



Willamette Neighborhood Mixed-Use Transitional Zone Working Group

Meeting 4 Agenda (Final Meeting)

March 22, 2018

5:00 – 7:00 pm

Council Chambers, West Linn City Hall (2nd Floor)
22500 Salamo Road
West Linn, OR 97068

1. Introductions
2. Meetings 2 & 3 Summaries/Meeting 4 Materials (Review/Group Discussion)
3. Group Discussion/Final Recommendations to Council
 - a. Mixed-Use Definition (Purpose 2)
 - b. Updated Chapter 59 Permitted/Conditional Uses (Purpose 1)
 - c. Updated Chapter 2 Definitions
 - d. Updated Chapter 19 (General Commercial) Uses
4. Group Discussion/Final Recommendations to Council for Potential Future Changes
 - a. 8th Avenue Zone Changes
 - b. Properties 1-2, 3-4, and Properties 27-30 Zone Changes
 - c. Chapter 59 Dimensional/Design Standards
5. Citizen Comments
6. Adjourn



Willamette Neighborhood Mixed-Use Transitional Zone Working Group
Meeting 2 Summary – January 25, 2018

Attendees Noelle Brooks, Jim Farrell, Gail Holmes, Shannen Knight, Jim O’Toole, Roger Straus, Russ Williams, David Lawrence (Members)

Darren Wyss, John Williams (Staff)

Matt Truax, Fred Truax, Griff Truax, Hengameh Modarresi, Javad Farza, Jim Stell, Ralph Tahrán, Leslie Brenner, Rae Gordon (Property Owners and Representatives)

Public Comment

- Several property owners asked clarifying questions during the working group discussions
- Owners of properties 3 & 4 (on the map) feel the mixed-use zoning is too limiting and would like changed to a more commercial focused zone

Discussion

- Staff led a review of the materials distributed for Meeting 2
 - Meeting schedule (Holmes will be absent in March, O’Toole absent in April)
 - Permitted/Conditional Use matrix comparing other cities
 - Meeting 1 Summary (no edits were requested)
 - David Lawrence was appointed to the MU Working Group by City Council to represent property owners
 - Meeting Guidelines (clarification was requested and made regarding lack of consensus and how the dissenting opinion would be presented) were finalized and agreed upon
- Staff led a discussion on the MU Working Group’s second purpose: mixed-use definition:
 - Should the definition be added to the Community Development Code?
 - Definition versus specific uses allowed in a zone
 - Remove “most frequently” from current definition
 - Replace “homes” with “residential”
 - Add “that are complementary and integrated uses”
- A brief discussion took place on the Willamette Neighborhood Vision document and the original process to implement the mixed-use zone
 - Staff agreed to research availability for meeting minutes from the era when the document was written
- Staff provided information on the location of mixed-use zoned properties in relation to the historic district and commercial design district
- The working group discussed how well some of the mixed-use zoned properties fit the purpose of the zone:
 - 8th Ave mixed-use properties located between General Commercial would make more sense to be GC
 - Owners of properties 3 and 4 would like changed to a more commercial focused zone
 - Difference between GC and mixed-use in regards to single-family homes

- 8th Ave R-10 zoning between 12th and 14th would make more sense to be mixed-use to serve the purpose of a transition zone
- Staff was tasked with reaching out to property owners to gauge interest in a zone change along 8th Ave
- The group agreed to revisit properties 1-2, 3-4, and 27-30 at a future meeting
- The working group discussed the Permitted/Conditional Use matrix comparing other cities:
 - Impact of day care facilities – staff will bring more information
 - Need to consider traffic and noise
 - Office (Business/Professional) – move to permitted
 - Retail Sales – move to permitted
 - Medical/Dental Clinic – move to permitted
 - Bar/Bakery/Restaurant – keep as conditional
 - Food Markets/Grocery & Hotel/Motel – add to conditional with size limitation for hotels
 - Personal Services – move to permitted
 - Repair/Rental and Service & Fitness/Exercise Facility – move to permitted with restrictions
 - Residential Use – remain as permitted

Working Group Recommendations

- Working definition of mixed-use:
A combination of different types of uses that are complementary and integrated uses. This ~~most frequently~~ refers to allowing ~~homes~~ residential and businesses to be located in the same area (e.g. apartments over shops or other businesses or apartments adjacent to grocery stores or other commercial establishments).

Working Group Follow-Up Tasks

- Review the 93 currently listed uses from the West Linn Community Development Code (matrix found on two 11x17 sheets in your binders) and create a list of any uses that you believe should be added to the list of permitted or conditional uses beyond those discussed at our meeting.

Staff Follow-Up Tasks

- Contact property owners along 8th Ave. for feedback on potential zone changes.
- Check on availability of Willamette Neighborhood Association meeting minutes from the timeframe when the mixed-use zone was discussed and implemented.
- Research and provide information on Day Care Centers vs. Family Day Care
- Research and provide example language to address permitting only small scale hotels to operate similar to a B&B
- Research and provide example language to address permitting, but limiting repair type businesses
- Research and provide example language to address permitting, but limiting fitness type businesses (yoga studio was used as an example)



Willamette Neighborhood Mixed-Use Transitional Zone Working Group
Meeting 3 Summary – February 22, 2018

Attendees Gail Holmes, Shannen Knight, Roger Straus, David Lawrence (Members)

Darren Wyss, John Williams (Staff)

Matt Truax, Fred Truax, Griff Truax, Javad Farza, Ralph Tahrán, Renee Rosal, Laura Rosal (Property Owners and Representatives)

Public Comment

- A property owner asked clarifying questions regarding parking along 8th Avenue and the substandard width of the roadway
- Owners of properties 3 & 4 (on the map) requested Meeting Summary 2 be amended to reflect they would like changed to a more commercial focused zone, not specifically campus industrial
- Property owners asked for further clarification on differences between the general commercial zone and the uses being proposed by the working group for the mixed-use zone

Discussion

- Staff led a review of the staff tasks from Meeting 2
 - Contact property owners along 8th Avenue for feedback on potential zone changes
 - Check on availability of Willamette Neighborhood Association minutes from timeframe when the mixed-use zone was discussed and implemented – staff found minutes from 2002 when the neighborhood plan process was starting, but then nothing more until 2006
 - Research and provide information on Day Care Centers vs. Family Day Care – staff recommends leaving the permitted/conditional use as is in Chap. 59 as it is same in the general commercial zone
 - Research and provide example language to address permitting only small-scale hotels to operate similar to a B&B
 - Research and provide example language to address permitting, but limiting repair type businesses
 - Research and provide example language to address permitting, but limiting fitness type businesses similar to a yoga studio – feels like it fits definition of personal service facility
- Staff led a discussion of materials distributed for Meeting 3
 - Meeting schedule (Holmes will be absent in March)
 - Meeting 2 Summary (no edits requested from working group members)
 - Updated (based on Meeting 2 discussion) Permitted/Conditional Use matrix comparing other cities
 - CDC Chapter 59 proposed changes to permitted/conditional uses
 - Included CDC definition for reference and eliminated any uses that do not have a definition
 - For example, boutiques and craft shops are not defined but fit into definition of general retail services
 - Working definition of mixed-use: eliminated redundant “use”
 - Map of property owners along 8th Avenue and response to potential zone change
- Staff led a discussion on the draft proposal for updated permitted/conditional use list in Chap. 59

- Under Permitted Uses – working group members were unsure if Convenience sales and personal services should be included because of grocery stores but agree that barber/beauty salon is appropriate
- Staff agreed to discuss and bring back potential solutions
- No changes to proposed list for Permitted under prescribed conditions
- Under conditional uses, Working group members felt Business equipment sales and service should be removed and parking facilities added
- Working group members requested clarification on whether parking facilities referred to paid parking lots or spaces associated with a business. Staff agreed to bring back information
- Working group members requested more information on best way to limit the scale of hotel/motel other than restricting the number of rooms. Staff agree to bring back information
- A brief discussion took place on the benefit of permitting small-scale manufacturing in the rear of businesses that produces goods (jewelry, pottery, furniture) for retail sale in the front. Staff was asked to research a definition and implementation strategy. The working group felt it relevant to both the mixed-use and general commercial zones.
- The working group discussed the map of property owner responses to potential zone changes along 8th Avenue. It is apparent there is support for a change from mixed-use to general commercial on the west end of 8th and the group asked staff to once again reach out to property owners who did not respond the first time. Staff agreed.
- Topics for Meeting 4
 - Final recommendation on definition and permitted/conditional uses
 - Final recommendation on future zone changes
 - Final recommendation on potential changes to other sections of Chapter 59 (staff will provide examples for review)
 - Small-scale manufacturing discussion

Working Group Follow-Up Tasks

- Arrive to Meeting 4 prepared to make final recommendations.

Staff Follow-Up Tasks

- Propose a solution to Convenience sales and personal services versus Personal service facilities.
- Research parking facilities and what uses are captured under the definition
- Research and propose a solution to limiting the size of a hotel/motel
- Research and propose a definition and implementation strategy for small-scale manufacturing
- Reach out to property owners along 8th Avenue that did not respond about potential zone change

Memorandum

Date: March 15, 2018

To: Willamette Neighborhood Mixed-Use Transitional Zone Working Group

From: Darren Wyss, Associate Planner

Subject: Meeting 4 Materials for Review

At its March 22, 2018 meeting, the MU Working Group will make a final recommendation on the two purposes assigned to the group by City Council:

1. To review and update as necessary the list of permitted and conditional uses in the Willamette Neighborhood Transitional Zone (MU Zone – Chapter 59).
2. Consider a definition of mixed-use.

Based on discussions at the previous three meetings, staff has provided proposed language for final review and recommendation. The following is included:

- Proposed additions/deletions to permitted and conditional uses, as well as one addition to accessory uses in Community Development Code (CDC) Chapter 59. Definitions are included for reference. Staff has provided commentary on changes made since the last meeting.
- Definition of mixed-use as agreed upon as a working definition at the second meeting. The definition will be updated in the West Linn Comprehensive Plan and added to the CDC.
- Proposed changes to two definitions to better clarify and distinguish between similar use categories and the addition of a definition for “Manufacture or repackaging of goods for on-site sale” in the CDC.
- Proposed addition of one accessory use to CDC Chapter 19 (General Commercial zone). This is the same use proposed for addition to accessory uses in Chapter 59 and the staff commentary covers the reasoning.

In addition, the MU Working Group has discussed forwarding recommendations for some zoning/code changes to consider in the future. These could be added to the planning docket and include:

- Rezoning the properties along 8th Avenue, between 10th and 13th Streets, from Mixed-Use to General Commercial as they don’t meet the purpose of the zone. Staff contacted the property owners for feedback and the results are represented in the attached map.

- Rezoning the properties along 8th Avenue, between 13th and 14th Streets, from R-10: Single-Family Detached Residential to Mixed-Use as they meet the purpose of the zone. Staff contacted the property owners for feedback and the results are represented in the attached map.
- Evaluate more appropriate zoning for Properties 1-2, 3-4, and 27-30 as they do not meet the purpose of the zone. This could be undertaken at the same time as 8th Avenue.
- Changes to the dimensional/design standards for the Mixed-Use zone. Updating the permitted/conditional uses is beneficial to repurposing existing structures, but redevelopment of a property will still be difficult with the building size limitations and current design standards. Staff provided current Chapter 59 standards with commentary on impacts and overlap with other CDC standards.

This will be the last meeting of the MU Working Group. Staff appreciates the efficiency and effectiveness of the meetings. The discussions were thoughtful, comprehensive, and hopefully valuable to the property owners who attended the meetings.

The next step will be bringing the group's recommendations through the legislative process. This will include worksessions and public hearings with the Planning Commission and City Council. Staff will contact the MU Working Group members and property owners once the dates are identified.

Please feel free to contact me prior to the meeting at dwyss@westlinnoregon.gov or 503-742-6064 with any questions regarding the materials or process.

MU Working Group
City of West Linn

Meeting 4 – Final Recommended Changes

Chapter 59 Use List for Permitted/Conditional

59.030 PERMITTED USES

The following are uses permitted outright in this zone:

1. Single-family detached dwelling;
2. Multi-family dwelling;
3. Common-wall single-family dwellings above a permitted use;
4. Residential use of the second floor or a portion of the ground floor of a permitted use;
5. Residential home;
6. Family day care;
7. Bed and breakfast lodging.

8. Animal sales and services, grooming. Grooming of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons or pet grooming shops. (Retail Sales)

9. Business support services. Establishments primarily engaged in the provision of service of a clerical, employment, protective, or minor processing nature to firms rather than individuals and where the storage of goods other than samples is prohibited. Typical uses include: secretarial services, telephone answering services, or blueprint services. (Office – Business/Professional)

~~**10. Convenience sales and personal services.** Small neighborhood-oriented retail businesses (retail commercial and personal services) which provide for the daily needs of nearby residents. It includes uses such as grocery stores, drug stores, laundromats, **and** dry cleaners, ~~barber shops and beauty salons.~~ (Retail Sales)~~

[Staff Commentary: during Meeting 3 the group discussed the difference between this use and Personal Service Facilities. The group questioned the impact of a grocery store versus a salon and how they are located in the same category. The group asked staff to bring back a proposed solution. As there is overlap between the two, and also Food and Beverage Retail Sales, staff proposes to not include this use as permitted. Staff also proposes to amend the definitions to move barber shops and salons to Personal Service Facilities definition (see #14)]

10. Cultural exhibits and library services. Museums, exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art, or library collection of books, manuscripts, etc., for study and reading.

11. General retail services. The sale or rental of commonly used goods, and merchandise for personal or household use, but excludes those classified as agricultural sales, animal sales and services, automotive and equipment, business equipment sales and service, construction sales and services, food and beverage retail sales, and vehicle fuel sales. Typical uses include: department stores, apparel stores, furniture stores, pet stores or book stores. (Retail Sales)

12. Medical and dental services. Establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment (including outpatient surgery), or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis services, but excludes those classified as any civic use or group residential use types. Typical uses include: medical offices, eye care offices, dental offices and laboratories, or health maintenance organizations. (Medical/Dental Clinic)

13. Personal service facilities. Establishments primarily engaged in the provision of informational, instructional, personal improvement, and similar services ~~of a non-professional nature. Typical uses include:~~ It includes uses such as photography studios, **barbershops, salons, driving schools and trade schools, or and fitness studios** ~~reducing salons~~. (Personal Services)

[Staff Commentary: staff recommends this use remains with an updated definition to capture the group discussions at Meetings 2 and 3. In addition to the previous staff commentary, at Meeting 2 yoga studios were identified as an acceptable use when discussing fitness facilities. Staff proposes adding fitness studios to allow yoga, dance, barre, pilates, etc. Large fitness centers are categorized as Indoor Participant Sports and Recreation and not allowed in this zone.]

14. Professional and administrative services. Offices of private firms or organizations which are primarily used for the provision of professional, executive, management, or administrative offices, legal offices, architectural or engineering firms, or real estate firms. (Office – Business/Professional)

15. Transportation facilities (Type I) are those which are designated in the adopted TSP or are part of an approved, active development order. Type I facilities are permitted uses in all zoning districts. (Allowed in all other zones in the City)

16. Utility, minor. A minor utility facility or service includes, but is not limited to: overhead or underground electric, telephone or cable television poles and wires, and distribution lines for electric, gas, water, drainage or sewerage collection systems, or other similar use. (Allowed in all other zones in the City)

59.040 ACCESSORY USES

1. Accessory uses are allowed in this zone as provided by Chapter [34](#) CDC.

2. Manufacture or repackaging of goods for on-site sale. Small-scale manufacturing use, limited to 5,000 square feet of building area, and commonly associated with general retail services where products are sold on-site.

[Staff Commentary: during a code update process in 2016 to address allowing brewpub/cider houses in the city, small-scale manufacturing was requested to also be included. It did not get addressed at that time, but the request was to allow on-site production of goods to sell on-site in a retail store. For example, making jewelry, furniture, pottery, etc. in the back to sell in the front. At meeting 3, the group asked staff to bring back a proposed solution for not only the mixed-use zone, but also the general commercial zone (see proposed changes to Chapter 19). Staff proposes to make it an accessory use and add a definition to Chapter 2 of the CDC.]

59.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions:

1. Signs, subject to the following provisions:
...
2. Temporary use, subject to the provisions of Chapter [35](#) CDC.
3. Home occupations, subject to the provisions of Chapter [37](#) CDC.

4. Consumer repair services, as prescribed with no exterior storage. Establishments primarily engaged in the provision of repair services to individuals and households rather than firms, but excluding “automotive and equipment” use types. Typical uses include: appliance repair shops, apparel repair firms, musical instrument repair firms and small repair shops. (Repair/Rental and Service)

5. Animal sales and services: veterinary (small animals), as prescribed with no exterior runs or storage. Veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals for small animals. (Medical/Dental Clinic)

6. Financial and insurance, as prescribed with no drive-through service. Establishments primarily engaged in the provision of financial, insurance, or securities brokerage services. Typical uses include: banks, savings and loans, or insurance agencies. (Office – Business/Professional)

7. Building maintenance services, as prescribed with no exterior storage. Establishments primarily engaged in the provision of maintenance and custodial services. Typical uses include janitorial, landscape maintenance, or window cleaning services. (Office – Business/Professional)

8. Wireless communication facilities, subject to the provisions of Chapter [57](#) CDC. (Allowed in all other zones in the City)

59.060 CONDITIONAL USES

Only the following conditional uses are allowed in this zone subject to the provisions of Chapter [60](#) CDC, Conditional Uses:

1. Children’s day care center.
2. Community **building** center for civic or cultural events.
- ~~3. Small appliance repair services.~~
- ~~4. Governmental offices.~~
- 5 3. Religious institution.
- 6 4. Senior or community center.
- 7 5. Public support and public safety facilities, including public parking lots.
- 8 6. Nursery.
- 9 7. Parks and open space.
- ~~10. Boutiques.~~
- ~~11 8. Small Business equipment sales and service.~~
- ~~12. Craft shops.~~

~~13. Cultural exhibits and library services.~~

14 9. Eating and drinking establishments.

~~15. Retail sales and service, except no drive-through service.~~

~~16. Professional and administrative services.~~

~~17. Medical or dental offices or clinics.~~

~~18. Financial, insurance, and real estate services, except no drive-through service.~~

10. Food and beverage retail sales. Establishments or places of business primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include: groceries, delicatessens, or liquor stores, and excludes eating and drinking establishments. (Food Markets/Grocery)

~~**11. Hotel/motel, with less than seven rooms.** Establishments primarily engaged in the provision of lodging on a temporary basis with incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, or bed and breakfast houses.~~

[Staff Commentary: during Meeting 2, the group agreed small hotels would be acceptable as a conditional use and asked staff to do some research on limiting size by number of rooms. Staff only found examples of cities limiting size by square footage and not by number of rooms. Staff proposed the less than seven room language to spur discussion and at Meeting 3 the group again asked for more information. As there is no example or data to rely on, staff proposes to remove the room restriction. The mixed-use zone already limits the square footage of a building by a 40% floor-to-area ratio and a maximum of 6,000 square feet. Additionally, on-site parking would be required to further limit the size and as a conditional use, the Planning Commission is the decision-maker and has the ability to impose size restrictions on an approval to ensure compatibility with other uses in the area. Therefore, staff feels current code language would provide sufficient ability to restrict the size to small, boutique hotels in the zone.]

12. Construction sales and services. Establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures. Typical uses include: building materials stores, tool and equipment rental or sales, and building contracting/construction offices.

13. Parking Facilities. Parking services involving garages and lots, and may exclude required parking lots within the same lot of record of a particular development or use.

[Staff Commentary: during Meeting 3, the group discussed whether the definition of a parking facility included spaces intended for a particular use on a property or only included pay lots/garages. The group asked staff to do some research. The definition only includes pay lots/garages. If a property owner acquired a property next door to add additional customer parking for a business or wanted to expand an existing customer lot, this would be handled under CDC Chapter 99 for amendments to an approved project. A proposed pay lot/garage would go before the Planning Commission, who could limit the size and ensure compatibility through the conditional use process, for review. Staff proposes to allow parking facilities as a conditional use. They are permitted use in the general commercial and office business center zones.]

Mixed-Use Definition (Comp Plan & CDC Chapter 2)

A combination of different types of uses that are complementary and integrated. This most frequently refers to allowing ~~homes~~ residential and businesses to be located in the same area (e.g. apartments over shops or other businesses or apartments adjacent to grocery stores or other commercial establishments).

Additional CDC (Chapter 2) Definitions

Convenience sales and personal services. Small neighborhood-oriented retail businesses (retail commercial and personal services) which provide for the daily needs of nearby residents. It includes uses such as grocery stores, drug stores, laundromats, and dry cleaners, ~~barber shops and beauty salons.~~

Manufacture or repackaging of goods for on-site sale. Small-scale manufacturing use, limited to 5,000 square feet of building area, and commonly associated with general retail services where products are sold on-site.

Personal service facilities. Establishments primarily engaged in the provision of informational, instructional, personal improvement, and similar services ~~of a non-professional nature. Typical uses include:~~ It includes uses such as photography studios, barbershops, salons, ~~driving schools and trade schools, or~~ and fitness studios ~~reducing salons.~~

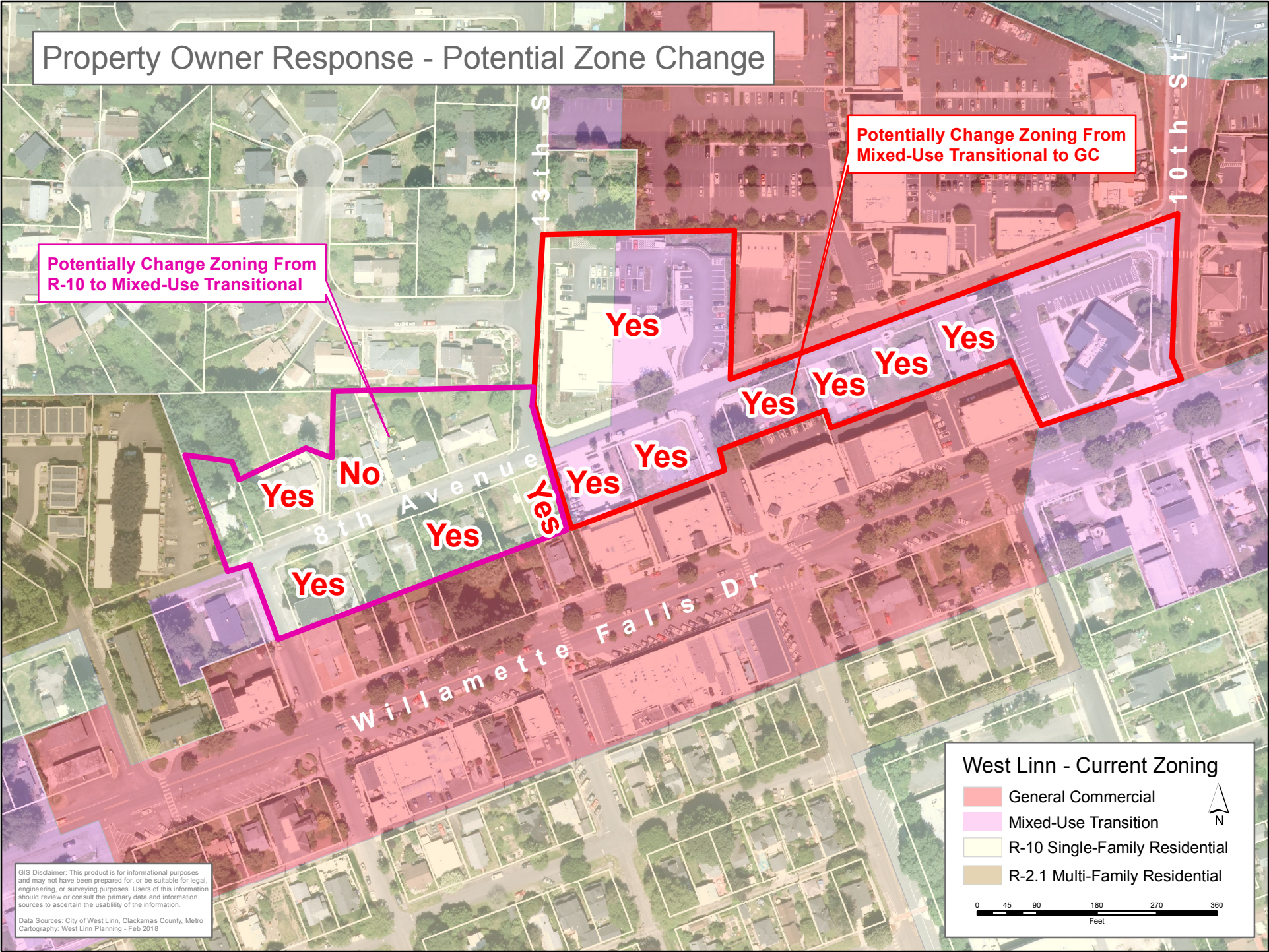
Chapter 19 (General Commercial) Additional Permitted Use

19.040 ACCESSORY USES

~~Repealed by Ord. 1622.~~

1. Manufacture or repackaging of goods for on-site sale.

Property Owner Response - Potential Zone Change



Potentially Change Zoning From R-10 to Mixed-Use Transitional

Potentially Change Zoning From Mixed-Use Transitional to GC

Yes No Yes

Yes Yes Yes Yes Yes Yes Yes Yes

West Linn - Current Zoning

- General Commercial
- Mixed-Use Transition
- R-10 Single-Family Residential
- R-2.1 Multi-Family Residential

N

0 45 90 180 270 360
Feet

GIS Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Data Sources: City of West Linn, Clackamas County, Metro Cartography, West Linn Planning - Feb 2018

MU Working Group
City of West Linn

Meeting 4 – Recommended for Future Consideration

Chapter 59 Dimensional/Design Standards

59.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

A. Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

1. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.
2. The average minimum lot width shall be 50 feet.
3. The average minimum lot depth shall not be less than 90 feet.
4. The minimum yard dimensions or minimum building setback area from the lot line shall be:
 - a. For a front yard, 12 feet minimum and 20 feet maximum to the structure, except that a porch, patio, or pedestrian amenity may be six feet from the front property line.
 - b. For an interior side yard, seven and one-half feet.
 - c. For a side yard abutting a street, 12 feet.
 - d. For a rear yard, 20 feet. However, where the use abuts a residential district, the setback distance required in the residential district shall apply, and within the setback area a buffer of at least 10 feet of landscaping in addition to a fence is required.

[Staff Commentary: current parking requirements (landscaping, drive aisles, minimum number of spaces) for commercial buildings consume a significant amount of space. At a minimum, having a zero setback for front yards and side yards abutting a street would provide some design flexibility in meeting parking requirements. Continuing to require interior side and rear yard setbacks, combined with current design standards found in CDC Chapter 55, would provide appropriate buffers for residential uses.]

5. The maximum building height shall be two stories above grade, or 35 feet, whichever is less.
6. Maximum building size for all floors shall not exceed 6,000 square feet above grade excluding porches.

[Staff Commentary: parking and setback requirements, as well as height limits, already restrict the maximum size of a commercial building. With the use of underground parking, a property could be creative in its design, but further limiting the building size may keep it from “penciling out” financially. A common approach for commercial development is maximum lot coverage and would work in the mixed-use zone.]

7. The building floor area ratio shall be 0.4, except that the ground floor of the building shall not exceed 5,000 square feet.

[Staff Commentary: single-family homes in equivalent residential zone all have a limit of 0.45 floor to area ratio, so updating for consistency and only applicable to single-family development would make sense.]

8. The minimum lot size shall be 4,500 square feet and the maximum lot size shall be 10,000 square feet, unless defined as an existing lot of record.

[Staff Commentary: current parking requirements (landscaping, drive aisles, minimum number of spaces) for commercial buildings consume a significant amount of space. Having the flexibility to combine properties and be larger than 10,000 sq. ft. may be necessary for redevelopment of some smaller properties.]

B. Design standards. All uses in the mixed-use zone shall comply with the provisions of Chapter 55 CDC, except for CDC 55.100(B)(7)(a), (b), (c), (h), (i), and (j). Further, single-family and duplex residential uses shall also comply with the Class I design review standards. In addition, the design standards described below apply to all uses.

1. Residential-style building with single story porch on the front, and on the side where it abuts a street.
2. New sidewalk construction shall be allowed to match the historical sidewalk standards in this zone.
3. Off-street parking shall be behind, under, or on the side of building.
4. Garages shall not extend any closer to the street than the street-facing facade of the house.

[Staff Commentary: all commercial structures must comply with CDC Chapter 55. These additional requirements to make them look like a residential structure further complicates redevelopment and only makes sense if they were adjacent to the historic district, which is not the case. Additionally, does it make sense to require a single-family home to have a porch and go through a design review process, which adds cost, when a residentially zoned property directly behind or across the street does not have to do either?]

5. There shall be no illuminated outdoor advertising on accessory buildings, equipment, or vending machines

6. These design standards, subsections (B)(1) through (5) of this section, shall not apply to public facilities such as reservoirs, water towers, treatment plants, fire stations, pump stations, power transmission facilities, etc. It is recognized that many of these facilities, due to their functional requirements, cannot readily be configured to meet these design standards. However, attempts shall be made to make the design sympathetic to surrounding properties through compatible architecture, enhanced landscaping, setbacks, buffers, and other reasonable means.