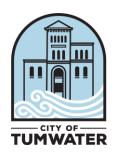
General Commercial Residential Mixed Use Ordinance No. 02024-008



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 be asked to schedule and conduct a hearing on the ordinance on December 10, 2024, and forward a recommendation to the City Council

