

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

Wireless Transmission Facilities, attached (c/s)

(convenience)

General retail sales (general)

Wireless Transmission Facilities, stealth (c/s)

Governmental Facilities

Hotel (c/s)

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Site Development Standards

Lot		Massing	
Minimum Lot Area	7,500 sq ft	Maximum Height	35 ft
Minimum Lot Width	60 ft ¹	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% ²	Exterior side Setback	20 ft ⁴
Maximum dwelling unit size	1,000 sq ft ³	Rear Setback	20 ft ⁴
Maximum dwelling units	10/acre	Streetscape Yard	15 ft ⁵

¹ Corner lots add 10 ft

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

³ 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.

⁴ Setbacks to non-residential can be 10 ft

⁵ 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.