

Chapter 18.275
MXD PLANNED MIXED USE DISTRICT

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18.275.010 Statement of intent

The zoning of property to the MXD, Planned Mixed Use District, is intended to create a dynamic walkable, mixed-use environment, provide a range of housing choices in close proximity to each other, and to create quality usable public spaces. In addition, the MXD district proposes high standards of design for buildings, infrastructure, and landscaping as well as guarantees a high degree of pedestrian and vehicular connectivity. Streets and squares feel enclosed by buildings located close to the streets. Streets will be utilized for on-street parking but will be designed to allow for slow speeds. As part of this District, the development process will be expedited for developments. This planned zoning district is intended for those areas Master Planned as office or commercial, or where a special study has been undertaken that recommends a nonresidential-focused mixed use development. This District is not intended for areas Master Planned for residential development.

(History: Ord. ZRR-2829 §4, 2009; ZRR-2478 §3, 2004)

18.275.020 Permitted uses

No building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, moved or altered, except for one or more of the following uses, subject to the development and performance standards set forth in Section 18.275.050 (intensity of uses is governed by sub-zone, lot location and parking requirements as found in the Mixed Use Design Standards):

- A. Single-family and multi-family dwellings.
- B. Any use permitted in District CP-2 subject to applicable development and performance standards except for those differences listed below.
- C. Assisted living.
- D. Elderly housing.
- E. Public buildings.
- F. Public or private schools.
- G. Public or private parks and playgrounds.
- H. Religious facilities.

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- I. Auditoriums.
- J. Arenas.
- K. Communication antennas mounted on existing structures.
- L. Conference facilities.
- M. Convention centers.
- N. Hotels and lodging.
- O. Sports or recreational facilities of all types.
- P. Accessory residential units.
- Q. Roof-mounted wind turbine(s) and wind turbines mounted on parking lot light poles.
(History: Ord. ZRR-2836 §10, 2010; ZRR-2829 §5, 2009; ZRR-2478 §3, 2004)

18.275.030 Height and area regulations

The maximum height of buildings and the minimum dimensions of lots and yards shall be as follows, except as otherwise provided in Chapter 18.420:

- A. Height of each building is determined by sub-zone and type of building as identified in the Building Height section of the Mixed Use Design Standards.
- B. Setbacks of each building are determined by the sub-zone and type of building as identified in the Building Envelopes section of the Mixed Use Design Standards.
(History: Ord. ZRR-2829 §6, 2009; ZRR-2478 §3, 2004)

18.275.040 Parking regulations

- A. Parking setback: No parking area shall be located within 10 feet of any street right-of-way.
- B. The parking requirement of each building is controlled by the sub-zone and type/use of building as identified in the Parking Requirements section of the Mixed Use Design Standards.
- C. On-street parking spaces may be counted towards the minimum requirements as set forth above, provided the on-street spaces are located on an adjacent or internal street that allows on-street parking. On-street parking spaces being counted towards the credit must be identified on plans at time of submittal to the City.
(History: Ord. ZRR-2829 §7, 2009; ZRR-2478 §3, 2004)

18.275.050 Development and performance standards

- A. Merchandise, which may be appropriately displayed outside a building, shall be kept off the public sidewalks, parking lots, landscaped areas, and streets, and shall not occupy an area greater than 10 percent of the ground floor area of the nonresidential portion of the adjacent building. All merchandise shall be displayed on a concrete or similar harden

- surface. No merchandise (including motorcycles, scooters, and automotives) may be left outdoors when the business is not open.
- B. Drive-up or walk-up service may be permitted as part of final development plan approval. The drive-up or walk-up restaurants shall be integrally designed into the development, and the drive-thru lane and drive-thru window may not be located adjacent to the public street network or drives.
 - C. No smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building, and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.
 - D. The sale and consumption of cereal malt beverages and alcoholic liquor shall be subject to the provisions set out in Section 18.260.050, and as required in Chapters 5.12, 5.20, and 5.48, as applicable.
 - E. Eating/Drinking establishments may have an outdoor eating area as designated on a plan. Any outdoor eating areas on public right-of-way shall be subject to a right-of-way maintenance agreement.
 - F. The canopy structure over the gas pumps shall be located behind or to the rear of the main gas station building but not adjacent to a perimeter public street. No servicing or storage of cars is permitted.
 - G. Communication antennas may be installed on any existing structure (such as a building, utility pole, water tower etc., but excluding single-family residences and accessory uses) 3 stories in height or greater but no less than 35 feet provided that the additional antennas shall add no more than 20 feet to the height of said existing structure. Communication antennas which are architecturally compatible to the building architecture may locate on non-residential buildings less than 3 stories or 35 feet in height, subject to final development plan approval. Associated equipment may be in height, subject to final development plan approval. Associated equipment may be permitted on the roof so long as it is screened from view in accordance with Section 18.450.100. Ground mounted equipment is subject to the performance standards outlined in Section 18.395.070 (H-N).
 - H. Clubs and drinking establishments are required to obtain a Special Use Permit if the walls of the facility are within 200 feet of a residential zoned property which is not included in the MXD zoned development.
 - I. Wind turbines may be installed on any non-single-family structure (such as a building, water tower, etc.) three stories in height or greater but no less than 35 feet provided that the wind turbines shall add no more than 20 feet to the height of said existing structure. Wind turbines which are architecturally compatible to the building architecture may be located on non-residential buildings less than three stories or 35 feet in height, subject to final development plan approval. The maximum height which may be approved for a roof-mounted wind turbine on a non-residential building less than three stories or 35 feet

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in height shall be equal to one-half the height of the building, measured from the surface of roof on which the turbine is mounted to the highest point of the wind turbine structure, including blades, if applicable. Associated equipment may be permitted on the roof so long as it is screened from view in accordance with Section 18.450.100. The roof-mounted wind turbine itself is exempt from the screening provisions of this subsection for optimum functionality of the turbine.

- J. Wind turbines may be installed on parking lot light poles. The mounting height for parking lot light fixtures shall not exceed 33 feet as measured to the top of the fixture from grade. Twenty percent (20%) of the height of the light pole may be added above the light fixture for the purpose of installing a wind turbine. The overall height of the parking lot light pole and wind turbine shall not exceed 40 feet, measured to the highest point of the wind turbine structure, including blades, if applicable. The wind turbine and any required appurtenances shall be painted to match the light pole and fixture.

(History: Ord. ZRR-2836 §11, 2010; ZRR-2829 §8, 2009; ZRR-2795 §4, 2009; ZRR-2478 §3, 2004)

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