

Amendments to City Code

A. Section 92.00 Definitions

Downtown Core. The "Downtown Core" is defined by the following boundaries: from the west side of H Street to the east side of E Street and extending to the north side of Front Street (including El Garces) and to the south side of 3rd Street, as depicted in the General Plan. This area is intended for a pedestrian- and experience-oriented downtown that serves as a local gathering place and regional destination.

Mixed-use residential. A "mixed-use residential" development contains a mix of residential and nonresidential uses that are vertically and/or horizontally integrated into a single building or on a single project site. If there is more than one building proposed, all buildings are designed to be internally accessible by pedestrians.

B. Section 93.04 Commercial Zones

(c) C-2 General Commercial Zone. This zone is generally intended ~~for uses in the central business district (particularly those that are pedestrian-oriented) accommodating to accommodate~~ a wide range of commercial uses that are compatible with and integrated alongside and associated residential uses. The Downtown Core area is intended to foster a pedestrian- and experience-oriented environment through a blend of commercial, high density residential, and mixed-use residential development. Permitted residential density is eight (8) to thirty (30) units per net acre.

C. Section 96.01 "Table of permissible uses"

Zones:	R1	R2	R3	CR	C1	C2	C3	M1	M2	P
1.00 Residential										
1.20.1 Single Family, 1 du / lot	Z	Z	Z	Z	Z					
1.20.2 Single Family, 2 du / lot	Z	Z	Z	Z	-					
1.30.1 Accessory Dwelling Units	Z	Z	Z	Z	Z	Z				
1.30.2 Junior Accessory Dwelling Units	Z	Z	Z	Z	Z	Z				
1.30.3 Manufactured & Tiny Homes	Z	Z	Z	Z	Z	S				
* S Applications that do not comply with the criteria for ministerial review are subject to the review and approval of the Planning Commission through a Special Use Permit w/o a public hearing										
1.40 Primary with accessory apartment	S	Z	Z	Z						
1.50 Duplex		Z	Z	Z		S Z				
1.60 Multifamily apartments			Z	C		S Z				
1.62 Multi-Family Apt-Conversion				C	C	C	C	C		
1.70 Multifamily townhomes			S	C		Z				
1.75 Multifamily condos			S	C		Z				
1.80 Mobilehome parks		C	C	S						
1.85 R.V. parks		C	C	S			C			

1.90 Planned residential development		C	C	C		<u>C</u>				
<u>1.95 Mixed-use residential</u>						<u>C</u>				

D. Section 98.00 Site dimensions.

For corner lots in single-family residential zones, the minimum lot area shall be increased by five hundred (500) square feet and the minimum lot width shall be increased by ten (10) feet over the amounts shown in this table. Lot depth shall not be more than three times the lot width. (Ord. No. 427-AC, (part).)

For residential development in the C-2 zone, the minimum site dimensions shall be the same as those required for the R-3 zone. For mixed-use residential development in the C-2 zone, the minimum site dimensions shall be the same as those required for the CRR zone. The maximum density for any residential or mixed-used residential project shall be 30 dwelling units to the acre.

E. Section 99.03 "Table of minimum dwelling unit floor area"

Single-Family Unit Zone	Minimum Gross Floor Area (square feet per dwelling unit)			
	0 Bedroom Unit	1 Bedroom Unit	2 Bedroom Unit	3+ Bedroom Unit
R-1 <u>and CRR zones</u>	900	1,000	1,100	1,200
R-2 zone	550*	800	950	1,050
R-3 <u>and C-2 zones</u>	550*	650	800	950
<u>C-2 zone, Downtown Core/ Elderly housing in any zone</u>	450*	600*	800	900 +100 per additional bedroom
Infill housing in the RDA	750	750	800	850
* multifamily units				
<u>Note: Each additional bedroom beyond 3 requires an additional 100 square foot minimum to the gross floor area.</u>				

F. Section 99.05 Height of Structures. "Table of height limits – nonresidential zones"

Zones	Maximum Height	
	Within 50 Feet of any Residential Zone	More than 50 Feet from any Residential Zone
C1, C2, C3	<u>Nonresidential uses: 1 story or 15 feet, whichever is less. No higher than average height of neighboring structures</u> <u>Residential or mixed-use residential uses: 3 stories or 45 feet, whichever is less.</u>	No height restrictions
M1, M2	20 feet. No higher than average height of neighboring structures	At any point the height shall not be more than 35 feet plus 1 foot for each

		foot of horizontal distance in excess of 50 feet from the nearest residential zone
--	--	--

G. Section 99.06.02. Common usable open space area.

For all multi-family residential uses, the open area provided shall include common usable open area of at least two hundred (200) square feet per dwelling unit for the first twenty (20) dwelling units, plus one hundred fifty (150) square feet per dwelling unit for the next twenty (20) dwelling units, plus one hundred (100) square feet per dwelling unit for each additional dwelling unit. The minimum dimensions of such common usable open area shall be ten (10) feet in each direction and the least horizontal dimension shall be at least one-third (1/3) of the greatest horizontal dimension. (Ord. No. 427-AC, (part).) [For stand-alone multi-family residential uses built in the Downtown Core, the amount of common open space required shall be reduced by 50 percent. For multi-family residential uses built as part of a mixed-use residential development in the Downtown Core, the amount of common open space required shall be reduced by 75 percent.](#)

H. Section 99.06.05. Front, side, rear yards. "Table of yards required – nonresidential zones"

YARDS REQUIRED--NONRESIDENTIAL ZONES

Zone	Front Yard	Side Yard or Rear Yard
		Abutting Abutting Property Abutting Property in a Street in Residential Zone Nonresidential Zone
C-1		10 feet 0
C-2		10 feet 0
C-3		10 feet 0
CRR		10 feet 0
M-1		25 feet 0
M-2		25 feet 0

(Ord. No. 427-AC, (part).)

Zone	Front Yard	Side Yard or Rear Yard		
		Abutting a Street	Abutting Property in Residential Zone	Abutting Property in Non-residential Zone
C-1	0'	5'	10'	0'
C-2	0'	0*/5'	10'	0'
C-3	0'	5'	10'	0'
M-1	0'	5'	25'	0'
M-2	0'	5'	25'	0'

* No = Downtown Core

I. Section 99.06.09. Courts.

In the CRR, R-2 and R-3 zones, where the arrangement of a building or buildings on the same lot creates a court (an open space surrounded on all sides by buildings, but not necessarily completely enclosed), such court shall contain a rectangular open area at least thirty (30) feet by forty (40) feet in horizontal dimensions. (Ord. No. 427-AC, (part).) [This standard shall also apply to multifamily and mixed-use residential development in the C-2 zone.](#)

J. [Section 111.04.27 Downtown Core parking requirements. \[NEW SUBSECTION\]](#)

[For uses proposed in the Downtown Core, the number of off-street parking spaces may be reduced by the Planning Commission, provided the following conditions are met:](#)

[\(a\) The applicant submits written documentation in the form of a parking study or other documentation that the number of spaces to be provided will be sufficient to meet the needs of their residents, residents' guests, employees, and customers.](#)

[\(b\) The applicant proves that the amount of off-street parking to be reduced will be provided through public parking spaces that are routinely available in a parking lot/garage or on-street spaces that are within 400 feet walking distance from a pedestrian entrance to the use.](#)

[\(c\) Additional reductions may be approved through the provisions of Section 11.04.09, Parking ratios for a combination of entities.](#)

K. [Section 12A-6 Regulations Applicable to Retail Cannabis Businesses.](#)

(W) The Retail Cannabis Business shall not be operated within: a residence; [the Downtown Core](#); within a six hundred (600) foot radius of a school, recreation center or youth center; or within two hundred (200) feet of a public playground, park (meaning a children's park where there is playground equipment or other youth athletic or sports facilities, but not including a "way-side" park or rest stop), child care or day care facility, or church. All distances shall be the horizontal distance measured in a straight line, without regard to intervening structures or topography, from the property line of the uses described in this Subsection to the closest property line of the lot on which the Retail Cannabis Business is located.

L. [Section 12A-7 Regulations Applicable to Cultivation Facilities.](#)

(H) The Cultivation Facility shall not be operated within: a residence; [the Downtown Core](#); within six hundred (600) feet of a school, recreation center or youth center; or within two hundred (200) feet of a public playground, park (meaning a children's park where there is playground equipment or other youth athletic or sports facilities, but not including a "way-side" park or rest stop), child care or day care facility, or church. All distances shall be the horizontal distance measured in a straight line, without regard to intervening structures or topography, from the property line of the uses described in this Subsection to the closest property line of the lot on which the Cultivation Facility is located.

M. Section 12A-9 Regulations Applicable to Manufacturing Sites.

(F) The Manufacturing Site shall not be operated within: a residence; [the Downtown Core](#); within a six hundred (600) foot radius of a school, recreation center or youth center; or within two hundred (200) feet of a public playground, park (meaning a children's park where there is playground equipment or other youth athletic or sports facilities, but not including a "way-side" park or rest stop), child care or day care facility, or church. All distances shall be the horizontal distance measured in a straight line, without regard to intervening structures or topography, from the property line of the uses described in this Subsection to the closest property line of the lot on which the Manufacturing Site is located.

N. Section 12A-10 Regulations Applicable to Testing Laboratories.

(D) The Testing Laboratory shall not be operated within: a residence; [the Downtown Core](#); within six hundred (600) feet of a school, recreation center or youth center; or within two hundred (200) feet of a public playground, park (meaning a children's park where there is playground equipment or other youth athletic or sports facilities, but not including a "way-side" park or rest stop), child care or day care facility, or church. All distances shall be the horizontal distance measured in a straight line, without regard to intervening structures or topography, from the property line of the uses described in this Subsection to the closest property line of the lot on which the Testing Laboratory is located.

O. Section 12A-11 Regulations Applicable to Distribution/Transportation Facilities.

(D) The Distribution/Transportation Facility shall not be operated within: a residence; [the Downtown Core](#); within six hundred (600) feet of a school, recreation center or youth center; or within two hundred (200) feet of a public playground, park (meaning a children's park where there is playground equipment or other youth athletic or sports facilities, but not including a "way-side" park or rest stop), child care or day care facility, or church. All distances shall be the horizontal distance measured in a straight line, without regard to intervening structures or topography, from the property line of the uses described in this Subsection to the closest property line of the lot on which the Distribution/Transportation Facility is located.