

**Village of South Blooming Grove Village Board Meeting - June 13, 2022**  
Narrative of the Proposed Text Amendments to Chapter 235 of the Village Zoning Code

1. Houses of Worship
  - a. Amend definitions on page 8 to clarify that a House of Worship Home is up to 49 worshipers; House of Worship Small is between 50 and 299 worshipers and less than 4,500 square feet; and House of Worship Large is 300 or more worshipers and greater than 4,500 square feet. (see page 8)
  - b. Amend Section §235-94 to indicate Houses of Worship will not require an approval from the Boards, rather approval from the Village Building Department with an annual inspection from the same. (see page 106)
  - c. One parking space per 70 square feet. (see page 106)
  - d. See 9.a below
2. RB and R-M Zoning District
  - a. Revival of the RB (Residence B) and R-M (Residence-Multiple Dwelling) Zoning Districts so that the extant properties located in the Village's existing subdivisions will no longer be classified as non conforming uses. See attached Zoning Map.
  - b. Inclusion of RB and R-M Zoning Districts in the Zoning Code. (see page 13)
3. Accessory Apartments
  - a. Indicate the underlying reason for accessory apartments is housing affordability. (see page 3 and page 68)
  - b. Remove restriction related to the occupants of accessory apartments to family members of the primary unit and to no more than 3 occupants as such restrictions are unconstitutional.
  - c. Remove requirement for accessory apartments to undergo an annual review.
  - d. Amend size restrictions to indicate the accessory apartment should be smaller than the primary unit and/or less than 50% of the total building area.
4. Senior Housing Floating District: Age restrictions modified from 60 years old to 55 years old and additional residents should not be restricted in order to allow family member(s) or appropriate support person(s) to reside with the 55+ year old resident and remove restrictions related to number of bedrooms (see pages 20 and 23).
5. Secondary Conservation Areas: Remove 12-inch diameter trees (see page 27)
6. §235-14.2. RC-1 District
  - a. Maximum density of one primary single-family dwelling unit per 3,000 square feet. (see page 31)
  - b. Minimum lot area shall be eight primary single family dwelling units per acre; and two to six single-family attached dwellings (townhouses) are permitted by right. (see page 31)
  - c. Allow the placement of excess dwelling units yielded by the density into a density bank to be transferred to other properties beyond the District line within the Village. (see page 32)
7. Table of Bulk Requirements: Amend the Table of Bulk Requirements to include a column for the RB zoning district with a density of one unit per 12,000 gross square feet or 10,000 net square feet; and include R-M in the RC-1 column.
8. Table of General Uses
  - a. Houses of Worship – VB Special Use requirement to be replaced with Permitted Use in all districts
  - b. Residence single family homes – add detached and attached
  - c. Amend the table so that the column named RR is renamed RR – RB and RC-1 is renamed RC-1 & R-M.
  - d. Amend the words Mixed Use Building to be plural as Building(s)
9. Streets/roadways
  - a. Revise pavement requirements to 47 feet in §110.C(2)(b) and 37 feet §110.CI(2)(b). (see C 110 Pages 26 and 27)
  - b. Removal of all private streets/roadways.