



Keegan & Coppin
COMPANY, INC.

FOR SALE

778 GRAVENSTEIN HIGHWAY SOUTH SEBASTOPOL, CA - SONOMA COUNTY

Retail or Mixed Use Development Opportunity
for Sale in Highly Desirable City of Sebastopol
Small Town charm. Wine Country lifestyle.



SEBASTOPOL
WELLNESS CTR

PETALUMA AVE

PALM DRIVE
HOSPITAL

WEST CTY
COMMUNITY
HEALTH CTR

S MAIN ST

KEY AUTO
BODY

PETERSON
AUTOMOTIVE

BIG TIRES

ART & SOUL OF
SEBASTOPOL



LEGACY

PERFECT
NAILS



SAKURA
BISTRO



CAFE DE
GROSSANT

GRAVENSTEIN HWY S / HWY

Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400 X267
RDERINGER@KEEGANCOPPIN.COM



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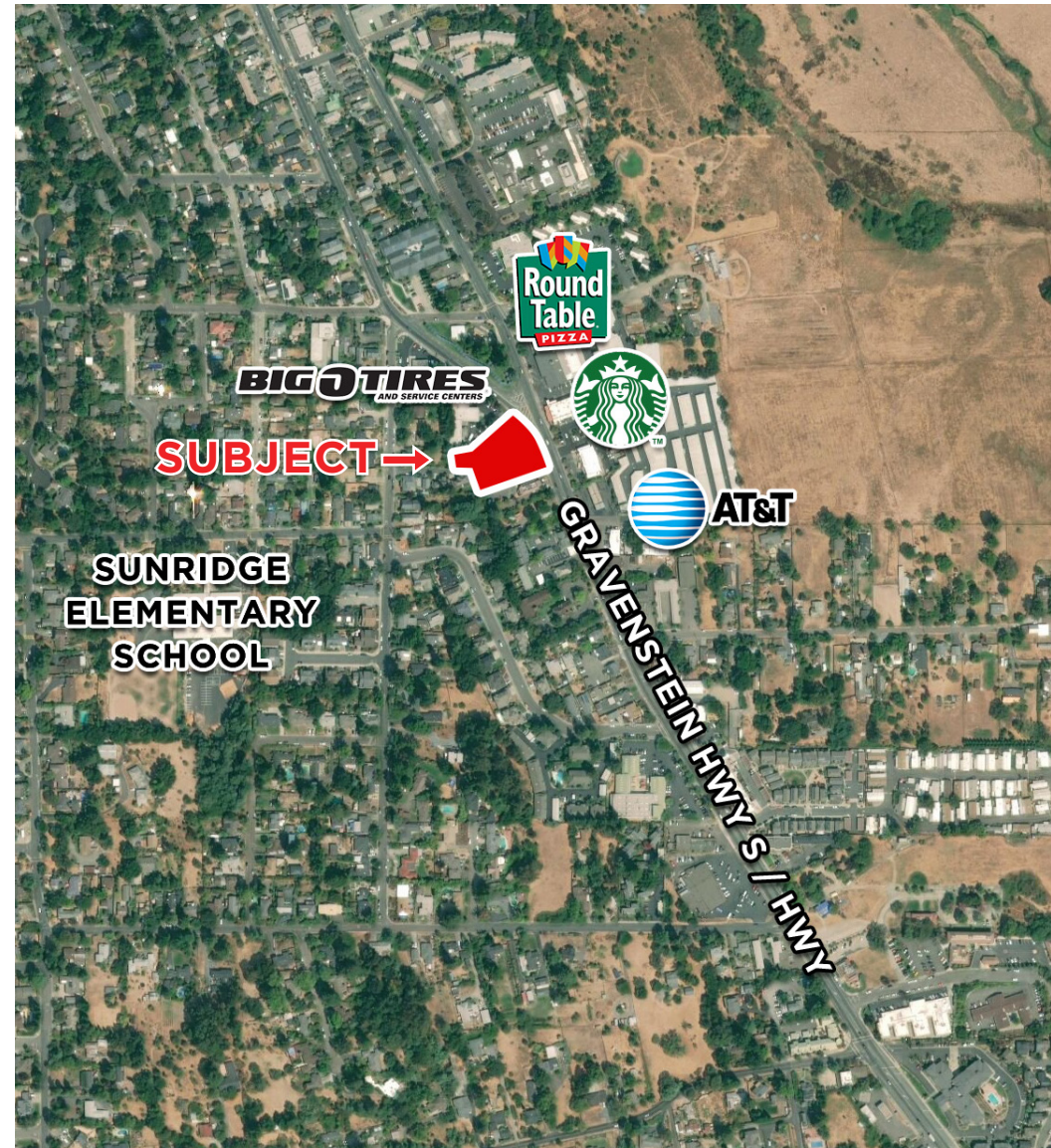
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778 GRAVENSTEIN HIGHWAY SOUTH
SEBASTOPOL, CA - SONOMA COUNTY

RETAIL OR MIXED USE
DEVELOPMENT OPPORTUNITY



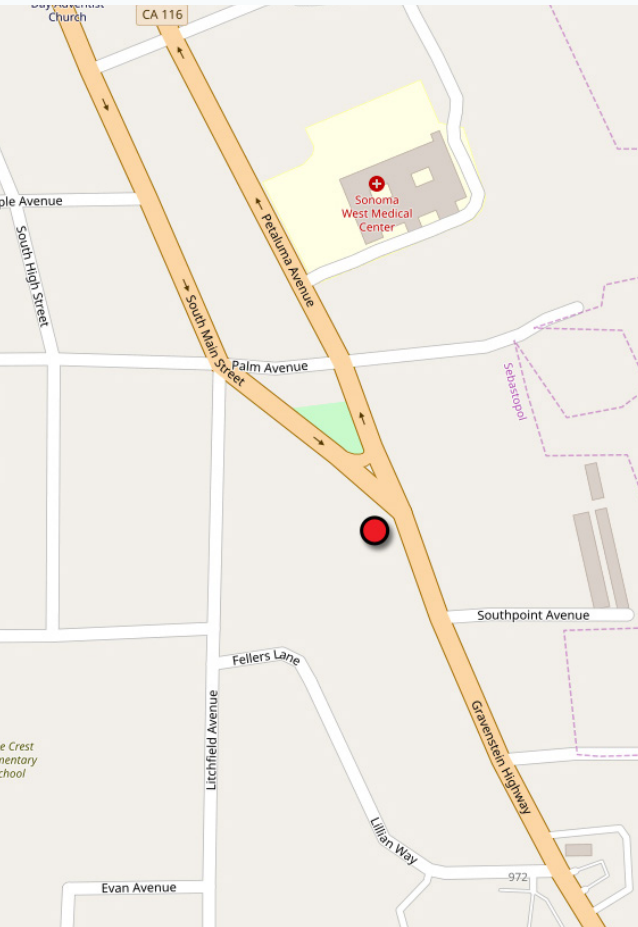


EXECUTIVE SUMMARY



778 GRAVENSTEIN HIGHWAY SOUTH
SEBASTOPOL, CA - SONOMA COUNTY

RETAIL OR MIXED USE DEVELOPMENT OPPORTUNITY



- .652+/- acres / 28,400+/- square feet of land. Level - Rectangular Lot.
- APN # 004-102-027
- Zoned General Commercial (CG) - Allows for retail, gas station, office, residential/ mixed use development; multi-family dwellings or a mixed-use project. See Zoning Ordinance Attached.
- City services at street (water/sewer, PG&E, telephone and cable).
- Located in a mixed use neighborhood on the South side of Sebastopol.
- Easy Highway access to Highways 12 & 101 - Located on Highway 116 South
- The City of Sebastopol is a family-oriented community with an exceptional quality of life. The City of Sebastopol offers a wide variety of services and recreational opportunities, well-planned business areas, and a lively downtown.

ZONING: GENERAL COMMERCIAL (CG)

The CG District provides areas for commercial uses with clusters of street-front stores. This district permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, residential uses, and business and personal services that are typically appropriate along major thoroughfares as well as regional commercial uses. The following types of retail uses are discouraged: factory outlets, large regional-serving shopping centers, and other similar retail uses generating high traffic volumes.

See attached CG Zoning Info

SALE PRICE \$799,999

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
Population	6,347	18,193	60,884
Avg. Income	93,236	\$100,963	\$95,471

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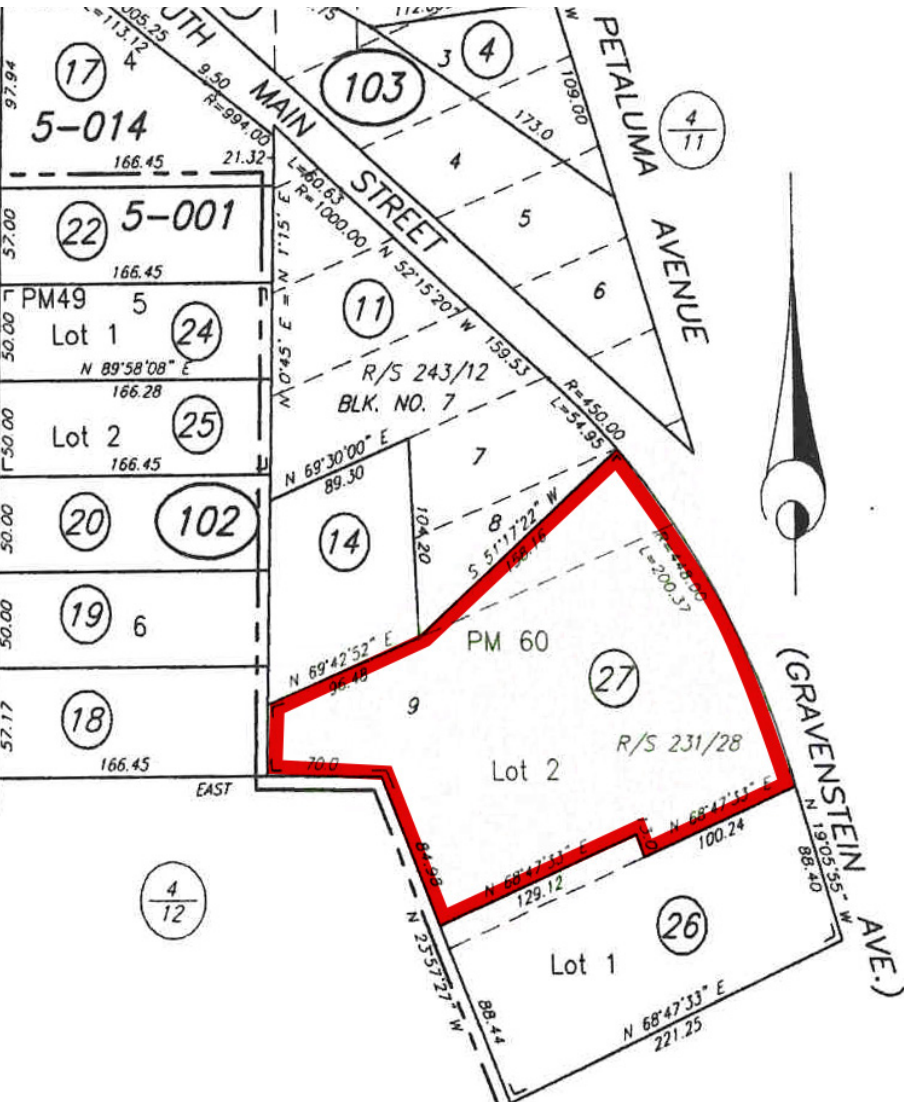


PARCEL MAP & AERIAL



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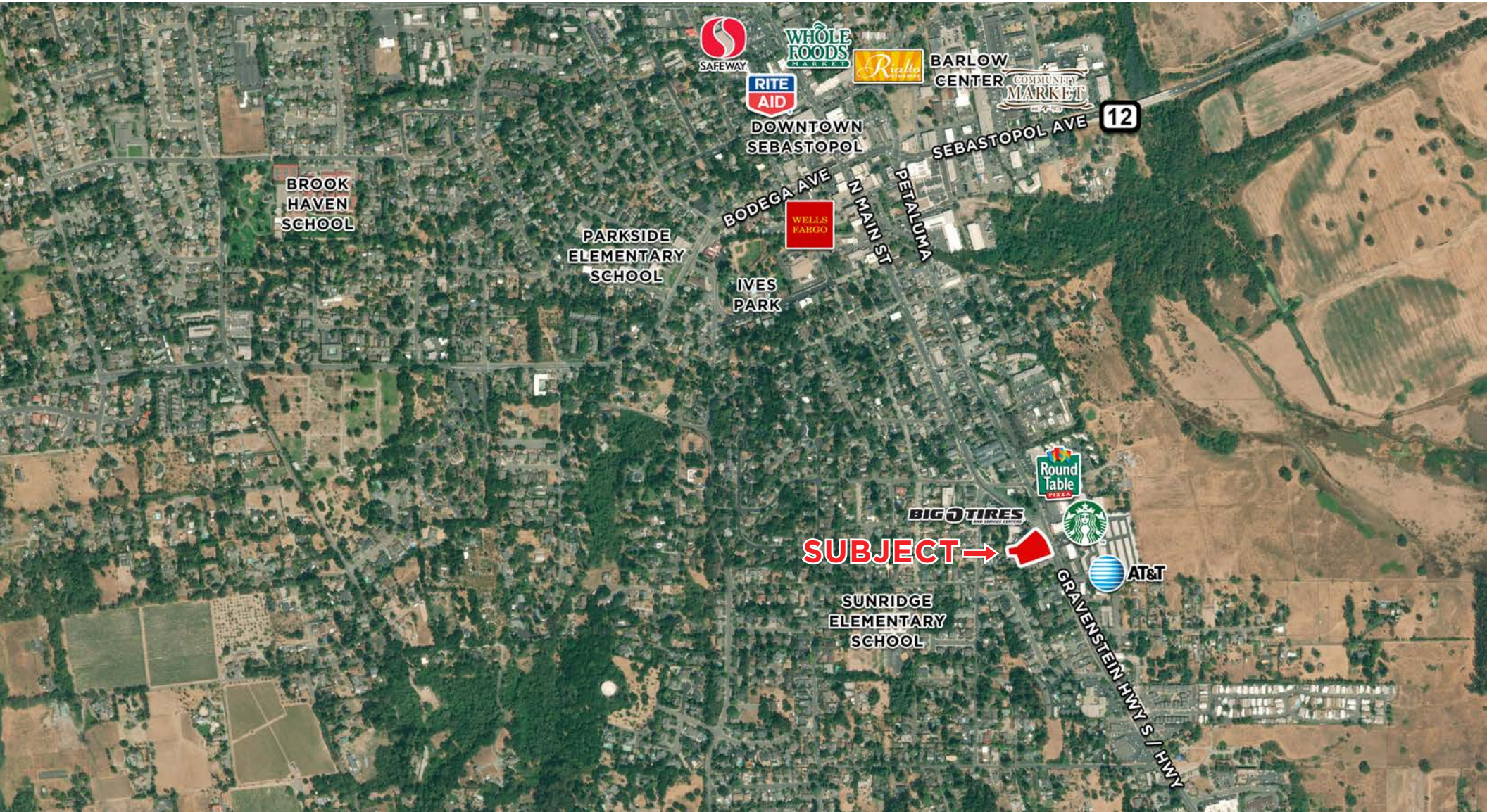


VICINITY AERIAL MAP NEARBY SHOPPING & DINING



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WHO IS MOVING TO SONOMA COUNTY?

Top home buyer patterns: from Marin, San Francisco, Alameda, Los Angeles, Contra Costa, Santa Clara, and San Mateo counties.

MEDIAN HOUSEHOLD

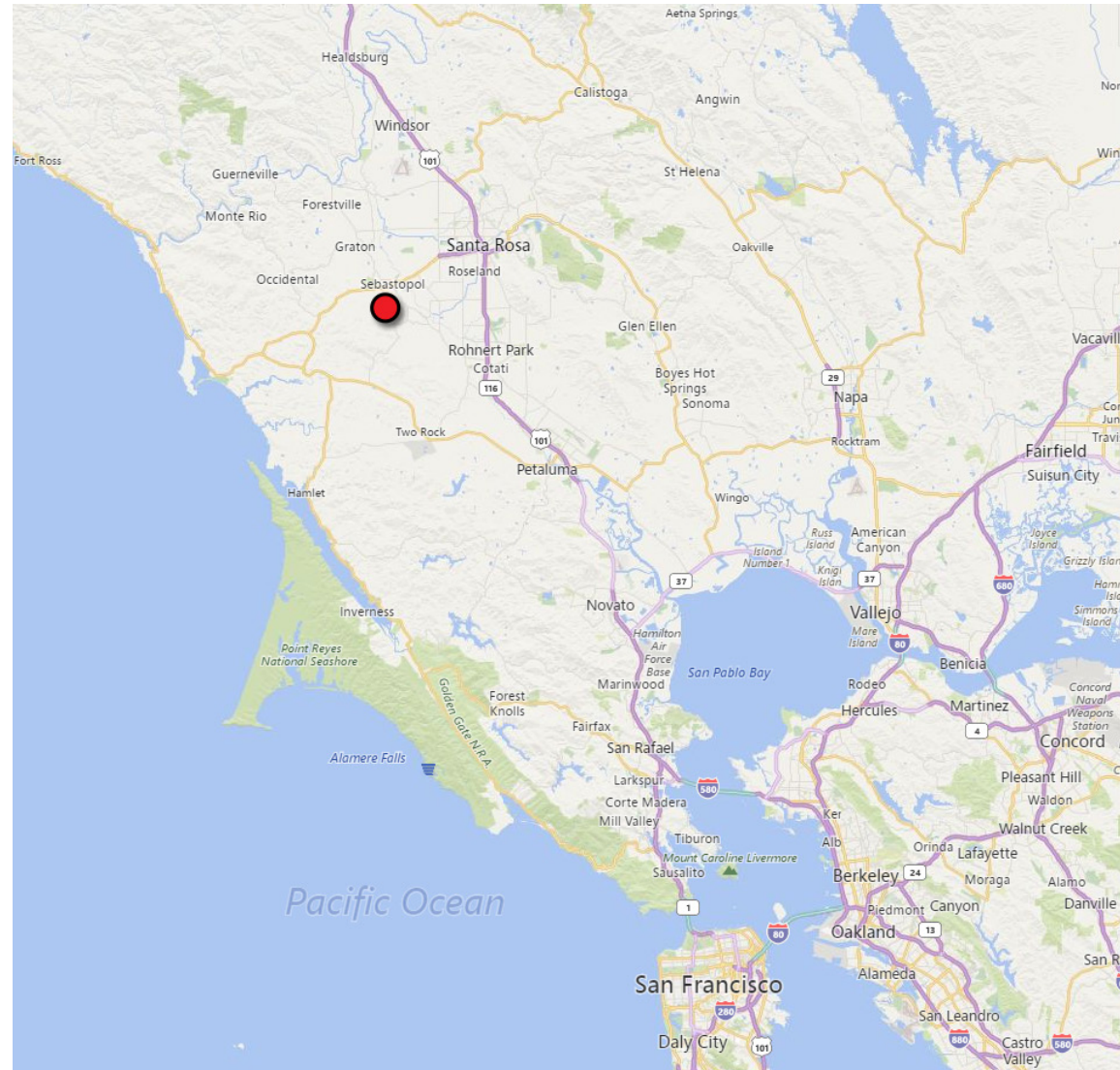
Income expected to increase by 20 % by 2020

Data from Sonoma County MLS



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LOCATION DESCRIPTION & DEMOGRAPHICS



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MILEAGE FROM SEBASTOPOL

Petaluma	12 miles
San Francisco	57 miles
Sacramento	100 miles
San Rafael	40 miles
Napa (city)	44 miles
Sonoma (city)	25 miles
Healdsburg	15 miles
Bodega Bay	16 miles
Santa Rosa	8 miles

CITY OF SEBASTOPOL OVERVIEW

The City of Sebastopol is a small semi-urban community located in California, on the western edge of the Santa Rosa plain. It lies about 60 miles north of San Francisco, 8 miles west of Santa Rosa, 10 miles from Bodega Bay, and 15 miles from the Russian River. The City, incorporated in 1902, currently has a population of about 7,800 people and serves a trade area population in excess of 50,000 people.

BUSINESS LOCATION

Regional highway access to the Sebastopol downtown comes from the Highway 101 corridor via designated scenic State Highways 12 and 116. More than 50,000 residents in West Sonoma County use Sebastopol as their center of commerce for shopping, entertainment, and business. Sebastopol's downtown is located at the main cross roads to Bodega Bay, the Sonoma coast and the Russian River wine and recreation region. A mix of restaurants, retail shops and professional offices line Sebastopol's downtown area. The downtown plaza invites residents and visitors alike with local art installations, live music, and a weekly farmer's market.

SONOMA COUNTY OVERVIEW

Home to approximately 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county. The City of Santa Rosa is the largest in the county with roughly 150,000 residents, and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California. The county continues to show long-term job growth in the health care, hospitality and business service sectors, which have seen employment growth improve on a year-over-year basis. Business and professional services jobs also have increased from a year earlier. In addition, new housing development continues throughout the county, with corresponding growth in jobs and taxable sales.



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AREA DESCRIPTION



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LOCATION AND DEMOGRAPHICS

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just thirty-five miles from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

ECONOMIC DEVELOPMENT

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure and hospitality sector. Educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also know for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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Title 17: Zoning Code

Chapter 17.25: COMMERCIAL, OFFICE, AND INDUSTRIAL DISTRICTS

17.25.010 Purpose of the districts.

Office Commercial. The CO District is intended to create, preserve, and enhance areas containing a mixture of professional, medical, administrative, and general offices, residential, and small-scale retail uses and to encourage mixed-use developments of commercial and residential uses. This district is typically appropriate along major thoroughfares and adjacent to residential neighborhoods.

General Commercial. The CG District provides areas for commercial uses with clusters of street-front stores. This district permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, residential uses, and business and personal services that are typically appropriate along major thoroughfares as well as regional commercial uses. The following types of retail uses are discouraged: factory outlets, large regional-serving shopping centers, and other similar retail uses generating high traffic volumes.

Central Core. The CD District is intended to create, preserve, and enhance the downtown area as the historic retail core of Sebastopol. This district provides for a range of uses, including office, retail, restaurant, service, and other commercial uses, while allowing for residential growth, including mixed-use and affordable housing development, with the intent of increasing the vibrancy of the City's central downtown area. and It is noted that the CD is not applied to the entire downtown.

Industrial. The purpose of the M District is to implement the "Industrial" land use category of the General Plan and to provide areas for the manufacture, assembly, packaging, or storage of products which are not harmful, injurious, or detrimental to property or the general welfare of the City and its residents; and other general commercial and residential uses that are compatible with the industrial uses. This district is applicable to light and general industrial areas of the City.

Office/Light Industrial. The purpose of the OLM District is to implement the "Office/Light Industrial" land use category of the General Plan and to provide areas for well-planned, integrated business parks that may include office and related uses as well as research and development, laboratories, warehousing and distribution, exercise facilities, child care uses, and food service uses which are not harmful, injurious, or detrimental to property or the general welfare of the City and its residents; and other general commercial and residential uses that are compatible with the permitted uses. This district is applicable to office and light industrial areas of the City.

Commercial Industrial. The CM District is intended to encourage local production, innovation, and sales of local art, textile, food, beverage, and other tangible goods by allowing a range of complementary, community-oriented building types and spaces that accommodate small- and mid-size makers, fabricators, producers, and manufacturers, as well as specified commercial, residential, and other uses.

17.25.020 Allowed uses.

Table 17.25-1 identifies permitted and conditionally permitted uses in the commercial, office, and industrial districts.

Title 17: Zoning Code

17.25.030 Development standards.

- A. Table 17.25-2 identifies development standards in the commercial, office, and industrial districts. Additional standards, criteria, and regulations for parking, various uses and activities, signage, and recycling and trash collection areas are established in SMC17.100 through 17.360.
- B. General Project Layout and Design Criteria. The following criteria apply to commercial uses with three or more storefronts or 15,000 square feet or larger in the CO, CG, CD, M, CM, and OLM zones.
1. The development shall be human-scale and pedestrian-friendly, with the site plan focused on pedestrian access and architecture.
 2. The development shall be oriented toward the street frontages and primary pedestrian access points, rather than the parking lot. Safe and convenient pedestrian access shall be provided throughout the development, with access and connections provided to existing and planned sidewalks and bicycle routes.
 3. Development shall not resemble a typical strip commercial development. Strip commercial development is characterized by uses that are one store deep, buildings are arranged in a linear fashion rather than clustered, and site design that emphasizes automobile access and parking.
 4. Off-street parking shall be distributed to the rear of buildings, except in unusual circumstances when parking to the side will be considered.

C. Residential development.

1. Residential uses in the commercial, office, and industrial districts shall be permitted as mixed-use projects, with ground-floor non-residential uses located along the primary street frontages.
2. Residential uses permitted as mixed-use projects shall be located on upper floors above non-residential uses or, if located on the ground floor, shall be located along side street frontages behind commercial or office uses. Access to the residential use may be located on the primary street frontage, provided that the access is 25% or less of the building width along that frontage. This paragraph does not apply to deed-restricted affordable housing projects.
3. In non-residential zoning districts, residential uses permitted in the R7 zone that are not part of a mixed use project are allowed as a conditionally permitted use subject to the findings that the project will not create substantial adverse effects on commercial uses or street-front vitality and that the project will be compatible with nearby uses and development.

17.25.040 Open space and landscaping standards.

Developments shall provide open space as required under 17.25-2. Said open space shall conform to the following standards:

- A. None of the following shall be counted as part of the open space required by this section:

Title 17: Zoning Code

1. Any access area, open area, or other space required by any other code or ordinance of the City such as a Building Code or Safety Code;
 2. Required parking areas or driveways, which are designed and utilized primarily for vehicular circulation. Courtyards and similar facilities, which are designed and utilized primarily for pedestrian use, but through which vehicles may travel, may be considered by the Planning Commission as allowable usable open space;
 3. Any area having a dimension of less than five feet;
 4. Any area having a grade of more than 15 percent.
- B. The following may be counted as a part of the open space required by this section:
1. Patios or balconies that have a minimum area of 30 square feet and a minimum dimension of five feet;
 2. Uncovered swimming pools, tennis courts, and similar recreation facilities, tot lots, rear yards.
- C. In projects of 25 units or greater, at least 50 percent of the total amount of open space required on any building site shall be common open space, available and readily accessible to all dwelling units on the site.

Title 17: Zoning Code

Table 17.25-1: Permitted and Conditionally Permitted Uses in the Commercial, Office, and Industrial Zones

Use	CO	CG	CD	M	OLM	CM
Commercial Uses						
Agriculture, outdoor and indoor growing and harvesting	-	-	-	-	C	-
Alcoholic beverage tasting establishment	C	C	C	-	-	C
Animal hospital and kennels	-	C	-	C	C	-
Animal hospital, office only	CD	CD	C	CD	CD	C
Automotive gas or fueling station	-	C	-	C	C	-
Automotive repair and service	-	-	-	P	-	-
Automotive sales, service, and repair	-	C	C	-	-	-
Beekeeping, commercial	-	P	-	P	P	P
Commercial manufacturing	-	-	-	P	-	P
Convenience sales and service	P	P/C ⁽¹⁾	P	-	-	P
Drive-through	-	-	-	-	-	-
Exercise facilities	CD	CD	C	C	P	C
Extensive commercial	-	C ⁽¹⁾	C	-	-	-
Food sales	P	P/C ⁽¹⁾	P	P	P	P
General wholesale sales	-	C	-	P	-	P
Home occupations	P	P	P	P	P	P
Mobile food truck court	P	P	P	-	-	P
Office	P	P	P	p ⁽²⁾	P	p ⁽²⁾
Outdoor commercial barbecue	-	C	C	C	-	C
Plant nurseries	-	C	-	P	P	P
Restaurant, fast-food	-	C	C	-	-	-
Restaurant, table or counter service	P	P	P	P	P	P
Restaurant, walk-up	P	P	P	-	-	P
Retail sales	P	P/C ⁽¹⁾	P	C	-	P/C ⁽³⁾
Storage, personal or vehicle	-	C	-	C	-	-
Tobacco or smoke shops, vape shops	-	C	-	-	-	-
Industrial Uses						
Artist work studios and arts-related fabrication	CD	CD	C	P	P	P

Title 17: Zoning Code

Use	CO	CG	CD	M	OLM	CM
General industrial	-	-	-	C	-	C
Heavy industrial	-	-	-	C	-	-
Laboratories	C	-	-	p ⁽⁴⁾	p ⁽⁴⁾	C
Light industrial	-	-	-	P	CD	P
Research and development	-	-	-	P	P	C
Warehouse, storage and transport	-	-	-	P	-	C ⁽⁵⁾
Warehouse, wholesaling and distribution	-	-	-	C	P	C ⁽⁵⁾
Wineries, distilleries, and brewing facilities	-	-	-	C	C	C
<i>Civic Uses</i>						
Community assembly	C	C	C	C	C	C
Community garden	P	P	C	P	P	P
Community non-assembly	C	C	C	C	C	C
Community park	P	P	P	P	P	P
Extensive impact civic	-	-	-	C	C	-
Health care uses	C	C	C	C	C	C
Large community care	C	-	-	-	-	-
Large community education	C	C	C	C	C	C
Large community education, adult	C	C	C	C	C	C
Outdoor farmers' market	-	C	C	C	C	C
Parking facilities	C	C	C	C	C	-
Small community care	P	-	-	-	-	-
Small community education	P	P	P	-	P	-
Sports park	-C	C	-	C	C	-
Utility civic	C	C	C	C	C	C
<i>Residential Uses</i>						
Affordable housing projects	P	P	P	C	C	C
Bed and breakfast inns	C	C	C	-	-	-
Homeless shelter	-	P	C	-	-	-
Permanent residential uses that are allowed in the R7 District when part of a mixed-use development	p ⁽⁶⁾	p ⁽⁶⁾	p ⁽⁶⁾	C	C	C

Title 17: Zoning Code

Use	CO	CG	CD	M	OLM	CM
Permanent residential uses that are allowed in the R7 District when not part of a mixed-use development	C	C	C	C	C	C
Residential, Semi-transient	C ⁽⁷⁾	C ⁽⁷⁾	C	-	-	-
Residential, Transient	C ⁽⁷⁾	C	P/C ⁽⁸⁾	C	-	C
Other Use Types						
Commercial minor antennas (>35 and ≤100 ft in height), Minor antennas, Classes C and D, and major telecommunications facilities	C	C	C	C	C	C
Minor antennas, Classes A and B	P	P	P	P	P	P
Minor telecommunications facilities and commercial minor antennas (≤35 feet in height) ⁽¹⁾	P	P	P	P	P	P
New development comprising ≥ 20,000 square feet of floor area	-	-	-	C	-	C
New development comprising ≥ 25,000 square feet of floor area	-	-	C	C	-	C
New drive-through uses	-	-	-	-	-	-
<p>P = Permitted Use C = Conditional Use Permit, Planning Commission review CD = Conditional Use Permit, Planning Director review - = Use Not Allowed</p> <p>⁽¹⁾ Commercial uses allowed that have individual buildings exceeding 30,000 square feet in size. ⁽²⁾ Only when located on second floors ⁽³⁾ Permitted where uses are 1,500 square feet or less and the use is located within a footprint or space existing as of August 7, 2018; all other retail uses require a conditional use permit. ⁽⁴⁾ Except those which in the opinion of the Planning Director have the potential to be harmful, injurious, or detrimental to property or the general health, safety, and welfare of the City and its residents in which case a conditional use permit shall be required. ⁽⁵⁾ Allowed when secondary to a primary permitted use. ⁽⁶⁾ Live-work units are not permitted along the street frontage on Sebastopol Avenue, Healdsburg Avenue/Gravenstein Highway North, or Gravenstein Highway South, except by conditional use permit. ⁽⁷⁾ Allowed when part of a mixed-use development. ⁽⁸⁾ Permitted only when involving less than 50 rooms; conditional use permit required when involving 50 or more rooms.</p>						

Title 17: Zoning Code

Table 17.25-2: Development Standards in the Commercial, Office, and Industrial Zones

Development Standard	CO	CG	CD	M	OLM	CM
Maximum floor area, single establishment						
<i>Convenience sales and service or general retail uses</i>	5,000 sf	-	-	-	-	-
<i>Nonresidential uses, except for office uses</i>	-	35,000 sf	35,000 sf	-	-	-
<i>Nonresidential and nonindustrial uses</i>	-	-	-	35,000 sf	-	35,000 sf
<i>Exercise and food sales and service</i>	-	-	-	-	25,000 sf	-
Minimum lot area	6,000 sf	6,000 sf	6,000 sf	15,000 sf	130,680 sf	15,000 sf
Minimum lot width	60 ft.	-	-	60 ft.	150 ft.	60 ft.
Minimum new building height	-	-	2 stories	-	-	-
Maximum building height						
<i>Buildings and other facilities</i>	32 ft., 2 stories	32 ft., 2 stories	40 ft., 3 stories/ 50 ft. 4 stories ⁽¹⁾	35 ft., 2 stories ⁽²⁾	40 ft., 3 stories	35 ft., 2 stories ^(1,2)
<i>Accessory buildings</i>	17 ft., 1 story	17 ft., 1 story	17 ft., 1 story	17 ft., 1 story	17 ft., 1 story	17 ft., 1 story
<i>Deed-restricted affordable housing</i>	40 ft., 3 stories ⁽³⁾	40 ft., 3 stories ⁽³⁾	-	-	-	50 ft. 4 stories ^(1,3)
Minimum building setbacks						
<i>Front yard</i>	West side of South Main St: 10 ft. Other: N/A ⁽⁴⁾	0 ft. ⁽⁴⁾	0 ft.	15 ft. from existing curb or property line if there is no curb ⁽⁵⁾	20 ft./25ft ⁽⁶⁾	15 ft. from existing curb or property line if there is no curb ⁽⁵⁾
<i>Side Yard, Interior</i>	0 ft.	0 ft ⁽¹⁾	0 ft.	0 ft.	0 ft.	0 ft
<i>Side Yard, Corner</i>	0 ft.	0 ft.	0 ft.	0 ft	0 ft.	0 ft.
<i>Rear Yard, Main Building</i>	5 ft.	5 ft.	0 ft.	0 ft.	0 ft.	0 ft.
<i>Rear Yard, Main Building when abutting residential district</i>	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
<i>Rear Yard, Accessory building</i>	3 ft.	3 ft.	3 ft.	0 ft	0 ft	0 ft
<i>Rear Yard, Parking</i>	6 ft.	6 ft.	6 ft.	0 ft.	0 ft	0 ft.

Title 17: Zoning Code

Development Standard	CO	CG	CD	M	OLM	CM
<i>Special Setbacks – commercial outdoor barbecues</i>	-	10 ft from property line; see SMC 17.300	10 ft from property line; see SMC 17.300	10 ft from property line; see SMC 17.300	-	10 ft from property line; see SMC 17.300
<i>Special Setbacks – commercial beekeeping</i>	-	See SMC 17.300	-	See SMC 17.300	See SMC 17.300	See SMC 17.300
Maximum Floor area ratio , not including residential except for purposes of calculating minimum FAR	1.5	1.5	Minimum (new buildings): 1.0 Maximum: 2.5	0.75	1.5	0.75
Maximum residential density	1 DU/2,900 sf lot area ⁽⁷⁾	1 DU/2,000 sf lot area ⁽⁷⁾	1 DU/1,000 sf lot area ⁽⁷⁾	1 DU/2,000 sf lot area ⁽⁷⁾	1 DU/2,000 sf lot area ⁽⁷⁾	1 DU/1,750 sf lot area ⁽⁷⁾
Minimum usable open space	50 sf/DU	50 sf/DU	50 sf/DU	50 sf/DU	50 sf/DU	50 sf/DU
Buffering/screening	If abutting a lot in any residential district, screening shall be provided along the entire abutting residential lot by dense landscaping, including screen-type trees, or by a solid fence of six feet in height.					
Transitional sites	See Chapter 17.320 for standards for commercial, industrial, and other-non-residential developments located next to residential districts.					
<p>ac = acre ft. = feet sf = square feet DU = dwelling unit N/A = not applicable</p> <p>⁽¹⁾ Four stories and 50 ft. allowed for projects with residential uses, including hotel rooms, on upper floors, provided a Conditional Use Permit obtained, and the Planning Commission finds that the project design provides appropriate massing, height transitions and variations, and suitable relationships to neighboring sites.</p> <p>⁽²⁾ Additional height may be permitted by a Conditional Use Permit, if each yard is increased by one foot for each foot in additional height up to a height of 40 feet and three stories.</p> <p>⁽³⁾ Provided, that front, side, and rear setbacks for the third story are equal to a minimum of 10 feet beyond required second story setbacks.</p> <p>⁽⁴⁾ Buildings should provide a zero first floor front setback, unless the Design Review Board determines a different setback is appropriate due to site conditions, existing improvements, provision of pedestrian amenities, or the neighborhood context.</p> <p>⁽⁵⁾ No front setback shall be required for buildings not fronting on a public street.</p> <p>⁽⁶⁾ 20 feet for buildings of up to 30 feet in height, and 25 feet for buildings of more than 30 feet in height.</p> <p>⁽⁷⁾ With mixed-use (residential and office) development, the entire lot area may be used to calculate the maximum residential density.</p>						