use Standard	CUP Decision		
<a href="#">Ecotherapy Facilities</a> (see §151.270(D)(5))		<a href="#">C</a>	<a href="#">C</a>	<a href="#">C</a>															<a href="#">C</a>	§151.112(T)	ZBA		

#### **Amendment #2**

**Amend 151.112/Use Standards to read as follows:**

##### (T) Ecotherapy Facilities.

- (1) The use shall be subject to the site capacity calculation/site plan review procedures of §151.070. Site capacity/site plan review shall be conducted concurrently with any required conditional use permit review.
- (2) The minimum site area shall be 200,000 square feet.
- (3) The petitioner shall submit a detailed written narrative describing the proposed use. This narrative shall, at a minimum, describe the types of facilities and services proposed and the days and hours of operation.
- (4) The site shall have frontage on and access to a collector or arterial street, provided that the highway authority with jurisdiction over the subject road may approve alternative access.
- (5) A caretaker's residence may be allowed as an accessory use.

#### **Amendment #3**

**Amend 151.270(D)/Public, civic, and institutional use categories to read as follows:**

##### (5) Ecotherapy Facilities.

- (a) Characteristics. Ecotherapy facilities offer mental and physical therapeutic activities that require a natural setting and a large area of land. Generally, they provide on-site service to the local community on a regular and ongoing frequency and may be operated by a public, nonprofit, or private entity.
- (b) Accessory uses. Accessory uses include offices, parking, outdoor health, therapy and recreation areas, gardens, meeting areas, animal care facilities, maintenance facilities, and caretaker's housing.

(c) Examples. Examples of operational therapeutic activities include but are not limited to animal assisted therapy, gardening, outdoor exercise, art, music, meditation, and counseling.

(d) Exceptions. Equine assisted activities on sites of at least 200,000 square feet are classified as agricultural uses.

## II. Wildlife Rehabilitation

### **Amendment #1**

**Amend 151.111/Zoning Use Table to read as follows:**

151.111 USE TABLE

Use Category	Use Types	Residential												Nonresidential						Use Standard	CUP Decision
		AG	RE	E	R1	R2	R3	R4	R4a	R5	R6	RR	GO	LC	RC	GC	LI	II	OS		
Wildlife rehabilitation	Principal use	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	§151.112(ZZ)	ZBA Co-Bd
	Accessory residential use	C	C	C	C	€	€	€		€	€	€								§151.113(O )	ZBA Co-Bd

### **Amendment #2**

**Amend 151.112/Use Standards to read as follows:**

(ZZ) Wildlife rehabilitation facilities. This use shall be allowed only by a delegated conditional use permit. Setbacks, screening, and noise abatement requirements shall be addressed as part of the conditional use permit. The following standards shall apply:

- (1) The use shall be subject to the site capacity/site plan review procedures of § 151.070. Site capacity/site plan review shall be conducted concurrently with any required conditional use permit review.
- (2) The site shall contain a minimum of 80,000 square feet.
- (3) All structures containing rehabilitation activities shall be set back a minimum of 30 feet from all property lines.
- (4) When adjacent to a residential use, all structures containing rehabilitation activities shall be separated from the residential use by providing landscaping consisting of one plant unit per every 100 linear feet. Additional site-specific screening may be required by the Zoning Board of Appeals as a condition of approval.
- (5) Wildlife education shall be allowed as an accessory use to a wildlife rehabilitation facility that is classified as a principal use only if expressly approved as part of the conditional use permit application. Limits on attendance, hours and days of operation, and frequency of programming shall be addressed as part of the conditional use permit.

(6) State and federal wildlife permits shall be obtained as required by law.

### **Amendment #3**

#### **Amend 151.113/Accessory Uses to read as follows:**

(O) *Wildlife rehabilitation facilities.* Wildlife rehabilitation shall be considered an accessory use to an existing residential use in AG, RE, E, and R1 ~~and Residential~~ Zoning Districts. This use shall be allowed only by a ~~non~~-delegated conditional use permit. Setbacks, screening, and noise abatement requirements shall be addressed as part of the conditional use permit. The following standards shall apply:

- (1) The site shall contain a minimum of 80,000 square feet.
- (2) All structures containing rehabilitation activities shall be set back a minimum of 30 feet from all property lines.
- (3) When adjacent to a residential use, all structures containing rehabilitation activities shall be separated from the residential use by providing landscaping consisting of one plant unit per every 100 lineal feet. Additional site-specific screening may be required by the Zoning Board of Appeals as a condition of approval.
- (4) State and federal wildlife permits shall be obtained as required by law.