

# MIXED USE DISTRICTS

## NB

### Neighborhood Business

The neighborhood business districts is intended as a low-intensity mix of commercial and residential uses, excluding single-family residential and manufactured home residential, and being located at or near single-family and multifamily residential development and along a primary collector or greater roadway. Building scale and site development should be cohesive with adjacent residential. This district can serve as a transition to more intense commercial uses.

#### Permitted and Conditional Uses

Residential	
Condominium (c)	Multi-family (c)
Non-Residential	
Alcoholic beverage establishment (c/s)	Laundry services (self)
Antique shop	Liquor sales (c)
Art studio or gallery	Medical clinic
Business Support Services	Offices, government
Child Care Center	offices, medical
Club or lodge (c)	Offices, professional
Community Garden (c)	Personal improvement services
Consumer Repair Services	Personal services
Event Center (c/s)	Pet store (c)
Financial Services (c)	Printing and publishing (c)
Florist (c)	Religious assembly
Food Sales (c)	Restaurant (c)
Funeral Services (c)	Utility services, minor
Gasoline Station (limited) (c/s)	Veterinary services, small (c)
General Retail Sales (convenience)	Wireless Transmission Facilities, attached (c/s)
General retail sales (general)	Wireless Transmission Facilities, stealth (c/s)
Governmental Facilities	
Hotel (c/s)	

# NB

## Neighborhood Business

### Site Development Standards

Lot		Massing	
Minimum Lot Area	7,500 sq ft	Maximum Height	35 ft
Minimum Lot Width	60 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure Lot Coverage	40%	Front Setback	20 ft
Maximum principle and accessory structure lot coverage	50%	Streetside Setback	15 ft
Landscape Requirement	20% <sup>2</sup>	Exterior side Setback	20 ft <sup>4</sup>
Maximum dwelling unit size	1,000 sq ft <sup>3</sup>	Rear Setback	20 ft <sup>4</sup>
Maximum dwelling units	10/acre	Streetscape Yard	15 ft <sup>5</sup>

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> 2 Trees per 600 s.f. of landscaped area.  
4 shrubs per 600 s.f. of landscaped area.

<sup>3</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of residential dwelling unit size can be reduced up to 500 square feet by entering in a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated in the tables found in subsections (a) and (b) above. Neighborhood business (NB) district properties shall have a minimum of 70 percent front facade masonry and 50 percent overall facade masonry.

<sup>4</sup> Setbacks to non-residential can be 10 ft

<sup>5</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

# DB

## Downtown Business

The downtown business district allows the retail sale of goods, products, and services to which value may have been added on-site. This district encourages dense development in an area that may be served by public transportation and serve as a destination area.

### Permitted and Conditional Uses

#### Residential

Condominium (c)

Multifamily (c)

#### Non-Residential

Alcoholic beverage

establishment (c)

Antique shop

Art studio or gallery

Brewpub (c)

Business Support Services

Child Care Center

Club or lodge (c)

Community Garden (c)

Commercial Off-street Parking (c)

Consumer Repair Services

Event Center (c/s)

Financial Services (c)

Florist (c)

Food preparation (c )

Food Sales (c)

Funeral Services (c)

General Retail Sales (convenience)

General retail sales (general)

Governmental Facilities

Hotel (c)

Laundry services (self)

Liquor sales (c)

Medical clinic

Offices, government

Offices, medical

Offices, professional

Off-Site Accessory Parking

Personal improvement services

Personal services

Pet store (c)

Printing and publishing (c)

Religious assembly

Restaurant (c)

Utility services, minor

Veterinary services, small (c)

Wireless Transmission Facilities,  
attached (c/s)

Wireless Transmission Facilities,  
stealth (c/s)

# DB

## Downtown Business

### Site Development Standards

Lot		Massing	
Minimum Lot Area	6,000 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure Lot Coverage	95%	Front Setback	15 ft
Maximum principle and accessory structure lot coverage	95%	Streetside Setback	15 ft
		Exterior Side Setback	20 ft <sup>4</sup>
		Rear Setback	20 ft <sup>4</sup>
Minimum dwelling unit size	1,000 sq ft <sup>2</sup>	Streetscape yard	15 ft <sup>5</sup>
Maximum dwelling units	25/Acre		
Landscape Requirement^	15% <sup>3</sup>		

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> For every ten percent of total exterior facade area that is masonry, 100 square feet of residential dwelling unit size can be reduced up to 500 square feet by entering in a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated in the tables found in subsections (a) and (b) above. Downtown business (DB) district properties shall have a minimum of 100 percent front facade masonry and 75 percent overall facade masonry.

<sup>3</sup> 2 Trees per 600 s.f. of landscaped area.

4 shrubs per 600 s.f. of landscaped area.

<sup>4</sup> Setbacks to non-residential can be 0 ft when attached and 10 ft when detached

<sup>5</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.