

ARTICLE 2. DIVISION 5.

COMMERCIAL DISTRICTS

Section 18-71: Purpose statements

A. CB, Community business

This district is intended to integrate appropriately scaled office, retail, and personal service uses with adjacent or surrounding residential neighborhoods. The purpose of the CB district is to create convenient, walkable nodes that serve the day-to-day needs of nearby residents. Ideally, these nodes should be located at street intersections and may be created on infill sites or through redevelopment. To ensure that the allowed uses are compatible with the surroundings and consistent with this intent, building size limits may be imposed, along with other spatial standards, to regulate the scale of the development and minimize additional vehicular traffic.

B. RB, Regional business

This district is intended to accommodate the range of retail and service uses serving the broad needs of the community and surrounding region. Larger-scaled retailers, auto-related businesses, and similar uses, not generally appropriate for or out of character with the CB district, are permitted. While the RB district should be located primarily along arterial roadways, care should be taken to ensure compatibility with adjacent uses, allow for pedestrian movement, and minimize conflicts with traffic along abutting streets. Generally, these areas are already developed and are likely to undergo change only through business turnover, infill, or redevelopment.

C. CS, Commercial services

This district is intended to accommodate intense business uses that frequently require outdoor storage, may involve machinery, and have minimal customer traffic. Uses include building contractors, repair services, wholesaling, and some light industry. The CS district is intended to be located near industrial areas and may serve as a transitional district between industrial and commercial uses.

D. O&I, Office and institutional

This district is intended to accommodate professional and medical offices, institutions of various sizes, places of assembly, and complementary uses without the added traffic and development intensity associated with broad commercial and retail activities. The O&I district is well suited to supporting higher education and health care centers and office uses, along with complementary uses such as small-scale retail, services, and restaurants. When appropriate conditions are met, residential uses, in combination with compatible office and institutional uses, are appropriate within this district to support a desirable live/work environment.

Section 18-72: Commercial use table

The uses prescribed in Table 18-72 are permitted as principal uses in commercial districts if required applicable conditions and approvals are met. Uses not listed in this table are prohibited in these districts, pursuant to Section 18-19: Uses. For permitted accessory and temporary uses, refer to article 3 of this chapter.

Table 18-72: Use table for commercial districts						
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited						
Principal use	Additional standards	CB	RB	CS	O&I	
Civic and institutional						
Assembly						
Civic club or lodge, private		P	P	P	P	P
Community center		P	P	P	P	P
Entertainment and trade		P	P	P	P	P
Religious		P	P	P	P	P
Chemical dependency treatment facility		P				P
Daycare, adult or child	Section 18-138	C	C	C	C	C
Domestic violence shelter		P	P	P	P	P
Dormitory, fraternity, or sorority house	Section 18-140					C
Government facilities excluding of rights-of-way		P	P	P	P	P
Hospital	Section 18-153					C
Library		P	P	P	P	P
Nursing home		P				P
Public parks, playgrounds, boat ramps		P	P	P	P	P
Rehabilitation facility		P				P

Table 18-72: Use table for commercial districts

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited						
Principal use	Additional standards	CB	RB	CS	O&I	
Civic and institutional						
School	Section 18-167					
College or university					P	
Primary and secondary		C	C		C	
Trade, business, technical, and vocational			P	P	P	
Commercial						
Alternative financial services	Section 18-123		C	C		
Animal hospital, veterinary clinic	Section 18-124					
No outdoor pens or runs		P	P	P	P	
With outdoor pens or runs		C	C	C	C	
Art gallery		P	P	P	P	
Artisan food and beverage production	Section 18-125	C	C	C		
Auction house	Section 18-128		C	C		
Banks and financial institutions		P	P	P	P	
Commercial parking	Section 18-132	C	C	C	C	

Table 18-72: Use table for commercial districts						
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited						
Principal use	Additional standards	CB	RB	CS	O&I	
Commercial						
Commercial recreation, indoor						
Drop-in childcare		P	P	P	P	P
Electronic gaming establishment	Section 18-142	C	C	C	C	
General, large: building footprint greater than 2,000 sq. ft.			P	P	P	
General, small: building footprint up to and including 2,000 sq. ft.		P	P	P	P	
Commercial recreation, outdoor	Section 18-133					
General, large: building footprint greater than 5,000 sq. ft.		P	P			
General, small: building footprint up to 5,000 sq. ft.		P	P			
Golf course			C			
Golf driving range			C	C	C	
Zoo			S	S	S	
Crematory		P	P	P	P	P
Equipment repair		P	P	P	P	
Exterminating services			P	P	P	
Farmers' market	Section 18-145	C	C	C	C	

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Principal use	Additional standards	CB	RB	CS	O&I	
Commercial						
Food catering services		P	P	P		
Funeral home and mortuary		P	P	P	P	
General business services	Section 18-146	C	C	C	C	
General personal services		P	P	P	P	
General retail	Section 18-147					
Large: building footprint 40,001 sq. ft. or larger		C	C	C		
Medium: building footprint 5,001 - 40,000 sq. ft.		P	P	P		
Small: building footprint up to 5,000 sq. ft.		P	P	P		
Heavy equipment sales, rentals, services			P	P		
Home maintenance services		P	P	P		
Kennel, commercial	Section 18-154	C	C	C		
Laboratory			P	P	P	
Laundry service		P	P	P		

Table 18-72: Use table for commercial districts

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited						
Principal use	Additional standards	CB	RB	CS	O&I	
Commercial						
Lodging	Section 18-157					
Homestay		C	C	C	C	C
Hotel/motel		P	P	P	P	P
Whole house		C	C	C	C	C
Marina		P	P	P	P	
Movie theater			P	P	P	
Nightclub	Section 18-161	C	P	P	P	
Offices		P	P	P	P	P
Recreation facility, private		P	P	P	P	P
Restaurant		P	P	P	P	P
Spas and health clubs		P	P	P	P	P
Studio, performing art, fine art, dance, martial arts		P	P	P	P	P
Truck stop	Section 18-172		C	C	C	
Urban farm	Section 18-174	C	C	C	C	
Vehicle renting	Section 18-175		C	P	P	

Table 18-72: Use table for commercial districts

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	CB	RB	CS	O&I
Commercial					
Vehicle repair and service	Section 18-176				
Major			C	C	
Minor		C	C	C	
Vehicle sales/leasing	Section 18-177		C	C	
Vehicle wash	Section 18-179		C	C	
Water transportation		P	P	P	P
Industrial					
Brewery or distillery	Section 18-129		C	C	
Micro		C	C	P	
Small/regional			C	C	
Manufacturing				C	
Building materials or product sales			P	P	
Bus and taxi services			P	P	
Contractor storage yard	Section 18-136		C	C	
Laundry services, industrial				P	
Motion picture production and distribution	Section 18-159			C	
Moving company	Section 18-160		C	P	

Table 18-72: Use table for commercial districts						
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited						
Principal use	Additional standards	CB	RB	CS	O&I	
Industrial						
Nursery and greenhouse	Section 18-162					
Including retail sales		C	P	P		
Not including retail sales				P		
Outdoor storage	Section 18-163			C		
Railroad facilities	Section 18-164					
Freight				C		
Passenger		C	C	C	C	
Self-storage facility	Section 18-168					
Indoor				C		
Outdoor				C		
Utility and public facility	Section 18-173					
Major			C	P	C	
Minor		P	P	P	C	
Warehouse and distribution center	Section 18-180			C		
Wholesale business	Section 18-181			C		
Wind energy conversion system	Section 18-182			S		

Table 18-72: Use table for commercial districts						
Key: P = Permitted, C = Permitted with Conditions, S = Special Use Permit Required, Blank = Prohibited						
Principal use	Additional standards	CB	RB	CS	O&I	
Industrial						
Wireless telecommunication facility	Section 18-183	C	C	C		C
Residential						
Assisted living residence	Section 18-127					C
Continuum of care community	Section 18-135	C				C
Dwelling unit						
Commercial district mixed use	Section 18-131	C	C			C
Family care home	Section 18-144					C
Group home residential	Section 18-149	S	S	S		S
Group home supportive	Section 18-150					
Large		C				C
Medium		C				C
Small		C				C

Section 18-73: Dimensional standards

A. Dimensional standards

Development and new lots in the commercial districts shall conform to the standards prescribed in Table 18-73: Relevant district-specific standards shall also apply (see figures 18-73.1: Commercial districts dimensions and 18-73.2: Commercial districts example). For lots subject to frontage standards per article 5, division 6 of this chapter, the frontage standards shall apply.

Table 18-73: Commercial districts dimensional standards					
	CB	RB	CS	O&I	
Lot requirements					
Minimum lot area (square feet)	None	22,000	15,000	15,000	
Minimum lot width (feet)	50	80	80	80	
Minimum setbacks (feet)					
Front	10	20	20	20	
Side street	10	20	20	20	
Side interior	0	0	0	0	
Side interior, residential adjacent (zoning only)	25	50	50	25	
Rear	5	15	15	20	
Rear, residential adjacent (zoning only)	25	25	25	25	
Building size					
By-right height (feet)	45	45	35	45	
Optional height increase (feet)		96		96	
Maximum building footprint (percent of total lot area)	30	40		40	
Residential requirements	See Section 18-131: Commercial districts - mixed use				

Section 18-73

Figure 18-73.1: Commercial districts dimensions

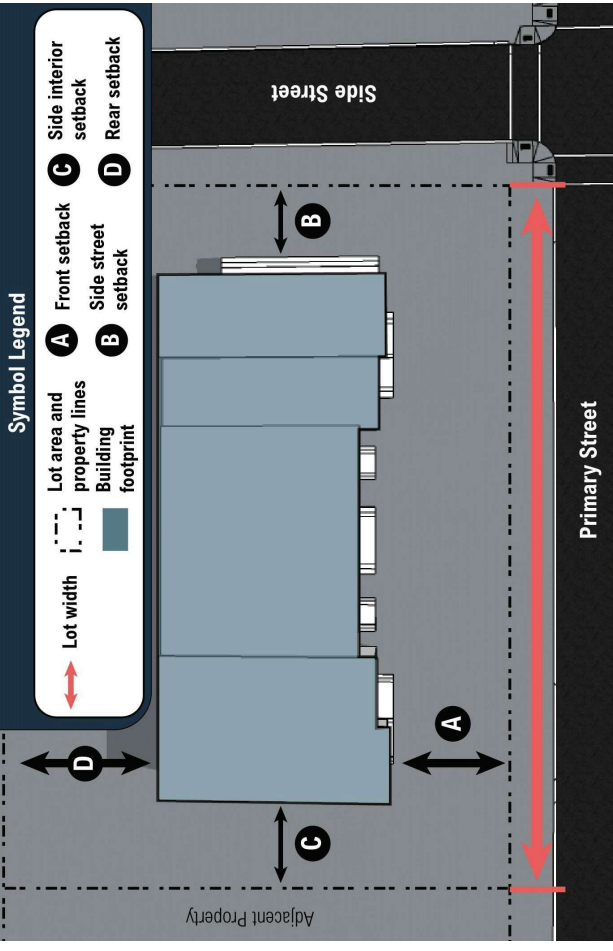
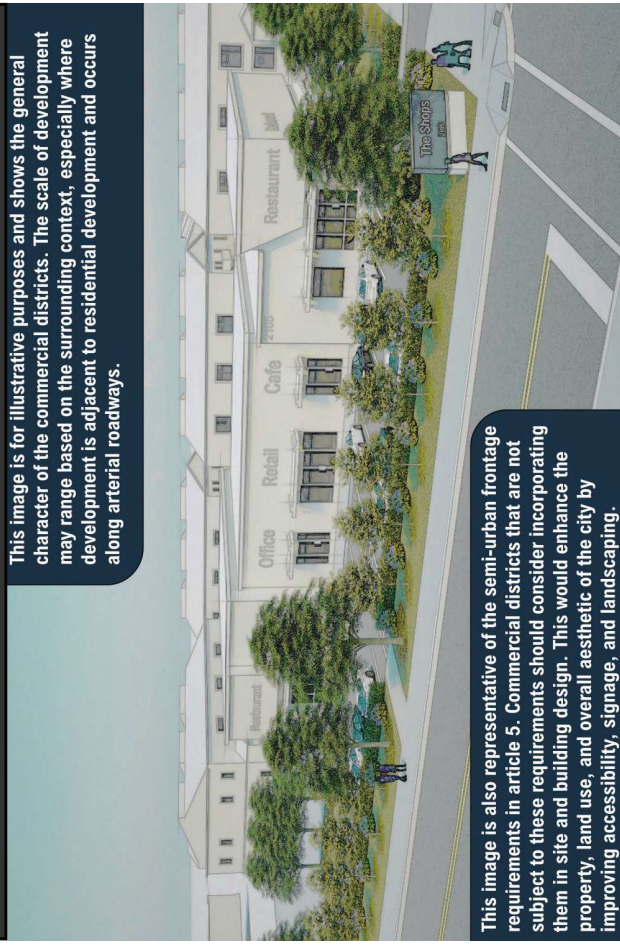


Figure 18-73.2: Commercial districts example



B. Optional building height increase

In the RB and O&I districts, building height may be increased above the by-right height. New buildings or developments that increase the by-right height shall provide a development transition using graduated building height and mass in the form of building step-backs.

1. That portion of the building above the by-right height, shall be stepped back from front and side lot lines at a ratio of one foot for every foot of building height. For example, for a 60-foot-tall building, the portion of the building from 45.1 feet to 60 feet in height shall have a 60-foot step back from lot lines (see Figure 18-73.3 Building step backs).
2. When adjacent to single-dwelling residential zoning, step backs shall also be applied to any shared lot lines.

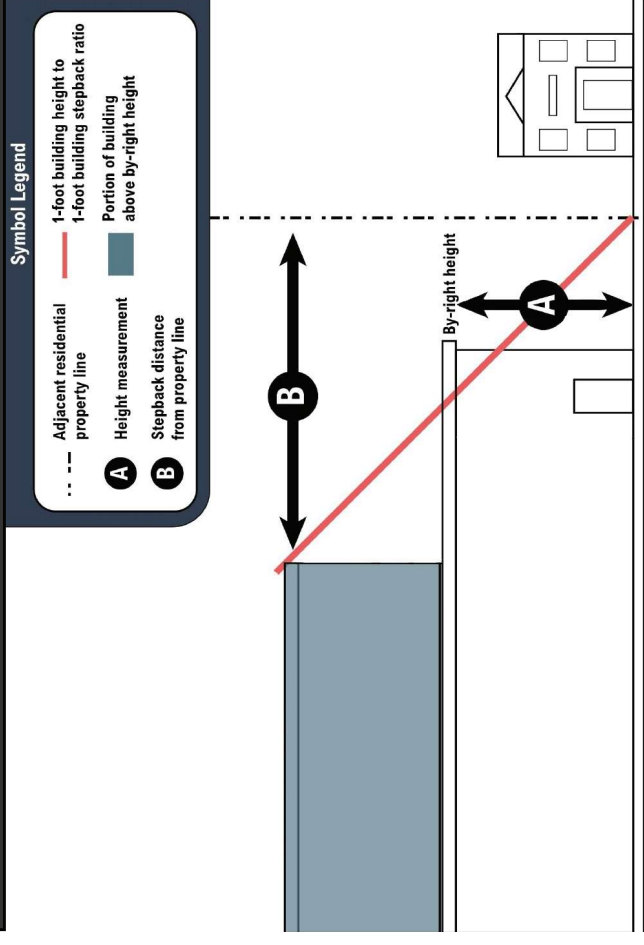
C. Residential compatibility standards

When nonresidential uses are proposed on lots adjacent to a lot zoned for single-dwelling residential use, the following standards shall apply:

1. The following uses or features shall be prohibited within 200 feet of single-dwelling residential zoning:
 - a. Outdoor amplified sound, including public address/ loudspeaker systems; and
 - b. Outdoor storage.
2. Parking

Off-street parking shall be limited to one or more of the following locations. The locations are listed in priority order and shall be applied in the highest location from this list. For lots subject to frontage standards per article 5, the frontage standards shall apply.

Figure 18-73.3: Building step-backs



- a. Adjacent to off-street parking lots serving nonresidential uses on abutting lots.
- b. Adjacent to lot lines shared with nonresidential zoning and development.
- c. Adjacent to lot lines shared with mixed-use development.
- d. Behind the building.
- e. In front of the building.
- f. Adjacent to lot lines shared with residential uses.
- g. Any parking designated for trucks, recreational vehicles, and other large vehicles shall not be located within 75 feet of a lot line shared with a single-dwelling zoned lot, nor within 25 feet of any street.

3. Relationship to surrounding uses

- a. Multi-building developments shall be configured to place the tallest and largest buildings within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential uses.
- b. Pedestrian and bicycle connections to adjacent single dwelling residential uses shall be provided to facilitate non-motorized transportation between residential and nonresidential uses.
- c. Nonresidential buildings exceeding 35 feet in height shall be broken up into modules or wings with the smaller or shorter portions of the building located adjacent to uses and the taller or larger portions away from single dwelling zoning.

4. Facade configuration

Service functions (e.g., refuse collection, incidental storage, etc.) shall be integrated into the architecture of the building unless an alternative location places these functions farther from adjacent single-dwelling zoning.

5. Operation

- a. Nonresidential uses with outdoor components (e.g., outdoor dining, performance areas) shall not be located within 200 feet of a residential zoning district, as measured from the component to the residentially-zoned lot line.
- b. Loading or unloading facilities shall not be located within 200 feet of any residential zoning district.

(Ord. No. O-2021-75, §2, 11-3-2021; Ord. No. O-2022-41, §7, 6-7-2022)

Section 18-74: District-specific standards

In the office and institutional district, the following standards shall apply:

- A. Exterior building materials for new construction shall be limited to the following materials, which may be used in any combination:
 1. Wood;
 2. Stucco, including synthetic stucco material;
 3. Brick;
 4. Shingles;
 5. Vinyl or fiber cement board designed to resemble wooden lap siding or shingles;
 6. Glass and glass framing materials;
 7. Architectural concrete and concrete products;
 8. Metal, not to exceed 49% of the area of the front facade;
 9. Natural or manufactured stone products; and
 10. Ceramic products.
- B. Roofing materials for new construction shall be limited to the following:
 1. Tile;
 2. Shingles;
 3. Metal; or
 4. A combination of the above-listed materials.
 5. In the case of a flat roof, a membrane material may be used.

(Ord. No. O-2022-41, §8, 6-7-2022)

Sections 18-75 - 18-85: Reserved.