

ROSEVILLE
REQUEST FOR CITY COUNCIL ACTION

Agenda Date: 06/05/17

Agenda Item: 7.b

Department Approval



City Manager Approval



Item Description: Discuss broadening commercial business districts to include multi-family residential uses.

BACKGROUND

On May 15, 2017, Mayor Rose requested the City Council review and discuss whether multi-family residential uses should be included in the Regional Business district.

STAFF REVIEW

The information contained below and attached is included to provide the City Council with background on residential use that are currently allowed in commercial districts:

- Dwelling, one-family attached (townhome/rowhome) is not permitted or conditional in any of the commercial districts.
- Dwelling, multifamily (3-8 units per building) is not permitted or conditional in any of the commercial districts.
- Dwelling, multi-family (upper stories in mixed-use building) is permitted in the Neighborhood and Community Business districts, but no permitted in the Regional Business -1 and 2 districts.
- Dwelling, multifamily (8 or more units per building) is a Conditional Use in the Neighborhood Business district, however this type of use is not permitted the Community Business or Regional Business-1 or 2 districts.
- Multi-family (≤ 3 Units/building) is a conditional use in the Community Mixed-Use 1, 2, 3, and 4 districts.
- One-family attached (duplex or twinhome) in not permitted in any of the Community Mixed-Use districts.
- One-family attached (townhome or rowhome) is permitted in all of the Community Mixed-Use districts.
- One-family detached is a conditional use in the Community Mixed Use-1 and 2 districts.

The City is currently in the midst of updating the Comprehensive Plan and most likely would review the Zoning Code to propose changes consistent with the Plan soon after it's adopted.

27 **SUGGESTED CITY COUNCIL ACTION**

- 28 Review and discuss broadening commercial business districts to include multi-family residential
29 uses, and direct the Planning Division accordingly.

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Attachments: A. Commercial and Mixed-Use Districts information

Chapter 1005. Commercial and Mixed-Use Districts

1005.01 Statement of Purpose

The commercial and mixed-use districts are designed to:

- A. Promote an appropriate mix of commercial development types within the community;
- B. Provide attractive, inviting, high-quality retail shopping and service areas that are conveniently and safely accessible by multiple travel modes including transit, walking, and bicycling;
- C. Improve the community's mix of land uses by encouraging mixed medium- and high-density residential uses with high-quality commercial and employment uses in designated areas;
- D. Encourage appropriate transitions between higher-intensity uses within commercial and mixed use centers and adjacent lower-density residential districts; and
- E. Encourage sustainable design practices that apply to buildings, private development sites, and the public realm in order to enhance the natural environment.

1005.02 Design Standards

The following standards apply to new buildings and major expansions of existing buildings (i.e., expansions that constitute 50% or more of building floor area) in all commercial and mixed-use districts. Design standards apply only to the portion of the building or site that is undergoing alteration.

- A. **Corner Building Placement:** At intersections, buildings shall have front and side facades aligned at or near the front property line.
- B. **Entrance Orientation:** Where appropriate and applicable, primary building entrances shall be oriented to the primary abutting public street. Additional entrances may be oriented to a secondary street or parking area. Entrances shall be clearly visible and identifiable from the street and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. (Ord. 1415, 9-12-2011)
- C. **Vertical Facade Articulation:** Buildings shall be designed with a base, a middle, and a top, created by variations in detailing, color, and materials. A single-story building need not included a middle.
 - 1. The base of the building should include elements that relate to the human scale, including doors and windows, texture, projections, awnings, and canopies.



Corner building placement, entrance orientation, base, middle, and top

2. Articulated building tops may include varied rooflines, cornice detailing, dormers, gable ends, stepbacks of upper stories, and similar methods.

D. Horizontal Facade Articulation: Facades greater than 40 feet in length shall be visually articulated into smaller intervals of 20 to 40 feet by one or a combination of the following techniques:

1. Stepping back or extending forward a portion of the facade;
2. Variations in texture, materials or details;
3. Division into storefronts;
4. Stepbacks of upper stories; or
5. Placement of doors, windows and balconies.



Horizontal facade articulation

E. Window and Door Openings:

1. For nonresidential uses, windows, doors, or other openings shall comprise at least 60% of the length and at least 40% of the area of any ground floor facade fronting a public street. At least 50% of the windows shall have the lower sill within three feet of grade.
2. For nonresidential uses, windows, doors, or other openings shall comprise at least 20% of side and rear ground floor facades not fronting a public street. On upper stories, windows or balconies shall comprise at least 20% of the facade area.
3. On residential facades, windows, doors, balconies, or other openings shall comprise at least 20% of the facade area.
4. Glass on windows and doors shall be clear or slightly tinted to allow views in and out of the interior. Spandrel (translucent) glass may be used on service areas.
5. Window shape, size, and patterns shall emphasize the intended organization and articulation of the building facade.
6. Displays may be placed within windows. Equipment within buildings shall be placed at least 5 feet behind windows.



Window and door openings

F. Materials: All exterior wall finishes on any building must be a combination of the following materials: No less than 60% face brick; natural or cultured stone; pre-colored, factory stained, or stained-on-site textured precast concrete panels; textured concrete block; stucco; glass; fiberglass; or similar materials and no more than 40% pre-finished metal, cor-ten steel, copper, premium grade wood with mitered outside corners (e.g., cedar, redwood, and fir), or fiber cement board. Under no circumstances shall sheet metal aluminum,

corrugated aluminum, asbestos, iron plain or painted, or plain concrete block be acceptable as an exterior wall material on buildings within the City. Other materials of equal quality to those listed, including the use of commercial grade lap-siding in the Neighborhood Business District, may be approved by the Community Development Department. (Ord. 1435, 4-8-13; Ord. 1448, 7-8-2013; Ord 1494A, 2-22-2016)

G. Four-sided Design: Building design shall provide consistent architectural treatment on all building walls. All sides of a building must display compatible materials, although decorative elements and materials may be concentrated on street-facing facades. All facades shall contain window openings. This standard may be waived by the Community Development Department for uses that include elements such as service bays on one or more facades.



Four-sided building design

H. Maximum Building Length: Building length parallel to the primary abutting street shall not exceed 200 feet without a visual break such as a courtyard or recessed entry, except where a more restrictive standard is specified for a specific district.

I. Garages Doors and Loading Docks: Overhead doors, refuse, recyclables, and/or compactors shall be located, to the extent feasible, on rear or side facades that do not front a public street and, to the extent feasible, residential garage doors should be similarly located. Overhead doors of attached residential garages on a building front shall not exceed 50% of the total length of the building front. Where overhead doors, refuse, recyclables, and/or compactors abut a public street frontage, a masonry screen wall comprised of materials similar to the building, or as approved by the Community Development Department, shall be installed to a minimum height to screen all activities. (Ord. 1415, 9-12-2011; Ord. 1443 & 1444, 06-17-2013)



Garage door placement

J. Rooftop Equipment: Rooftop equipment, including rooftop structures related to elevators, shall be completely screened from eye level view from contiguous properties and adjacent streets. Such equipment shall be screened with parapets or other materials similar to and compatible with exterior materials and architectural treatment on the structure being served. Horizontal or vertical slats of wood material shall not be utilized for this purpose. Solar and wind energy equipment is exempt from this provision if screening would interfere with system operations.

1005.03 Table of Allowed Uses

Table 1005-1 lists all permitted and conditional uses in the commercial and mixed use districts.

A. Uses marked as “P” are permitted in the districts where designated.

- B. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- C. Uses marked as “NP” are not permitted in the districts where designated.
- D. A “Y” in the “Standards” column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011 of this Title; standards for conditional uses are included in Section 1009.02 of this Title.
- E. **Combined Uses:** Allowed uses may be combined within a single building, meeting the following standards:
1. Residential units in mixed-use buildings shall be located above the ground floor or on the ground floor to the rear of nonresidential uses;
 2. Retail and service uses in mixed-use buildings shall be located at ground floor or lower levels of the building; and
 3. Nonresidential uses are not permitted above residential uses.

Table 1005-1	NB	CB	RB-1	RB-2	Standards
Office Uses					
Office	P	P	P	P	
Clinic, medical, dental or optical	P	P	P	P	
Office showroom	NP	P	P	P	
Commercial Uses					
Retail, general and personal service*	P	P	P	P	
Animal boarding, kennel/day care (indoor)	P	P	P	P	Y
Animal boarding, kennel/day care (outdoor)	NP	C	C	C	Y
Animal hospital, veterinary clinic	P	P	P	P	Y
Bank, financial institution	P	P	P	P	
Club or lodge, private	P	P	P	P	
Day care center	P	P	P	P	Y
Grocery store	C	P	P	P	
Health club, fitness center	C	P	P	P	
Learning studio (martial arts, visual/performing arts)	C	P	P	P	
Limited production & processing - principal	NP	NP	NP	P	
Limited warehousing and distribution	NP	NP	NP	P/C	Y
Liquor store	C	P	P	P	

*General retail, such as:

Antiques and collectibles store

Art gallery

Auto parts store

Bicycle sales and repair

Book store, music store

Clothing and accessories sales

Convenience store

Drugstore, pharmacy

Electronics sales and repair

Florist

Jewelry store

Hardware store

News stand, magazine sales

Office supplies

Pet store

Photographic equipment, studio, printing

Picture framing

Second-hand goods store

Tobacco store

Video store

Uses determined by the Community Development Department to be of a similar scale and character

Personal services, such as:

Barber and beauty shops

Dry-cleaning pick-up station

Interior decorating/upholstery

Locksmith

Mailing and packaging services

Photocopying, document reproduction services

Consumer electronics repair

Shoe repair

Tailor shop

Tutoring

Watch repair, other small goods repair

Uses determined by the Community Development Department to be of a similar scale and character

Table 1005-1	NB	CB	RB-1	RB-2	Standards
Lodging: hotel, motel	NP	P	P	P	
Mini-storage	NP	P	P	P	
Mortuary, funeral home	P	P	P	P	
Motor fuel sales (gas station)	C	P	P	P	Y
Motor vehicle repair, auto body shop	NP	C	P	P	Y
Motor vehicle rental/leasing	NP	P	P	P	Y
Motor vehicle dealer (new vehicles)	NP	NP	P	P	
Movie theater, cinema	NP	P	P	P	
Outdoor display	P	P	P	P	Y
Outdoor storage, equipment and goods	NP	NP	C	C	Y
Outdoor storage, fleet vehicles	NP	P	P	P	Y
Outdoor storage, inoperable/out of service vehicles or equipment	NP	C	P	P	Y
Outdoor storage, loose materials	NP	NP	NP	NP	
Pawn shop	NP	C	C	C	
Parking	C	C	C	C	
Restaurant, Fast Food	NP	P	P	P	
Restaurant, Traditional	P	P	P	P	
Residential - Family Living					
Dwelling, one-family attached (townhome, rowhouse)	NP	NP	NP	NP	
Dwelling, multi-family (3-8 units per building)	NP	NP	NP	NP	
Dwelling, multi-family (upper stories in mixed-use building)	P	P	NP	NP	
Dwelling, multi-family (8 or more units per building)	C	NP	NP	NP	
Dwelling unit, accessory	NP	NP	NP	NP	Y
Live-work unit	C	NP	NP	NP	Y
Residential - Group Living					
Community residential facility, state licensed, serving 7-16 persons	C	NP	NP	NP	Y
Student housing	NP	P	P	P	Y
Nursing home, assisted living facility	C	C	C	C	Y
Civic and Institutional Uses					
College or post-secondary school, campus	NP	NP	P	P	Y
College or post-secondary school, office-based	P	P	P	P	Y
Community center, library, municipal building	NP	NP	P	P	
Place of assembly	P	P	P	P	Y
School, elementary or secondary	NP	NP	P	P	Y
Theater, performing arts center	NP	NP	P	P	Y

Table 1005-1	NB	CB	RB-1	RB-2	Standards
Utilities and Transportation					
Essential services	P	P	P	P	
Park-and-ride facility	NP	P	P	P	
Transit center	NP	P	P	P	
Accessory Uses, Buildings, and Structures					
Accessory buildings for storage of business supplies and equipment	P	P	P	P	Y
Accessibility ramp and other accommodations	P	P	P	P	
Detached garage and off-street parking spaces	P	P	P	P	Y
Drive-through facility	NP	C	C	C	Y
Gazebo, arbor, patio, play equipment	P	P	P	P	Y
Home occupation	P	NP	NP	NP	Y
Limited production & processing - accessory	P	P	P	P	
Renewable energy system	P	P	P	P	Y
Swimming pool, hot tub, spa	P	P	P	P	Y
Telecommunications tower	C	C	C	C	Y
Tennis and other recreational courts	C	C	P	P	Y
Temporary Uses					
Temporary building for construction purposes	P	P	P	P	Y
Sidewalk sales, boutique sales	P	P	P	P	Y
Portable storage container	P	P	P	P	Y
Ord. 1427, 7-9-2012; Ord. 1445, 7-8-2013; Ord. 1446, 7-8-2013; Ord. 1447, 7-8-2013; Ord. 1451, 8-12-2013; Ord. 1469, 6-9-2014; Ord 1483, 10-26-2015					

1005.04 Neighborhood Business (NB) District

A. Statement of Purpose: The Neighborhood Business District is designed to provide a limited range of neighborhood-scale retail, service, and office uses in proximity to residential neighborhoods or integrated with residential uses. The NB district is also intended to:

1. Encourage mixed use at underutilized retail and commercial intersections;
2. Encourage development that creates attractive gateways to City neighborhoods;
3. Encourage pedestrian connections between Neighborhood Business areas and adjacent residential neighborhoods;
4. Ensure that buildings and land uses are scaled appropriately to the surrounding neighborhood; and

5. Provide adequate buffering of surrounding neighborhoods.

B. **Design Standards:** The standards in Section 1005.02 shall apply except building length parallel to the primary abutting street shall not exceed 160 feet without a visual break such as a courtyard or recessed entry.

C. **Dimensional Standards:**

Table 1005-2	
Minimum lot area	No requirement
Maximum building height	35 feet
Minimum front yard building setback	No requirement
Minimum side yard building setback	6 feet where windows are located on a side wall or on an adjacent wall of an abutting property 20 feet or 50% of building height, whichever is greater, from residential lot boundary Otherwise not required
Minimum rear yard building setback	25 feet from residential lot boundary 10 feet from nonresidential boundary
Minimum surface parking setback	5 feet
Ord. 1511, 10-24-2016	

D. **Residential Density:** Residential densities shall not exceed 12 units per acre.

E. **Improvement Area:** The total improved area, including paved surfaces and the footprints of principal and accessory buildings and structures, shall not exceed 85% of the total parcel area.

F. **Frontage Requirement:** Buildings at corner locations shall be placed within five feet of the lot line on either street for a distance of at least 20 feet from the corner.

G. **Parking Placement:** Surface parking shall not be located between the front facade of a building and the abutting street. Parking shall be located to the rear or side of the principal building. Parking abutting the primary street frontage is limited to 50% of that lot frontage.

H. **Screening from Residential Property:** Screening along side and rear lot lines abutting residential properties is required, consistent with Chapter 1011 of this Title.

Primary street: The street where the highest level of pedestrian activity is anticipated. This is generally, but not exclusively, the street of higher classification. The Community Development Department shall determine the primary street.

1005.05 Community Business (CB) District

A. **Statement of Purpose:** The Community Business District is designed for shopping areas with moderately scaled retail and service uses, including shopping centers, freestanding businesses, and mixed-use buildings with upper-story residential uses. CB Districts are intended to be located in areas with visibility and access to the arterial street system. The district is also intended to:

1. Encourage and facilitate pedestrian, bicycle and transit access; and
2. Provide adequate buffering of surrounding neighborhoods.

B. **Dimensional Standards:**

Table 1005-3	
Minimum lot area	No requirement
Maximum building height	40 Feet
Front yard building setback (min. - max.)	0 To 25 feet ^a
Minimum side yard building setback	6 feet where windows are located on a side wall or on an adjacent wall of an abutting property 20 feet or 50% of building height, whichever is greater, from residential lot boundary ^b Otherwise not required
Minimum rear yard building setback	25 feet from residential lot boundary 10 feet from nonresidential boundary
Minimum surface parking setback	5 feet
Ord. 1511, 10-24-2016	

- a Unless it is determined by the Community Development Department that a certain setback minimum distance is necessary for the building or to accommodate public infrastructure.
- b Unless greater setbacks are required under Section 1011.12 E.1. of this Title.

C. **Residential Density:** Residential densities shall not exceed 24 units per acre.

D. **Improvement Area:** The total improved area, including paved surfaces and footprints of principal and accessory buildings and structures, shall not exceed 85% of the total parcel area.

E. **Frontage Requirement:** A minimum of 30% of building facades abutting a primary street shall be placed within 25 feet of the front lot line along that street.

Primary street: The street where the highest level of pedestrian activity is anticipated. This is generally, but not exclusively, the street of higher classification. The Community Development Department shall determine the primary street.

- F. **Surface Parking:** Surface parking on large development sites shall be divided into smaller parking areas with a maximum of 100 spaces in each area, separated by landscaped areas at least 10 feet in width. Landscaped areas shall include pedestrian walkways leading to building entrances.
- G. **Parking Placement:** When parking is placed between a building and the abutting street, the building shall not exceed a maximum setback of 85 feet, sufficient to provide a single drive aisle and two rows of perpendicular parking along with building entrance access and required landscaping. This setback may be extended to a maximum of 100 feet if traffic circulation, drainage, and/or other site design issues are shown to require additional space. Screening along side and rear lot lines abutting residential properties is required, consistent with Chapter 1011 of this Title.

1005.06 Regional Business (RB) Districts

- A. **Statement of Purpose:** The RB District is designed for businesses that provide goods and services to a regional market area, including regional-scale malls, shopping centers, large-format stores, multi-story office buildings and automobile dealerships. RB Districts are intended for locations with visibility and access from the regional highway system. The district is also intended to:
1. Encourage a “park once” environment within districts by enhancing pedestrian movement and a pedestrian-friendly environment;
 2. Encourage high quality building and site design to increase the visual appeal and continuing viability of development in the RB District; and
 3. Provide adequate buffering of surrounding neighborhoods.
- B. **Design Standards:** The standards in Section 1005.02 shall apply except that ground floor facades that face or abut public streets shall incorporate one or more of the following features along at least 60% of their horizontal length:
1. Windows and doors with clear or slightly tinted glass to allow views in and out of the interior. Spandrel (translucent) glass may be used on service areas;
 2. Customer entrances;
 3. Awnings, canopies, or porticoes; and
 4. Outdoor patios or eating areas.

C. Dimensional Standards:

Table 1005-4	
Minimum lot area	No requirement
Maximum building height	65 feet; taller buildings may be allowed as conditional use
Minimum front yard building setback	No requirement (see frontage requirement below)
Minimum side yard building setback	6 feet where windows are located on a side wall or on an adjacent wall of an abutting property 20 feet or 50% of building height, whichever is greater, from residential lot boundary Otherwise not required
Minimum rear yard building setback	25 feet or 50% of building height, whichever is greater, from residential lot boundary 10 feet from nonresidential boundary ^a
Minimum surface parking setback	5 feet
Ord. 1511, 10-24-2016	

a Unless greater setbacks are required under Section 1011.12 E.1. of this Title.

D. Improvement Area: The total improved area, including paved surfaces and footprints of principal and accessory buildings or structures, shall not exceed 85% of the total parcel area.

E. Frontage Requirement: A development must utilize one or more of the three options below for placement of buildings and parking relative to the primary street:

1. At least 50% of the street frontage shall be occupied by building facades placed within 20 feet of the front lot line. No off-street parking shall be located between the facades meeting this requirement and the street.
2. At least 60% of the street frontage shall be occupied by building facades placed within 65 feet of the front lot line. Only 1 row of parking and a drive aisle may be placed within this setback area.
3. At least 70% of the street frontage shall be occupied by building facades placed within 85 feet of the front lot line. Only 2 rows of parking and a drive aisle may be placed within this setback area.

Under E, for example, primary drive aisles in parking lots may be located away from building entrances or designed as internal streets with curb and sidewalk.



F. Access and Circulation: Within shopping centers or other large development sites, vehicular circulation shall be designed to minimize conflicts with pedestrians.

G. Surface Parking: Surface parking on large development sites shall be divided into smaller parking areas with a maximum

of 100 spaces in each area, separated by landscaped areas at least 10 feet in width. Landscaped areas shall include pedestrian walkways leading to building entrances.

H. Standards for Nighttime Activities: Uses that involve deliveries or other activities between the hours of 10:00 P.M. and 7:00 A.M. (referred to as “nighttime hours”) shall meet the following standards:

1. Off-street loading and unloading during nighttime hours shall take place within a completely enclosed and roofed structure with the exterior doors shut at all times.
2. Movement of sweeping vehicles, garbage trucks, maintenance trucks, shopping carts, and other service vehicles and equipment is prohibited during nighttime hours within 300 feet of a residential district, except for emergency vehicles and emergency utility or maintenance activities.
3. Snow removal within 300 feet of a residential district shall be minimized during nighttime hours, consistent with the required snow management plan.

1005.07 Community Mixed-Use (CMU) Districts

A. Statement of Purpose: The Community Mixed-Use Districts are designed to encourage the development or redevelopment of mixed-use centers that may include housing, office, commercial, park, civic, institutional, and open space uses. Complementary uses should be organized into cohesive districts in which mixed- or single-use buildings are connected by streets, sidewalks and trails, and open space to create a pedestrian-oriented environment. The CMU districts are intended to be applied to areas of the City guided for redevelopment and may represent varying degrees of intensification with respect to land use, hours of operations, or building height. (Ord 1483, 10-26-2015)

1. The CMU-1 District is the most restrictive mixed-use district, limiting building height and excluding the most intensive land uses, and is intended for application to redevelopment areas adjacent to low-density residential neighborhoods.
2. The CMU-2 District is less restrictive, being open to a wider variety of land uses and building height, and is intended to provide transition from higher-intensity development to parks and other natural areas.
3. The CMU-3 District is intended for moderate intensity development, suitable for transitions between higher and lower intensity districts.
4. The CMU-4 District is a more intensive mixed-use district, intended for areas close to high-traffic roadways

and large-scale commercial developments. (Ord 1483, 10-26-2015)

B. Regulating Plan: CMU districts must be guided by a regulating plan for each location where it is applied. A regulating plan uses graphics and text to establish requirements pertaining to the following kinds of parameters. Where the requirements for an area governed by a regulating plan are in conflict with the design standards established in Section 1005.02 of this Title, the requirements of the regulating plan shall supersede, and where the requirements for an area governed by a regulating plan are silent, Section 1005.02 shall control.

1. **Street and Block Layout:** The regulating plan defines blocks and streets based on existing and proposed street alignments. New street alignments, where indicated, are intended to identify general locations and required connections but not to constitute preliminary or final engineering.
2. **Street Types:** The regulating plan may include specific street design standards to illustrate typical configurations for streets within the district, or it may use existing City street standards. Private streets may be utilized within CMU districts where defined as an element of a regulating plan.
3. **Parking**
 - a. **Locations:** Locations where surface parking may be located are specified by block or block face. Structured parking is treated as a building type.
 - b. **Shared Parking or District Parking:** A district-wide approach to off-street parking for nonresidential or mixed uses is preferred within the CMU districts. Off-street surface parking for these uses may be located up to 300 feet away from the use. Off-street structured parking may be located up to 500 feet away from the use.
 - c. **Parking Reduction and Cap:** Minimum off-street parking requirements for uses within the CMU districts may be reduced to 75% of the parking requirements in Chapter 1019 of this Title. Maximum off-street parking shall not exceed the minimum requirement unless the additional parking above the cap is structured parking.
4. **Building and Frontage Types:** Building and frontage types are designated by block or block face. Some blocks are coded for several potential building types; others for one building type on one or more block faces.
5. **Build To Areas:** Build To Areas indicate the placement of buildings in relation to the street.
6. **Uses:** permitted and conditional uses may occur within each building type as specified in Table 1005-5, but the vertical

F. Table of Allowed Uses

Table 1005-5 lists all permitted and conditional uses in the CMU-Twin Lakes Deistricts.

1. Uses marked as “P” are permitted in the districts where designated.
2. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
3. Uses marked as “NP” are not permitted in the districts where designated.
4. A “Y” in the “Standards” column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011 of this Title; standards for conditional uses are included in Section 1009.02 of this Title.
5. **Combined Uses:** Allowed uses may be combined within a single building, meeting the following standards:
 - a. Residential units in mixed-use buildings shall be located above the ground floor or on the ground floor to the rear of nonresidential uses;
 - b. Retail and service uses in mixed-use buildings shall be located at ground floor or lower levels of the building; and
 - c. Nonresidential uses are not permitted above residential uses.

Table 1005-5	CMU-1	CMU-2	CMU-3	CMU-4	Standards
Office Uses					
Clinic, medical, dental, or optical	P	P	P	P	
General	P	P	P	P	
Office showroom	C	P	P	P	
Commercial Uses					
Animal boarding (exclusively indoors)	C	P	P	P	Y
Animal boarding (outdoors)	NP	NP	NP	NP	
Animal hospital/veterinary clinic	P	P	P	P	Y
Bank/financial institution	P	P	P	P	
Club or lodge, private	P	P	P	P	
Daycare center	P	P	P	P	Y
Grocery store	P	P	P	P	
Health club, fitness center	P	P	P	P	

Table 1005-5	CMU-1	CMU-2	CMU-3	CMU-4	Standards
Learning studio (martial arts, visual or performing arts)	P	P	P	P	
Liquor store	C	P	P	P	
Lodging (hotel)	NP	NP	NP	P	
Mini-storage	NP	NP	NP	NP	
Mortuary, funeral home	C	P	P	P	
Motor fuel sales (gas station)	NP	C	C	C	Y
Motor vehicle rental/leasing	NP	C	C	C	Y
Motor vehicle repair, auto body shop	NP	NP	NP	NP	
Motor vehicle dealer (new vehicles)	NP	NP	NP	NP	
Movie theater	NP	P	P	P	
Outdoor display	P	P	P	P	Y
Outdoor storage, equipment and goods	NP	NP	NP	NP	
Outdoor storage, fleet vehicles	NP	NP	NP	NP	
Outdoor storage, inoperable vehicles/equipment	NP	NP	NP	NP	
Outdoor storage, loose materials	NP	NP	NP	NP	
Parking	C	C	C	C	
Pawn shop	NP	NP	NP	NP	
Restaurants, Fast Food	C	C	P	P	
Restaurants, Fast Food w/drive-through	NP	NP	NP	NP	
Restaurants, Traditional	P	P	P	P	
Retail, general and personal service*	P	P	P	P	
Retail, large format	NP	NP	NP	C	
Vertical mixed use	NP	C	P	P	
Industrial Uses					
Laborator for research, development and/or testing	C	P	P	P	
Light industrial	NP	NP	NP	NP	
Limited production/processing	C	P	P	P	
Limited warehousing/distribution	C	C	C	c	Y
Manufacturing	NP	NP	NP	NP	
Warehouse	NP	NP	NP	NP	
Residential Family Living					
Accessory dwelling unit	P	P	NP	NP	Y
Live-work unit	P	P	P	P	Y
Manufactured home park	C	C	C	C	
Multi-family (≥ 3 units/building)	C	C	C	C	

***General retail, such as:**

Antiques and collectibles store
 Art gallery
 Auto parts store
 Bicycle sales and repair
 Book store, music store
 Clothing and accessories sales
 Convenience store
 Drugstore, pharmacy
 Electronics sales and repair
 Florist
 Jewelry store
 Hardware store
 News stand, magazine sales
 Office supplies
 Pet store
 Photographic equipment, studio, printing
 Picture framing
 Second-hand goods store
 Tobacco store
 Video store
 Uses determined by the Community Development Department to be of a similar scale and character

Personal services, such as:

Barber and beauty shops
 Dry-cleaning pick-up station
 Interior decorating/upholstery
 Locksmith
 Mailing and packaging services
 Photocopying, document reproduction services
 Consumer electronics repair
 Shoe repair
 Tailor shop
 Tutoring
 Watch repair, other small goods repair
 Uses determined by the Community Development Department to be of a similar scale and character

Table 1005-5	CMU-1	CMU-2	CMU-3	CMU-4	Standards
One-family attached (duplex or twinhome)	NP	NP	NP	NP	
One-family attached (townhome or row house)	P	P	P	P	
One-family detached	C	C	NP	NP	
Residential - Group Living					
Assisted living	C	C	C	C	
Nursing home	C	C	C	C	Y
State licensed facility for 1 - 6 persons	C	C	C	C	Y
State licensed facility for 7 - 16 persons	C	C	C	C	Y
Student housing	NP	NP	NP	NP	
Civic and Institutional Uses					
College, campus setting	NP	NP	NP	NP	
College, office setting	P	P	P	P	Y
Community center, library, municipal building	P	P	P	P	
Elementary/secondary school	NP	NP	NP	NP	
Hospital	NP	NP	NP	NP	
Place of assembly	C	P	P	P	Y
Theater, performing arts center	C	P	P	P	Y
Accessory Uses, Buildings, and Structures					
Accessibility ramp/other accommodations	P	P	P	P	
Bed & breakfast establishment	C	C	C	C	
Communications equipment (TV, shortwave radio)	P	P	P	P	Y
Day care family/group family	P	P	NP	NP	Y
Detached garage/off-street parking	P	P	P	P	Y
Drive-throughs	NP	NP	C	C	Y
Gazebo, arbor, patio, play equipment	P	P	P	P	Y
Home occupation	P	P	P	P	Y
Renewable energy system	P	P	P	P	Y
Roomer/boarder	P	P	P	P	Y
Storage building	P	P	NP	NP	Y
Swimming pool, hot tub, spa	P	P	P	P	y
Telecommunications tower	C	C	C	C	Y
Tennis/other recreational court	P	P	P	P	Y
Temporary Uses					
Temporary building for construction purposes	P	P	P	P	Y

Table 1005-5	CMU-1	CMU-2	CMU-3	CMU-4	Standards
Sidewalk sales, boutique sales	P	P	P	P	Y
Portable storage container	P	P	P	P	Y
Utilities/Transportation Uses					
Essential services	P	P	P	P	
Park-and-ride facility	NP	P	P	P	
Transit center	NP	P	P	P	
Ord. 1427, 7-9-2012; Ord. 1445, 7-8-2013; Ord. 1446, 7-8-2013; Ord. 1447, 7-8-2013; Ord. 1451, 8-12-2013; Ord. 1469, 6-9-2014; Ord 1483, 10-26-2015					

Amendment History

Ordinance 1403, 12-13-2010
Ordinance 1415, 9-12-2011
Ordinance 1427, 7-9-2012
Ordinance 1435, 4-8-2013
Ordinance 1443, 6-17-2013
Ordinance 1444, 6-17-2013
Ordinance 1445, 7-8-2013
Ordinance 1446, 7-8-2013
Ordinance 1447, 7-8-2013
Ordinance 1448, 7-8-2013
Ordinance 1451, 8-12-2013
Ordinance 1469, 6-9-2014
Ordinance 1483, 10-26-2015
Ordinance 1494A, 2-22-2016
Ordinance 1511, 10-24-2016