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Proposal: Allow residential uses outright above first floor within these zones:

- Neighborhood Commercial Zone (NC)
- Community Commercial Zone (CC)
- Regional Commercial Zone (RC)

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Residential Development Standards

Zoning Districts	NC	DC	CC	RC	MX
Dwelling Units "n/a" • NC, CC and RC	n/a	None	n/a	n/a	24
"None" • DC	5,000	None	None	None	1,800
"24/units per acre" • Only MX	15' Front 10' Side	None	None	None	10' Front (max) 10' Side 25' Rear
Note: Table is an excerpt from CMC	35'	None	None	None	None

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Residential Uses

Table Footnotes

7 = Residential uses may be outright permitted if part of a mixed-use building, where residential use is not located on the ground level; otherwise, it shall be a conditional use.

10 = Residential allowed per approved D.A. on 10 acres

Zoning Districts	NC	DC	CC	RC	MX
Duplex or two-family dwelling	X	C/P ⁷	X	X	P
Apartment, multifamily development, row houses	X	C/P ⁷	X/P ¹⁰	X/P ¹⁰	C
Single-family dwelling	X	X	X	X	P
Residence accessory to and connected with a business	P	P	P	X/P ¹⁰	P

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Proposed Change

Table Footnotes

7: Residential uses may be outright permitted if part of a mixed-use building, where residential use is not located on the ground level; otherwise, it shall be a conditional use.

7a: Residential uses may be outright permitted if part of a mixed-use building, where residential use is not located on the ground level.

Zoning Districts	NC	DC	CC	RC	MX
Duplex or two-family dwelling	X	C/P ⁷	X	X	P
Apartment, multifamily development, row houses	X <u>P^{7a}</u>	C/P ⁷	X <u>P^{7a}</u> /P ¹⁰	X <u>P^{7a}</u> /P ¹⁰	C
Single-family dwelling	X	X	X	X	P
Residence accessory to and connected with a business	P	P	P	X/P ¹⁰	P

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Next Steps



Questions for staff?



Conduct a public hearing, and forward recommendation to Council



Council will conduct a public hearing at future date

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