

City of Blaine
Request for Council Action
Meeting Date: October 23, 2023

Subject: Manufactured Home Parks

Department: Community Development Services

Prepared By: _____
(Digital Signature)

Agenda Location: Consent Agenda Council Action Unfinished Business

Action Needed:

Staff is requesting direction/action from City Council regarding a municipal code text amendment for manufactured home parks. These options are not mutually exclusive and are more fully described below in the Recommendation section:

1. City Council can make a motion to direct staff to process text amendments consistent with the Planning Commission's recommendation;
2. City Council can approve Ordinance 23-3005, thereby eliminating inconsistencies with state law and allowing manufactured home parks to be processed as a Planned Unit Development application;
3. City Council may act on Options 1 & 2 together, thereby directing staff to start work on the Planning Commission's recommendation and approve Ordinance 23-3005 eliminating inconsistencies in the municipal code; or
4. City Council can take no action, and either request more information from staff or direct staff to make modifications to the current proposal, or draft an entirely new proposal.

What happens next:

Pursuant to BMC 17.04(B)(6), the CDS Director has prepared an agency report, including the October 9, 2023 RFCA, containing written findings and the Planning Commission's recommendation for the proposed amendment. Accompanying this RFCA is a draft ordinance that is substantially consistent with and incorporates the decision and findings of the Planning Commission. The subject RFCA, attached Planning Commission recommendation, and draft ordinance are provided consistent with BMC 17.04.050(B)(6).

Then, pursuant to BMC 17.04.050(B)(7), the City Council set the October 23, 2023 public hearing, where it shall consider the findings and recommendations of the Planning Commission and may take any of the following actions on the amendment proposal:

- a. By ordinance, adopt the amendment;
- b. By motion, reject the amendment;
- c. By resolution, remand the proposed amendment back to the review authority (Planning Commission), with instructions for its reconsideration; or

d. If, after deliberating, the City Council believes the public interest may be better served by departing from the recommendation of the review authority, the City Council shall conduct their own public hearing on the proposed amendment.

At the October 23, 2023 meeting, Council should receive public comment, and then close the public hearing. Council should then consider the Planning Commission's recommendation and deliberate and take final action.

Attachments:

1. Planning Commission recommendation
 2. Draft Ordinance 23-3005
-

Background/Summary:

The applicant submitted a text amendment application to remove language in the City's Planned Unit Development (PUD) code that excluded manufactured and mobile homes from PUDs, and added manufactured home parks to the table of allowed residential uses in PUDs (Table 17.68.C) ("Text Amendment"). It should be noted that manufactured homes parks are currently an outright permitted use in the Planned Residential Zoning District.

The Text Amendment application materials, including public comments and Planning Commission recordings are available on the City's website <https://www.ci.blaine.wa.us/1095/East-Harbor-Hills-LLC-Manufactured-Homes>

On September 11, 2023, the City Council passed Resolution 1929-23 making the Text Amendment a citizen initiated amendment and a Council initiated amendment. Staff has collaborated with the City's legal counsel to prepare Ordinance 23-3005, which will approve the subject Text Amendment.

On September 14, 2023, the Planning Commission concluded their review of the Text Amendment, and recommended approval subject to modification. The Planning Commission took two actions as part of their recommendation:

1. Unanimously recommend amendment of BMC 17.68.120.A.1 to eliminate the exclusion of manufactured and mobile homes to remedy an inconsistency with RCW 35A.21.312; and
2. Amend Table 17.68.C to include manufactured home parks, consistent with permitted uses in the Planned Residential Zoning District as listed in BMC 17.42.020, subject to the following modification: Completion of a Zoning Map and Text Amendment to limit the size of the allowed area in order to pilot manufactured homes parks within Blaine.

The following is a summary of key dates:

- An application for a BMC text amendment was made by East Harbor Hills, LLC on January 7, 2022.

- The SEPA Determination of Non-Significance was issued on October 5th, 2022 and the public hearing process commenced on December 8th, 2022.
- On May 22nd, 2023 an emergency moratorium on new manufactured home park development was passed by Council.
- On July 10th, 2023 Council held a public hearing on the manufactured home park moratorium and directed staff to develop a plan to amend the code conflicts that prevent the development of manufactured home parks.
- On September 11, 2023 the City Council passed Resolution 1929-23, thereby making the text amendment a citizen initiated text amendment and a City Council initiated text amendment.
- On September 14, 2023 the Planning Commission held a public hearing and subsequently recommended to the Council that the Text Amendment be approved subject to modifications.
- On October 9, 2023 City Council held a public hearing and received the Planning Commission's recommendation and a report from the CDS Department.
- The moratorium on development of a manufactured home park remains in place until November 22, 2023, subject to further City Council action.

The subject Text Amendment would resolve the inconsistencies in the BMC and provide a basis for termination of the moratorium.

Budget Implications: Current Budget New Budget Request Non-Budgetary

Recommendation:

City Council should receive public testimony, and then close the public hearing. Council may then discuss the Text Amendment and deliberate and then take final action. Council has the following options to take action:

Option 1 (Planning Commission's recommendation): Council makes a motion "to request the City Manager direct staff to process text amendments consistent with the Planning Commission's September 14, 2023 recommendation, including a limitation on the size of the allowed area for manufactured home parks." If this motion passes without approving Option 2, then staff will understand that Ordinance 23-3005 would need to be revised to include a limitation of the allowed area before further consideration by Council.

Option 2 (Staff's recommendation): Council makes a motion "to approve Ordinance 23-3005," thereby eliminating inconsistencies with state law and confirming a manufactured home park may be processed as part of a Planned Unit Development application." If this motion passes without approving Option 1, then staff will understand that passage of Ordinance 23-3005 will conclude the current text amendment process and that no further staff work will be applied to developing a geographic limitation for Council consideration.

Option 3: Council may make a motion "to request the City Manager to direct staff to process text amendments consistent with the Planning Commission's September 14, 2023 recommendation and approve Ordinance 23-3005." Thus, Council may consider options 1 & 2 separately or together as one motion. If this motion passes,

then Ordinance 23-3005 will take effect five days after the date of posting for publication, and staff will develop the geographic limitation for consideration by Council at a later date.

Option 4: City Council can take no action, and either request more information from staff or direct staff to make modifications to the current proposal, or draft an entirely new proposal based on further direction from Council.

Staff recommends Option 2, approval of Ordinance 23-3005 without a geographic limitation for Manufactured Home Parks within the Planned Residential Zoning District.

Reviewed By:

City Manager _____ Finance Director _____ City Clerk _____
(Digital Signature) (Digital Signature) (Digital Signature)



PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL

PROPOSAL NAME: East Harbor Hills

APPLICANT: East Harbor Hills LLC and City of Blaine¹

FILE NO.: Permit # 2022002

SITE LOCATION: Planned Residential Zoning District, generally located east of 15th Street to the eastern City limits, between the international border on the north and H Street on the south.

PROPOSAL: Zoning Text Amendment to amend the Title 17 of the Blaine Municipal Code as follows: Amend Blaine Municipal Code Chapter 17.68 – Planned Unit Developments (PUD) to:

- Amend BMC 17.68.120.A.1 to eliminate the exclusion of manufactured and mobile homes to remedy an inconsistency with RCW 35A.21.312; and
- Amend Table 17.68.C to include mobile/manufactured and modular homes and manufactured home parks, and show those as a permitted use in a PUD located in the Planned Residential zone, consistent with the standards for manufactured homes contained in BMC 17.112 and with the permitted uses in the Planned Residential Zoning District as listed in BMC 17.42.020

(Exhibit A)

REVIEW PROCESS: Legislative, Type III decision

PUBLIC HEARING BODY: City of Blaine Planning Commission

PUBLIC HEARING DATE: The Planning Commission held a public hearing on December 8, 2022, and on September 14, 2023, to accept public testimony on the application for a Zoning Text Amendment. A verbatim recording of the hearing is available on the City’s website. The minutes of the hearing and the exhibits are available for public inspection on the City’s website.

PUBLIC COMMENT: The Planning Commission accepted significant public testimony on the application, as documented in the staff report and Planning

¹ Per Resolution 1929-23 adopted by the City Council at their September 11, 2023 meeting, the CDS Department has been directed to reinstate the text amendment process for manufactured home park regulations as both a citizen initiated text amendment and a Council initiated text amendment

Commission meeting minutes. Many comments were received in opposition of the proposal. These comments address several themes:

- Manufactured home parks and affordable housing.
- Foreign investment.
- Prevalence of rental units.
- Lack of homeowner or community benefit; investors are the beneficiary.
- Environmental impacts.
- Compatibility with neighboring development.

Participants speaking in favor of the proposal noted manufactured home parks can provide housing options, and may be more accessible to those seeking housing opportunities.

COMMUNITY DEVELOPMENT

SERVICES RECOMMENDATION: Community Development Services staff recommended that the proposal was consistent with the a. Goals, policies and objectives of the comprehensive plan; and b. Compliance with any other special provisions as provided by BMC 17.04.080.

PLANNING COMMISSION

RECOMMENDATION: The Planning Commission recommended approval with modifications, as follows:

- Amend BMC 17.68.120.A.1 to eliminate the exclusion of manufactured and mobile homes to remedy an inconsistency with RCW 35A.21.312; and
- Amend Table 17.68.C to include manufactured home parks, consistent with permitted uses in the Planned Residential Zoning District as listed in BMC 17.42.020, subject to the following modification: Completion of a Zoning Map and Text Amendment to limit the size of the allowed area in order to pilot manufactured homes parks within Blaine.

(Exhibit B)

A. Findings of Fact

1. On January 7, 2022, the Community Development Services Department received an application for a zoning code text amendment as provided for in BMC 17.04.030.D. The application materials are available here: <https://www.ci.blaine.wa.us/1095/East-Harbor-Hills-LLC-Manufactured-Homes>
2. On February 9, 2022, the application was determined to be complete, as required by Section 17.04.050.A.

3. On April 25, 2022, the Community Development Services Director presented the application as part of the 2022 Zoning Text Amendment Work Program and the City Council initiated the proposed amendments; as authorized in Section 17.04.030.D, under Resolution 1881-22.
4. In August - October, 2022, the Department met the procedural requirements of SEPA and noticed the application to the Washington State Department of Commerce, as demonstrated in the Staff Report dated December 8, 2022, available at the following link:
https://www.ci.blaine.wa.us/DocumentCenter/View/18809/AgendaItem5_East-Harbor-Hills-LLC-ZTA
5. In November, 2022 and August, 2023, the Department met the local public noticing as demonstrated in the Staff Report dated December 8, 2022, and updated report issued on September 14, 2023. The staff reports are available here:
https://www.ci.blaine.wa.us/DocumentCenter/View/18809/AgendaItem5_East-Harbor-Hills-LLC-ZTA and
https://www.ci.blaine.wa.us/DocumentCenter/View/19874/AgendaItem5_PC-Cover-Memo
6. At their August 11, 2022, the Planning Commission conducted a Work Study Session to discuss the proposed amendment.
7. At the December 8, 2022 meeting, the Planning Commission held a public hearing, heard testimony from the applicant and community members, closed the public hearing, and began deliberation on the amendment request. The Planning Commission public hearing recording is available here: https://www.ci.blaine.wa.us/DocumentCenter/View/18954/2022-12-09_020112
The meeting minutes are available here:
https://www.ci.blaine.wa.us/DocumentCenter/View/19055/Blaine-Planning-Commission-Minutes_12082022_Approved

The Planning Commission voted to continue deliberation discussion to the January 12, 2023 meeting. This meeting was cancelled and, as a result, the continued deliberations were scheduled for the February 9th meeting.
8. At the February 9th meeting, the Planning Commission was unable to reach a majority recommendation on the matter. The Planning Commission, by majority vote, opted to reopen the public hearing, to be held at the April 13th regularly scheduled meeting. This meeting was cancelled, and no hearing took place. The Planning Commission meeting recording is available here: <https://www.ci.blaine.wa.us/DocumentCenter/View/19135/February-9-2023-Planning-Commission-Meeting> The meeting minutes are available here:
https://www.ci.blaine.wa.us/DocumentCenter/View/19150/Blaine-Planning-Commission-Minutes_02092023_Final

9. On May 4, 2023 the applicant submitted a letter to the City proposing the withdrawal of the text amendment request. The Blaine Municipal Code is silent on the process for withdrawal of an application. Staff did not take any official action on the proposed withdrawal of the application.
10. On May 22, 2023 an emergency moratorium on new manufactured home park development was passed by Council under Ordinance 23-2997. On July 10th, 2023 Council held a public hearing on the manufactured home park moratorium, reaffirmed the findings in Ordinance 23-2997, and directing staff to amend the code conflicts that prevent the development of manufactured home parks, under Ordinance 23-3002.
11. On August 3, 2023 the City received a letter from the applicant rescinding the proposed withdrawal of the text amendment application and requested reinstatement of the application.
12. On September 11, 2023, the City Council adopted Resolution 1929-23, directing the CDS Department to reinstate the text amendment process for manufactured home park regulations as both a citizen initiated text amendment and a Council initiated text amendment. The Planning Commission meeting agenda materials were subsequently updated to reflect this change, and notice was provided at the Planning Commission meeting of this update.
13. On September 14, 2023 meeting, the Planning Commission held a duly noticed public hearing, heard testimony from the applicant and community members, closed the public hearing, and deliberated on the amendment request. The Planning Commission public hearing recording is available here: https://www.ci.blaine.wa.us/DocumentCenter/View/19926/GMT20230915-010035_Recording
14. At the September 14, 2023 meeting, the Planning Commission deliberated on the amendments and agreed to address the two portions of the proposal in separate motions.
15. The Planning Commission subsequently voted by majority vote to recommend that the City Council amend BMC 17.68.120.A.1 to eliminate the exclusion of manufactured and mobile homes to remedy an inconsistency with RCW 35A.21.312.
16. Discussion then focused on the amendment to Table 17.68.C. After discussion, it was determined that the proposed inserted column adding "Mobile/Manufactured & Modular Homes: would be duplicative of the "SFD" column and could be deleted.
17. After discussion, a majority of the members agreed that the amendment would be appropriate, if it were to be limited to a smaller area of the Planned Residential Zoning District. This was based on discussion that the City had not yet had a Manufactured Home Park developed, since the standards in BMC 17.116 were adopted, and a development proposal would therefore be a pilot of these regulations. Since these provisions were untested, and the Planned Residential Zoning District comprises a significant area of the City, the majority of Planning Commissioners expressed their desire to limit the geographic scope for future development proposals. The Planning Commission then voted by majority vote to recommend City Council amend Table

17.68.C to include manufactured home parks, consistent with permitted uses in the Planned Residential Zoning District as listed in BMC 17.42.020, subject to the following modification: Completion of a Zoning Map and Text Amendment to limit the size of the allowed area in order to pilot manufactured homes parks within Blaine.

18. On October 9, 2023, the City Council will hold a public meeting to deliberate on the record and consider the Planning Commissions recommendation.

B. Recommendation

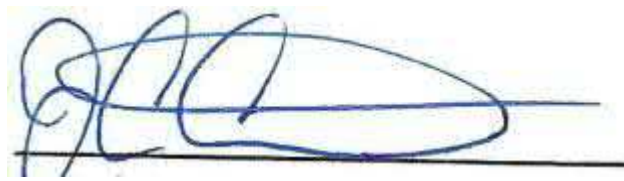
Motion #1: The Planning Commission recommends that the City Council amend BMC 17.68.120.A.1 to eliminate the exclusion of manufactured and mobile homes to remedy an inconsistency with RCW 35A.21.312.

Commission Vote	Support	Oppose	Absent	Abstain
Calvin Armerding, Chair	✓			
Jerry Marczynski, Vice Chair	✓			
Kevin Owens	✓			
James Bring			✓	
Jennifer Plombon				✓
Colin Hawkins	✓			
Donald Kruse	✓			
Total	5	0	1	1

Motion #2: The Planning Commission recommends that the City Council amend Table 17.68.C to include manufactured home parks, consistent with permitted uses in the Planned Residential Zoning District as listed in BMC 17.42.020, subject to the following modification: Completion of a Zoning Map and Text Amendment to limit the size of the allowed area in order to pilot manufactured homes parks within Blaine.

Commission Vote	Support	Oppose	Absent	Abstain
Calvin Armerding, Chair	✓			
Jerry Marczynski, Vice Chair		✓		
Kevin Owens	✓			
James Bring			✓	
Jennifer Plombon	✓			
Colin Hawkins	✓			
Donald Kruse				✓
Total	4	1	1	1

CITY OF BLAINE PLANNING COMMISSION



J. Calvin Armerding, Chair

9/29/2023
Date

Alex Wenger

Digitally signed by Alex Wenger
DN: cn=Alex Wenger, c=US,
o=City of Blaine, ou=CDS,
email=awenger@cityofblaine.com
Date: 2023.10.04 13:24:09 -
0700

Alex Wenger, Secretary

9/29/2023
Date

EXHIBIT A
PROPOSED AMENDATORY LANGUAGE

Proposed PUD Text Amendment
Title 17 Land Use and Development
Chapter 17.68 Planned Unit Developments (PUD)

BMC 17.68.120.A.1 – Eliminate the underlined portion of the following section:

1. Any residential use or mixture of residential uses, excluding manufactured and mobile homes, as permitted under BMC 17.68.

BMC 17.68.303.B Table 17.68.C – Add the right-most columns to the following table:

Table 17.68.C								
	SFD	Accessory Dwelling Unit	Attached SFD	Duplex	Townhouse	Multifamily Dwelling	Mobile/Manufactured & Modular Homes	Manufactured Home Park
SF-1	x	x						
SF-2	x	x	x					
RL	x	x						
RM	x	x	x	x	x			
RH				x	x	x		
PR	x	x	x	x	x	x	x	x
RPR	x	x	x	x	x	x		
RO	x				x	x		

EXHIBIT B

Planning Commission Recommended LANGUAGE

Proposed PUD Text Amendment
 Title 17 Land Use and Development
 Chapter 17.68 Planned Unit Developments (PUD)

BMC 17.68.120.A.1 – Eliminate the underlined portion of the following section:

1. Any residential use or mixture of residential uses, excluding manufactured and mobile homes, as permitted under BMC 17.68.

BMC 17.68.303.B Table 17.68.C – Add the right-most columns to the following table:

	SFD	Accessory Dwelling Unit	Attached SFD	Duplex	Townhouse	Multifamily Dwelling	Manufactured Home Park
SF-1	x	x					
SF-2	x	x	x				
RL	x	x					
RM	x	x	x	x	x		
RH				x	x	x	
PR	x	x	x	x	x	x	x
RPR	x	x	x	x	x	x	
RO	x				x	x	

Subject to a Zoning Map and Text Amendment to limit the size of the allowed area in order to pilot manufactured home parks within Blaine.

ORDINANCE NO. 23-3005

AN ORDINANCE OF THE CITY OF BLAINE COUNCIL AMENDING BMC 17.68.120.A.1 TO ELIMINATE THE EXCLUSION OF MANUFACTURED AND MOBILE HOMES TO REMEDY AN INCONSISTENCY WITH STATE LAW AND AMENDING TABLE 17.68.C OF THE MUNICIPAL CODE TO INCLUDE MANUFACTURED HOME PARKS CONSISTENT WITH PERMITTED USES IN THE PLANNED RESIDENTIAL ZONING DISTRICT AS LISTED IN BMC 17.42.020

WHEREAS, on January 7, 2022, the City of Blaine (“City”) received an application to amend the Blaine Municipal Code (“Code”) text related to development of manufactured home parks, under permit No. 2022002 (the “MHP Text Amendment Request”);

WHEREAS, on August 26, 2022, Community Development Services submitted the amendments to the Washington State Department of Commerce to satisfy the requirement for a 60-day Notice of Intent to adopt development regulation amendments;

WHEREAS, the City staff commenced processing the MHP Text Amendment Request by issuing a staff report on December 1, 2022, issuing a SEPA Determination of Non Significance on October 5, 2022 (SEPA Number 2022003), and commencing the public hearing process before the City Planning Commission with a public hearing held on December 8, 2022;

WHEREAS, on September 11, 2023, the Council passed a resolution, after a temporary withdrawal of the MHP Text Amendment Request, to reinstate the MHP Text Amendment Request process as both a citizen-initiated text amendment (BMC 17.04.030.D) and as a Council initiated text amendment (BMC 17.04.030.C) and proceed with the process by scheduling a public hearing before the Planning Commission which occurred on September 14, 2023;

WHEREAS, following a public hearing on September 14, 2023, the Planning Commission voted to recommend approval of the MHP Text Amendment with modifications, as follows:

1. Amend BMC 17.68.120.A.1 to eliminate the exclusion of manufactured and mobile homes to remedy an inconsistency with RCW 35A.21.312; and
2. Amend Table 17.68.C to include manufactured home parks, consistent with permitted uses in the Planned Residential Zoning District as listed in BMC 17.42.020, subject to the following modification: Completion of a Zoning Map and Text Amendment to limit the size of the allowed area in order to pilot manufactured homes parks within Blaine;

WHEREAS, pursuant to BMC 17.04, the MHP Text Amendment has been processed through the steps of BMC 17.04.050.B and a staff report and the recommendation of the Planning Commission has been provided to Council;

WHEREAS, on October 9, 2023, the City Council received staff’s report, the findings and recommendations of the Planning Commission, and a draft ordinance which would adopt the MHP Text Amendment as specified in **Exhibit A**.

At such meeting, Council also held a public hearing to consider this Ordinance and set a public hearing for October 23, 2023, consistent with BMC 17.04.050.B.7;

WHEREAS, on October 23rd, 2023, Council considered the findings and recommendation of the Planning Commission and conducted an additional public hearing on this Ordinance;

WHEREAS, this Ordinance adopts the MHP Text Amendment as specified in Exhibit A and, at this time, does not limit the size of the allowed area other than as currently provided by the Code, provided that nothing in this Ordinance precludes the Council from considering and adopting a zoning map and text amendment to limit the size of the allowed area at a future date;

WHEREAS, the MHP Text Amendment Request, if approved as specified in Exhibit A, would resolve the inconsistencies within the Code and allow for manufactured home parks in the PR Zone, including within PUDs;

WHEREAS, the Blaine City Council has the authority to amend the municipal code to eliminate the exclusion of manufactured homes and to amend Table 17.68.C to include manufactured home parks as a permitted use; and

WHEREAS, the City Council finds that the MHP Text Amendment, as specified in Exhibit A, is consistent with State law and is consistent with the goals, policies, and objectives of the City's comprehensive plan.

NOW, THEREFORE, the City Council of the City of Blaine, Washington does ordain as follows:

SECTION 1. Text Amendment. The Title 17 of the Blaine Municipal Code is hereby amended as set forth in Exhibit A – Text Amendments.

SECTION 2. Planning Commission Decision and Findings. The findings and recommendations of the Planning Commission dated September 29, 2023, are hereby adopted herein, except as provided otherwise in this Ordinance. The City Council also adopts the above "WHEREAS" recitals as findings of fact in support of this Ordinance. This Ordinance adopts the MHP Text Amendment as specified in Exhibit A and, at this time, does not limit the size of the allowed area other than as currently provided by the Code, provided that nothing in this Ordinance precludes the Council from considering and adopting a zoning map and text amendment to limit the size of the allowed area at a future date.

SECTION 3. Applicability. The revisions provided herein shall apply to future land use applications.

SECTION 4. Severability. If any section, subsection, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. Effective Date. This Ordinance shall take effect and be in force from and after its passage by the City Council and approval by the Mayor, if approved, otherwise as provided by law, and five (5) days after the date of posting for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLAINE, WASHINGTON,
on the ____ day of _____, 2023, and approved by the Mayor on the same day.

Mary Lou Steward, Mayor

APPROVED AS TO FORM:

ATTEST/AUTHENTICATE:

Peter Ruffatto, City Attorney

Samual Crawford, City Clerk

Ordinance No. 23-3005 - Exhibit A – Text Amendments

17.68.030 Permitted uses.

A. Permitted uses vary depending upon the type of PUD and the zoning district. No use shall be permitted except in conformity with final development plan pursuant to the procedural and regulatory provisions of this chapter.

B. Uses in residential PUDs in residential districts shall be limited as defined in Table 17.68.C. Residential uses in PUDs in PC, HCx, GW and MPR districts shall be as permitted by the review authority.

Table 17.68.C

	SFD	Accessory Dwelling Unit	Attached SFD	Duplex	Townhouse	Multifamily Dwelling	Manufactured Home Park
SF-1	X	X					
SF-2	X	X	X				
RL	X	X					
RM	X	X	X	X	X		
RH				X	X	X	
PR	X	X	X	X	X	X	X
RPR	X	X	X	X	X	X	
RO	X				X	X	

17.68.120 Residential PUD standards.

A. Uses Permitted.

1. Any residential use or mixture of residential uses, ~~excluding manufactured and mobile homes,~~ as permitted under BMC 17.68.030.
2. In the RPR (Residential Planned Recreation) and PR (Planned Residential) districts, neighborhood retail commercial uses intended to primarily serve the residents of the PUD, including grocery stores, drugstores, bakeries, restaurants, pubs, professional offices and services including barbershops, beauty shops, and day care services and uses similar in nature and effect. Such uses shall be limited to a maximum of 10 percent of the site area and in no case shall exceed five acres in size, except as permitted by an approved master plan or subarea plan.
3. Churches, clubhouses, schools and other similar public gathering places.