

General Commercial Residential Mixed Use Ordinance No. O2024-008



Planning Commission – December 10, 2024

Scope of the Ordinance

The amendments will modify TMC Chapter 18.22 *GC General Commercial* to allow for high intensity mixed use residential uses in the GC General Commercial zone district



Residential Mixed Use

Add as a permitted use in the General Commercial zone district:

Multifamily residential structures with a minimum density of forty dwelling units per acre that are part of a mixed use development in the same structure or site.

Remove as a conditional use in the General Commercial zone district:

High rise residential (five stories or more)



Mixed Use Development

Add requirements for mixed use development:

F. Mixed Use Development. Mixed use development must include both non-residential and multifamily residential uses that meet the following conditions:

1. Multifamily Residential Development.

a. Density. In the area of the project designated for multifamily residential development, multifamily residential development that is part of a mixed use development in the same structure or on the same project site shall have a minimum density of forty dwelling units per acre.



Mixed Use Development (Continued)

Add requirements for mixed use development:

[...]

2. *Non-Residential Development.*

a. Non-residential uses in a mixed use development in the same structure must occupy twenty-five percent or more of the total square footage of the structure.

b. Non-residential uses in a mixed use development in the same project site must occupy forty percent or more of the total square footage of the project site.



Next Steps

The Planning Commission will conduct a public hearing on the ordinance and forward a recommendation to the City Council

