

PROPOSED NEW ZONING DISTRICT

DRAFT: 8-31-17

T1 Transit District

- 1) Intent. This district is intended to require mixed uses in sufficient density to support existing and future transit systems, which will also create opportunities for affordable housing, expand the housing choices for all residents, provide more sustainable forms of development and reduce resource and energy needs. This district will further the goals expressed in all elements of City’s master plan, particularly the Sustainability Framework, the Land Use Element, the Climate Action Plan, the Transportation Plan and the Nonmotorized Transportation Plan.
- 2) Permitted Uses and Use Specific Standards<sup>1</sup>.

Permitted Principal Uses	Use Specific Standards
a) Household Living	At least 50% of the floor area of the site must be used for household living
i) Foster Care	
ii) Dwelling, Assisted Living	
iii) Dwelling, Multiple-Family	
iv) Dwelling, Townhouse	
b) Community and Cultural	
i) Club Headquarters or Community Center	
ii) Museum, Art Gallery	
iii) Funeral Services	
iv) Government Offices and Courts	
v) Library	
vi) Religious Assembly	
c) Day Care	
i) Adult Day Care Center	
ii) Child Care Center	
d) Educational	
i) Institution of Higher Learning, Private	
ii) Institution of Higher Learning, Public	
iii) School, Private	

<sup>1</sup> Provided as a list consistent with the format of the proposed Unified Development Code (aka ZORO). Uses proposed are same as the current D2 Downtown Interface district.

iv) School, Public	
v) School, Trade/Industrial	
e) Health Care	
i) Nursing Care Facility	
f) Lodging	
i) Bed and Breakfast	
ii) Hotel	
g) Recreation, Entertainment, and Arts	
i) Artist Studio	
ii) Indoor Recreation	
h) Sales	
i) Outdoor Sales, Permanent	
ii) Medical Marijuana Dispensary	
iii) Restaurant, Bar, Food Service	
iv) Retail Sales, General Merchandise	
i) Services and Repair	
i) Contractors, General Construction, and Residential Building	
ii) Laundry, Cleaning and Garment Services	
iii) Personal Services	
j) Office Type	
i) Bank, Credit Union, Financial Services	
ii) Office, General	
iii) Medical/Dental	
iv) Nonprofit Corporations	
k) Transportation	
i) Railroad and Public Transportation Rights-of-Way	
ii) Transit Center, Station or Depot	
l) Utilities and Communications	
i) Broadcasting Facility	
ii) Data Processing and Computer Centers	
<b>Special Exception Uses</b>	
a) Sales	
i) Automobile, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)	

ii) Fueling Station	
iii) Veterinary, Kennel and Animal Boarding	
b) Services and Repair	
i) Automobile, Truck, Construction Equipment Repair	
ii) Parking Lot or Structure	
iii) Vehicle Wash	
c) Utilities and Communications	
i) Wireless Communication Facilities	
d) Accessory Uses	
i) Drive-through Window	
e) Temporary Uses	
i) Outdoor Sales, Temporary by Others	
<b>Accessory Uses</b>	
a) Family Day Care Home	
b) Group Day Care Home	
c) Home Occupation	
d) Management/Maintenance Office and Storage	
e) Medication Marijuana Home Occupation	
f) Medical Marijuana Use or Cultivation	
g) Outdoor Display and Vending Machines	
h) Outdoor Sales, Seasonal	
i) Wireless Communication Antenna	
<b>Temporary Uses</b>	
a) Christmas Tree Sales	

3) Development Standards.

	FAR	Front Setback	Side Setback	Rear Setback	Height	Min Lot Area	Min Lot Width
T1	At least 50% of the floor area must be residential use	0 ft MIN 15 ft MAX	One foot for each foot of building height above the fourth story where within 300 feet of any residential district		2 stories MIN	None	None

- a) Floor area of second floor must be at least 75% of the floor area of first floor.
  - b) The first floor must have a minimum of 15 feet in height.
  - c) Windows and doors must compromise a minimum of 75% of the first story facing the street(s).
  - d) A functional building entrance(s) facing the street(s) must be provided.
  - e) Building(s) must span at least 80% of the lot width, excluding the width of required buffers and driveways. (If more than one driveway is proposed, only the width of the narrowest driveway may be excluded.)
  - f) All parking spaces shall be located behind the established front building line.
- 4) Off-Street Parking. No off-street parking spaces for vehicles are required. If provided, a) no more off-street parking spaces are allowed than the minimum number of spaces required for the use set forth in Chapter 59 Off-Street Parking when a minimum and maximum are specified are permitted, or b) no more than 0.8 parking spaces for each dwelling unit may be provided. All off-street parking spaces for bicycles required by Chapter 59 shall be provided.