

27-400. COMMERCIAL AND MIXED-USE DISTRICTS (COUNTY)

27-401 DISTRICTS ESTABLISHED

The commercial and mixed-use zoning districts are established in Table 27-401-1.

TABLE 27-401-1. MIXED-USE (X) DISTRICTS	
Symbol	Residential District Name
C3 ¹	Commercial 3
CX ²	Heavy Commercial
The following districts are available in the county with public water and sewer ³	
CMU1 ⁴	Corridor Mixed-Use 1
CMU2 ⁵	Corridor Mixed-Use 2
The following districts are available in the county with the use of a PND, Planned Neighborhood Development, per XXX ⁶	
NMU ⁷	Neighborhood Mixed-Use
NO ⁸	Neighborhood Office-Residential

27-402 DISTRICT DESCRIPTIONS

Commercial and mixed-use districts are primarily intended to allow a mix of uses within appropriately scaled buildings to maintain and promote the desired physical character of the commercial crossroads, nodes, and corridors within the county.

A. C3: GENERAL COMMERCIAL

The C3 district is intended for a wide mix of commercial uses directed to the consumer and located along transportation corridors. Basic setback and height parameters apply.

B. CX: HEAVY COMMERCIAL

The CX district is intended for heavy commercial, wholesale, warehouse-distribution facilities, and

¹ The C3 district generally replaces consumer commercial uses in the CC district and does not include any façade design regulations (windows, doors, roof).

² The CX district generally replaces heavier commercial uses in the CC district and does not include any façade design regulations (windows, doors, roof).

³ The PND is the new name for the master plan site development discussed previously. There will be multiple versions (town center, mixed residential neighborhood types). It is anticipated that this will only be allowed where public/municipal water and sewer are available.

⁴ The CMU districts are not currently mapped in the county. These districts regulate façade design (windows, doors, roof), and allow multiple stories with a mix of uses.

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⁷ The NMU district is not currently mapped in the county. This district is regulates façade design and allows multiple stories with a mix of uses..

⁸ The NO district is not currently mapped in the county. This district is regulates façade design and allows multiple stories with office and residential uses.

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contractor commercial uses. This district allows outdoor storage and accommodates truck traffic. This district is intended to be located along corridors where proximity to residential and walkable mixed-use development is limited. Basic setback and height parameters apply.

C. CMU1: CORRIDOR MIXED-USE (PERMITTED ONLY WITH A PND)

The CMU1 district in the county is intended for use only where public water and sewer is available. This district is intended to accommodate commercial and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the CMU1 district may be somewhat larger in scale and more flexible than the neighborhood mixed-use district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories could accommodate residential and/or office uses.

D. CMU2: CORRIDOR MIXED-USE AND COMMERCIAL CENTERS(PERMITTED ONLY WITH A PND)

The CMU1 district in the county is intended for use only where public water and sewer is available. This district is similar in intent to CMU1, supporting commercial and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. CMU2 differs from CMU1 as it is meant to accommodate larger-scale commercial, warehouse-style buildings, and other uses in multiple buildings on larger, deeper parcels along corridors. While ground stories along streets are intended for commercial uses, the upper stories could accommodate residential and/or office uses.

E. NMU NEIGHBORHOOD MIXED-USE (PERMITTED ONLY WITH A PND)

The NMU district in the county is intended for use only with a planned neighborhood development process (PND) per XXX. This district is intended to accommodate a mix of uses, primarily located along neighborhood corridors, that are highly walkable and accessible to pedestrians. Includes ground story uses focused on daily needs primarily for adjacent neighborhood residents, such as corner stores, personal services, and small restaurants. Upper stories accommodate residential and/or office uses.

F. NO: NEIGHBORHOOD OFFICE (PERMITTED ONLY WITH A PND)

The NO district in the county is intended for use only with a planned neighborhood development process (PND) per XXX. This district is intended to accommodate office and office/residential uses on neighborhood corridors and internal neighborhood locations where other commercial uses are inappropriate. This district is meant to be highly walkable and accessible to pedestrians and to fit well with the context of adjacent neighborhood residential buildings, when located on corners or block ends.

27-403 REGULATIONS APPLICABLE TO ALL COMMERCIAL AND MIXED-USE DISTRICTS

All buildings must comply with the general regulations and the specific regulations per each district, unless otherwise expressly stated in this ordinance. See [insert reference] for existing buildings that do not fully conform the district regulations.

A. ALLOWED USES

Allowed uses are provided in Article 1000.

B. EXISTING BUILDINGS

Existing buildings are not required to meet these regulations except as defined in XXX.

C. SITE ACCESS

All lots shall have one lot line located fully on a public or approved private street- right-of-way. [Info from supplemental regs 27-310]

D. PERMANENT STRUCTURES

All buildings constructed in any commercial and mixed-use district must be of permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise expressly stated in this code.

E. SUPPLEMENTARY DESIGN REGULATIONS

All commercial and mixed-use districts must comply with the supplementary design regulations of XXX.

F. ACCESSORY STRUCTURE REGULATIONS

Accessory structures are subject to XXX, unless otherwise defined in these district regulations.

G. EXCEPTIONS AND EXEMPTIONS

The following exceptions and exemptions may apply to the district site and structure regulations. Use specific standards in Article 1000 are still applicable.

1. Design Exceptions/Waivers.⁹ Section XXX defines design exceptions applicable to the site and structure regulations. Additional design exceptions may be noted throughout this article.
2. Outdoor Recreation Uses. Outdoor parks and recreation and outdoor participant sports and recreation uses are exempt from compliance with district site and structure regulations, except that:
 - (a) If a building is incorporated, either an accessory kiosk per XXX or an allowed building type may be used.
 - (b) Side and rear setbacks for any applicable district must be used.
3. Utility Structures. The following structures are not required to comply with site and structure regulations applicable to a specific district.
 - (a) Wireless communications facilities and uses
 - (b) Public and private utility stations, substations, and other facilities
 - (c) Kiosks for parking lots are subject to the accessory kiosk site and structure regulations of [insert reference].¹⁰
4. Civic and Institutional Uses. Civic and institutional uses allowed in the district are not required to meet the district site and structure regulations, but must meet the following:
 - (a) [to be inserted]

H. YARD TREATMENT

Paved vehicular areas are limited to specific locations per the applicable district site and structure

⁹ This is a process that will be defined in the administration/procedures article. The goal is to provide an easy process for review of designs that differ from the regulations, allowing staff and officials to track these alternatives and consider revising the code.

¹⁰ Consider drive-up kiosks for coffee in parking lots or parking attendant kiosks in lots.

regulations. The following further defines the permitted treatments of the yard areas around the buildings.

1. Landscape, Patio, Sidewalks. All yards must consist of landscape areas, patio space, or sidewalk space, unless otherwise expressly stated.
2. Driveways. See XXX for driveway design and location regulations. Driveways may cross through yards as follows:
 - (a) Where permitted as access to the lot, driveways may cross perpendicularly through the front or street side yards.
 - (b) In all commercial and mixed-use districts, driveways may cross perpendicularly through the side and rear yards to connect to parking on adjacent lots.
 - (c) Side Yard Parking Lots. Some districts permit side yard parking lots. Side yard parking lots must not encroach on the front yard and must not encroach upon the minimum side setback.
 - (d) Rear Yards. Paved vehicular areas (parking lots, loading areas, drives) are typically required to be located in the rear yard; however, minimum rear yard setbacks also apply to parking lots, unless otherwise stated.

I. FRONT AND SIDE STREET FRONTAGES

An abutting front street establishes the fronts of lots and buildings. Front lot lines must be provided as follows:

1. Establishment. All parcels must have a front lot line established by one of the following methods.
 - (a) For lots with only one lot line abutting a street, that lot line shall be the front lot line.
 - (b) For CMU1 and CMU2 districts, when a new street is established perpendicular to a front street listed above, the director may approve the use of the new street for the front lot line, provided the new perpendicular street is at least 300 feet in length, connects to another street at both ends, provides a second way out of the development, and is treated with streetscape, and sidewalks.
 - (c) Multiple Front Streets. If multiple front streets abut a lot, the front line may be designated by the director, considering the following:
 - (1) The configuration of other parcels along the street, including fronts of buildings and locations of vehicular access, are more consistent with street-side lot line requirements; and
 - (2) No plans for front street designation in the future exist for the proposed street-side frontage.
2. Main Parking Lots. Where a main parking lot¹¹ is internal to a site, the facades fronting the main parking lot must be treated as front facades.
3. Through Lots. Where a lot extends between two front streets essentially parallel to each other, both frontages shall be treated as front lot lines.
 - (a) Where a commercial and mixed-use district double frontage lot is deeper than 120 feet and shares a front street with an N district, residential development shall be provided consistent with front lot line requirements for any NX district.
 - (b) Where a commercial and mixed-use district double frontage lot shares a front street with an N district, the rear of all buildings shall be screened from any front street by building.

¹¹ Main Parking lot façade to be defined.

4. Corners. At corners of buildings on streets, where window coverage is required on the front facade, window coverage must be continue around the corner along the side street for a minimum of 30 feet.

J. TRASH, RECYCLING, REFUSE LOCATIONS

Unless otherwise defined by the site and structure regulations, all trash, recycling, and other refuse areas must be located and treated as follows:

1. Trash, recycling, and other refuse areas must be located in the rear yard of the lot.
2. When no rear yard exists or when the rear yard is less than 10 feet in depth, trash, recycling, and other refuse areas may be located in the rear portion of an interior side yard.
3. Trash, recycling, and other refuse areas may be located inside the building with access doors off the rear or interior side facade. Access doors must be opaque, screening a minimum of 80% of the opening.
4. See XXX for required screening of trash, recycling, and other refuse areas.

K. FRONT ENTRANCES¹²

Where required per the district site and structure regulations, front building entrances shall be emphasized, adding interest to the building façade, through one or more of the following design features:

1. Roof or Canopy. The entrance is covered by a roof or canopy differentiating it from the overall building roof type.
2. Porch. The entrance is through a porch.
3. Sidelights and Transom. Sidelights and/or transom windows are included abutting the entrance door.
4. Recessed or Projecting Bay. The entrance is located in a separate bay of the building that is either recessed or projected from the front façade.
5. Other Design. Other designs adding emphasis and drawing attention to the entrance on the facade may be approved with a design exception¹³.

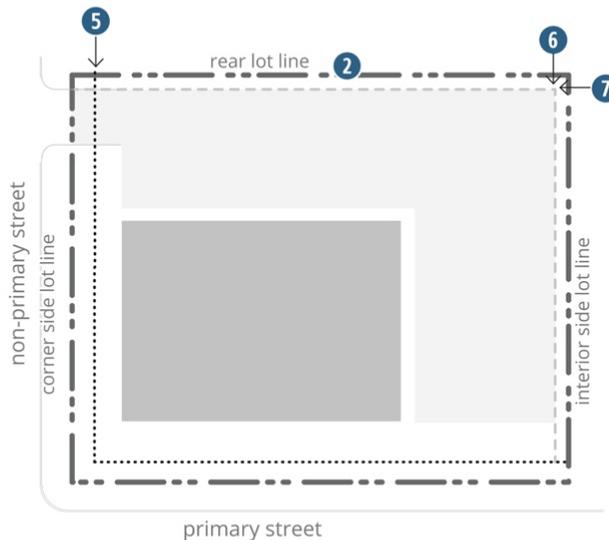
¹² Recommend requiring these for all infill in N1 neighborhoods and in all NX districts. These are pretty straight forward and most houses will already meet them. Mid-century houses often just have a stoop, though often renovations include one of these design standards. Not included for N3 to allow flexibility. These could also move to the design section, but seemed simpler to locate here.

¹³ Specific parameters may be defined and the approval process will be discussed with procedures.

27-404 C3 AND CX DISTRICT

The following site and structure regulations apply to any lot in the C3 and CX districts. Refer to 27-403 for general regulations applicable to all districts and Table 27-404-1, below, for regulations specific to this district, keyed to illustrations in Figure 27-404(1). See [insert reference] for definitions and information on how to measure the following regulations.

TABLE 27-404-1. SITE & STRUCTURE REGULATIONS		
A. BUILDING SITING	C3 and CX	REFERENCES
① Maximum Building Coverage (%)	50	
① Front Setback (feet)	20 minimum	
② Street-Side Setback (feet)	10 minimum	
③ Side Setback (feet)	0; 10 minimum if abutting N district	
④ Rear Setback (feet)	10 minimum ; 0 if abutting an alley	
B. PARKING SITING		
⑤ Surface or Accessory Parking Yard Location	Side or Rear	See <u>XXXX</u> for explanation of limited side yard parking..
⑦ Loading Location	Rear, Interior Side	
⑧ Permitted Driveway Access Location	2 per 120 feet of street frontage	See <u>XXXX</u> for driveway access exception where there is no alley.
C. HEIGHT		
⑩ Overall: Maximum Height (feet)	60	



A. SUPPLEMENTAL REGULATIONS

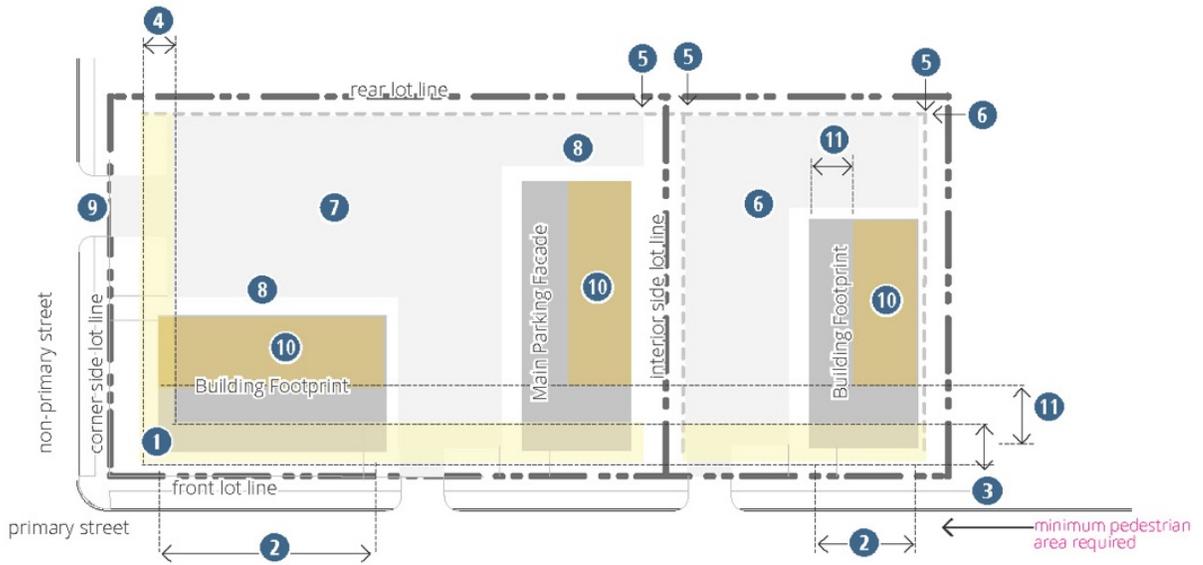
1. [reserved].

27-405 CMU DISTRICTS

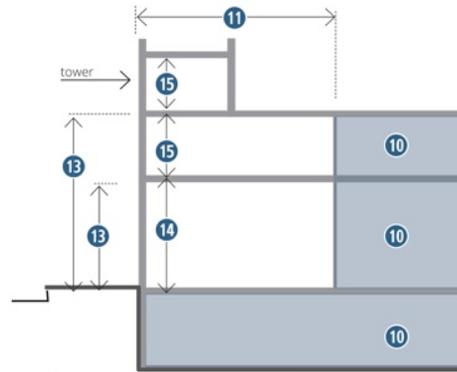
The following site and structure regulations apply to any lot in the CMU districts. Refer to 27-403 for general regulations applicable to all districts and Table 27-405-1, below, for regulations specific to this district, keyed to illustrations in Figure 27-405(1). See [insert reference] for definitions and information on how to measure the following regulations.

TABLE 27-405-1. SITE & STRUCTURE REGULATIONS				
		CMU1	CMU2	
A. BUILDING SITING				REFERENCES
	Public Water and Sewer	required		
1	Build to Corner	required		
2	Maximum Building Coverage (%)	65	50	
3	Minimum Front Lot Line Coverage (%)	65	50	See 27-405.E for allowed courtyards.
4	Front Build-to Zone (feet)	5 to 20	10 to 20	See 27-403.H for location of front and street-side frontages.
5	Street-Side Build-to Zone (feet)	5 to 20	5 to 20	See 27-405.E for minimum pedestrian area
6	Side Setback (feet)	5 minimum; 10, if abutting N or NX district		
7	Rear Setback (feet)	10 minimum; 25 if abutting N or NX district		See 27-405.E for through lots.
B. PARKING SITING				
8	Surface or Accessory Parking Yard Location	Rear, internal, side		See XXX for explanation of yards.
9	Permitted Driveway Access Location	Side street; 1 per 300 feet of front street		See 27- XXX for driveway access exceptions
10	Permitted Garage Entry Facade Location	Rear, side, or street-side facade		
11	Parking Location within Building	Allowed fully in any basement and behind required occupiable building space of all other stories		See Occupiable Building Space regulation below in 12. See XXX for definition of basement.
12	Occupiable Building Space along Front Facade, Minimum Depth (feet)	20 all full-story floors; not required in any basement or half story		See XXX for definition of Occupiable Building Space.
HEIGHT				
13	Overall Stories: Maximum Height (stories)	4; step-backs required within 50 feet of N, NX, RR, or RMH district		See 27-405.E for stepped-back stories.
14	Ground-Story: Minimum Height (feet) Maximum Height (feet)	12 18		See 27-405.E for large format stores.
15	Upper Stories: Minimum Height (feet) Maximum Height (feet)	9 12		Stories are measured floor to floor.
WINDOWS, DOORS, ROOFS				
16	Window Coverage: Ground-Story Front Facades (%)	65 minimum between 2 and 8 feet above sidewalk		See XXX requires window coverage to turn corners. Blank wall limitations apply to front facades per XXX
17	Window Coverage: All Stories Front Facades (%)	15 minimum per story		
18	Number of Front Façade Entrances	Principal entrances 1 per every 60 feet of facade		See 27-403.K for Front Entrance regulations..

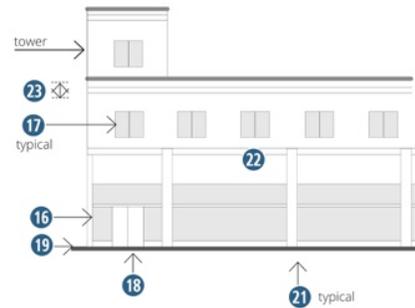
<p>19 Permitted Roof Types</p>	<p>Parapet, pitched, flat; tower permitted</p>	<p>See 27-700 for definition of roof types and exception for other allowed roof types.</p>
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Building Siting



Height



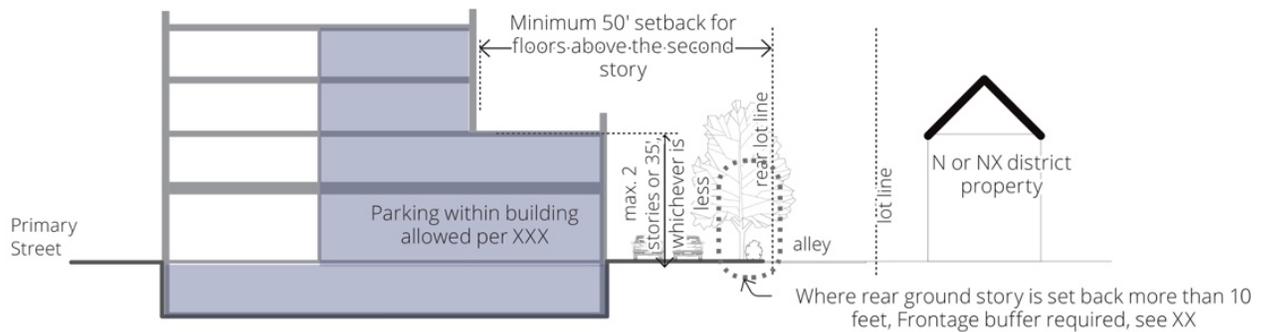
Facade & Cap

E. SUPPLEMENTAL REGULATIONS

1. Courtyards. One courtyard, maximum of 30% of facade width or 50 feet wide, whichever is less, may count towards the minimum primary building frontage.
2. Minimum Pedestrian Frontage. When any front or corner property line is within 8 feet or less of the back of curb, the build-to zone shall be measured from 8 feet off the back of curb to allow adequate pedestrian area.
3. Height Step-backs at N, NX, RR, RMH Districts. Where N, NX, RR, or RMH zoning districts abut the parcel or are located across an alley from the parcel, any story over the second story or over 35 feet above grade shall be set back from the rear property line a minimum of 50 feet. Where the ground story is setback more than 10 feet from the rear lot line, the frontage landscape buffer is required per XXX.

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- 4. Large Format Stores. Maximum ground story height for large format stores in CMU2 only is 28 feet with a maximum horizontal length along any primary or main parking frontage of 60 feet. Lower scaled commercial spaces may front the large-format space to achieve the maximum frontage and number of entrances required along the frontage.
- 5. Through Lots. Refer to 27-403.H.6.
- 6. Pedestrian Pathway. ¹⁴In CMU2, direct, continuous separate pedestrian pathways are required connecting the sidewalk along the primary frontage to each shop door on the main parking lot frontage, and dividing parking lots into segments no longer than 300 feet in length. The pathway shall include the following:
 - (a) Streetscape is required along the pedestrian pathway per [insert reference]. Pavement shall be small unit pavers, concrete scored in less than 4-foot increments, or other similar material approved by the community development director.
 - (b) Perpendicular crossings of parking drives are permitted, but the pavement shall match the pathway.
 - (c) Parallel paths to parking shall be located in a raised median or island.



¹⁴ Locate this in the parking chapter with parking lot design?

27-406 NMU DISTRICT

The following site and structure regulations apply to any lot in the NMU district. Refer to 27-403 for general regulations applicable to all districts and Table 27-406-1, below, for regulations specific to this district, keyed to illustrations in Figure 27-406(1). See [insert reference] for definitions and information on how to measure the following regulations.

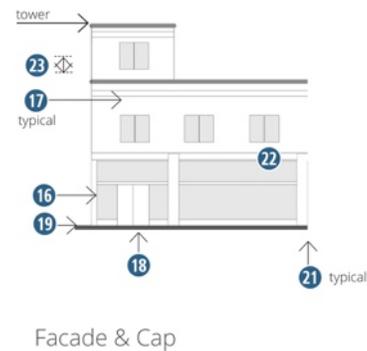
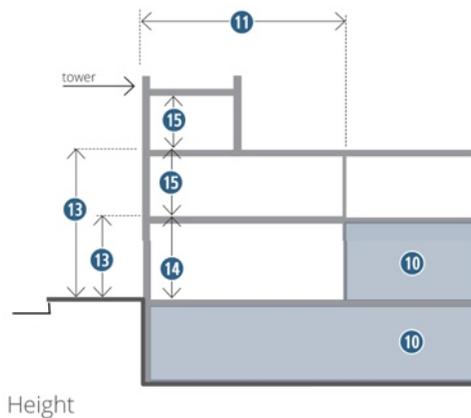
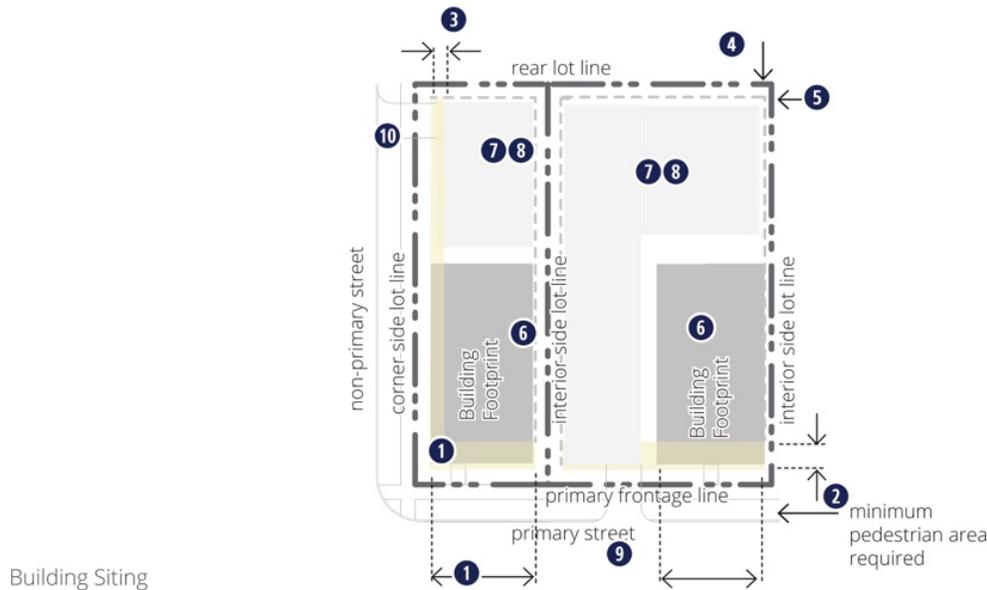
TABLE 27-406-1. SITE & STRUCTURE REGULATIONS				
A. BUILDING SITING		NMU	NMU1¹⁵	REFERENCES
1	Build to Corner	required		
2	Maximum Building Coverage	75 ¹⁶	75	
5	Front Street Building Width (feet)	none	120 maximum	On corners in residential neighborhoods the side street may have the front lot line.
2	Minimum Front Lot Line Coverage (%)	90	none	See 27-406.E for allowed courtyards. On corners in residential neighborhoods the side street may have the front lot line.
3	Front Build-to Zone (feet)	5 to 20	10 to 20	See 27-403.H for location of front and street-side frontages.
4	Street-Side Build-to Zone (feet)	5 to 20	5 to 20	See 27-406.E for minimum pedestrian area
6	Minimum Side Setback (feet)	5		
7	Minimum Rear Setback (feet)	5		See 27-406.E for through lots.
B. PARKING SITING				
8	Surface or Accessory Parking Yard Location	Rear, limited side yard	Rear, limited front yard	See [insert reference] for explanation of yards.
10	Permitted Driveway Access Location	Alley, side street; if no alley or side street available, 1 per 120 feet of front street		See 27-XXX [insert reference] for driveway access exceptions
	Permitted Garage Entry Facade Location	Rear, side, or street-side facade		
11	Parking Location within Building	Allowed fully in any basement and behind required occupiable building space of all other stories		See Occupiable Building Space regulation below in 12 . See XXX for definition of basement.
12	Occupiable Building Space along Front Facade, Minimum Depth (feet)	20 all full-story floors; not required in any basement or half story		See XXX for definition of Occupiable Building Space.
C. HEIGHT				
14	Overall Stories: Maximum Height (stories)	2	2	
15	Ground-Story: Minimum Height (feet)	10	10	Stories are measured floor to floor.
	Maximum Height (feet)	16	16	
16	Upper Stories: Minimum Height (feet)	9	9	
	Maximum Height (feet)	11	11	
D. WINDOWS, DOORS, ROOFS				
17	Window Coverage: Ground-Story Front Facades (%)	45 minimum between 2 and 8 feet above sidewalk		See XXX requires window coverage to turn corners. Blank wall limitations apply to front facades per XXX.
18	Window Coverage: All Stories Front	15 per story		

¹⁵ Have not mapped these separately, but there may be differences between NMU along corridors and NMU for corner shops/cafes in neighborhoods – such as parking lots better in the front than on the side in neighborhoods.

¹⁶ Existing NMU are often very high coverage, such as 90%.

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Facades (%)			
19	Number of Front Façade Entrances	Principal entrances 1 per every 60 feet of façade	See 27-403.K for Front Entrance regulations.
23	Permitted Roof Types	Parapet, pitched, flat; tower permitted	See 27-XXX. for definition of roof types and exception for other allowed roof types.



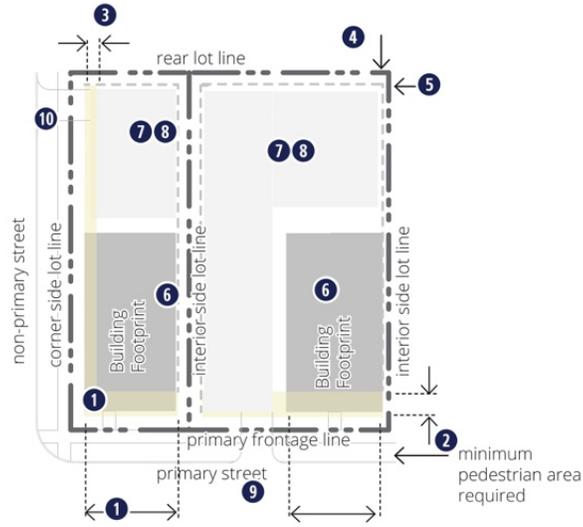
E. SUPPLEMENTAL REGULATIONS

1. Courtyards. One courtyard, maximum of 30% of facade width or 50 feet wide, whichever is less, may count towards the minimum primary building frontage.
2. Minimum Pedestrian Frontage. When any front or corner property line is within 8 feet or less of the back of curb, the build-to zone shall be measured from 8 feet off the back of curb to allow adequate pedestrian area.
3. Through Lots. Refer to 27-403.H.6.

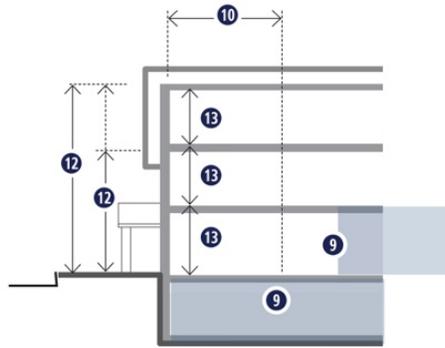
27-407 NO DISTRICT

The following site and structure regulations apply to any lot in the NO district. Refer to 27-403 for general regulations applicable to all districts and Table 27-407-1, below, for regulations specific to this district, keyed to illustrations in Figure 27-407(1). See [insert reference] for definitions and information on how to measure the following regulations.

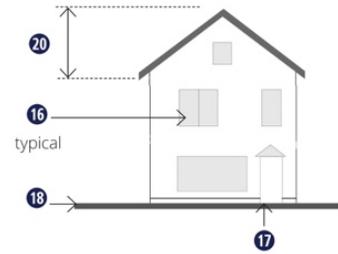
TABLE 27-407-1. SITE & STRUCTURE REGULATIONS		
A. BUILDING SITING		REFERENCES
1	Build to Corner	required
2	Maximum Building Coverage	75
5	Front Street Building Width (feet)	None; 120 maximum In residential neighborhoods with N or NX district zoning adjacent or abutting
1	Front Setback (feet)	10
2	Street-Side Setback (feet)	8
4	Minimum Side Setback (feet)	8
5	Minimum Rear Setback (feet)	5 for parking and 20 for building; 0 if abutting an alley
B. PARKING SITING		
6	Surface or Accessory Parking Yard Location	Rear, limited side yard, limited front yard
8	Permitted Driveway Access Location	Alley, side street; if no alley or side street then 1 per 120 feet of front street
	Permitted Garage Entry Facade Location	Rear or street-side facade
9	Parking Location within Building	Allowed fully in any basement and behind required occupiable building space of all other stories
10	Occupiable Building Space along Front Facade, Minimum Depth (feet)	20 all full-story floors; not required in any basement or half story
C. HEIGHT		
12	Overall Stories: Maximum Height (stories)	2.5
13	All Stories: Minimum Height (feet)	9
	Maximum Height (feet)	12
D. WINDOWS, DOORS, ROOFS		
15	Window Coverage: All Stories Front Facades (%)	15 per story
19	Number of Front Façade Entrances	One principal entrance per every 120 feet of front façade
23	Permitted Roof Types	Parapet, pitched; tower permitted



Building Siting



Height and Uses



Facade Design

E. SUPPLEMENTAL REGULATIONS

[reserved]