This Zoning Code Amendment involves complete retirement of existing CMC Chapters 18.50: Core Commercial-Employment District (CE), 18.60: Main Street District and Zones (MS), 18.65: Main Street Retail Commercial Zone (MSR), 18.70: Main Street Mixed Use Zone (MSM), 18.75: Main Street General Employment Zone (MSG), 18.80: Main Street Civic Zone (MSC), and 18.85: Main Street Design Overlay (MSDO) and replacement by the following new Chapters in their entirety where noted.

Chapter 18.60
CENTRAL MIXED USE ZONE (CMU)

Sections:
18.60.010 Purpose.
18.60.020 Permitted uses.
18.60.030 Conditional uses permitted.
18.60.040 Prohibited uses.
18.60.045 Applicability of development and design requirements.
18.60.050 Development requirements.
18.60.060 Design requirements.
18.60.070 Signs.

18.60.010 Purpose.
The Central Mixed Use (CMU) zone supports active uses in the heart of the Town Center and historic city center, decreasing dependency on automobiles and creating a self-sustaining and interconnected geography with myriad services and attractions. Complementary commercial, civic, office and residential uses create a dynamic, mixed-use environment. Preferred development incorporates active first-floor commercial uses with upper-story residential or office uses that increase the level of activity in the Town Center core, with multistory design that engages ground-floor users and passers-by while creating a sense of enclosure along the street. Building and site design function together to create a unified, inviting streetscape with attractive facades and functional design of entrances, lighting, and vehicle and bike parking areas. The CMU zone standards guide new development and redevelopment that create a walkable center focused on health and wellness, community and culture, and shopping and dining that serves the entire Cornelius community and attracts visitors from beyond the city.

18.60.020 Permitted uses.
The following uses and their accessory uses are permitted outright:
(A) General retail.
(B) Commercial amusements, including but not limited to, pool hall, Internet and video game center, dance hall or theater, when enclosed in a building.
(C) Artisan manufacturing where a minimum of 25 percent of the floor area is devoted to retail sales or display, including but not limited to, bakery, brewpub, specialty foods production, artisan studio such as pottery, metalwork, or jewelers.
(D) Service commercial, including but not limited to barber, banks, laundry or dry cleaning, repair shops.
(E) Sales, service or repair of nonmotorized sporting equipment, such as bicycles, skis, snowboards, skates, and general sporting goods, inclusive of electric bicycles and stationary exercise machines that incorporate motors such as treadmills.
(F) Office, business, professional, medical/dental, veterinarian including indoor animal boarding.
(G) Restaurant, eating and drinking establishments without drive-in service. May include outdoor seating areas, subject to CMC 18.60.060(H).
(H) Commercial lodging, including hotel, motel and bed and breakfast.
(I) Residential dwelling units located above ground floor, with the exception that regulated affordable housing units may be located on the ground floor.
(J) Single-family residences existing at the time of adoption. Residences may be subject to CMC 18.135.020, Nonconforming Structures.
(K) Cultural and educational resource facilities.
(L) Health care and social service offices.
(M) Government structure or use including but not limited to public and private park, playground, library, museum, fire station, community center, noncommercial recreational facilities.
(O) Type A or Type B mobile vendor, as described in Chapter 5.35 CMC.
(P) Outdoor display and storage, subject to CMC 18.60.060(I).

18.60.030 Conditional uses permitted.
The following uses and their accessory uses are permitted when in accordance with Chapter 18.105 CMC:
(A) A planned unit development conditional use as provided under Chapter 18.110 CMC.
(B) Ground floor residential dwelling units.
(C) Church, and associated church activities.
(D) Certified child care center.
(E) Commercial parking lot or garage.
(F) Building height in excess of 40 feet in height.
(G) Outdoor display or storage in excess of the allowances in CMC 18.60.060(I).

18.60.040 Prohibited uses.
In the CMU zone the following uses are not allowed: Only uses specifically listed in CMC 18.60.020 and 18.60.030, and uses similar to these, are permitted in this district. The following uses are expressly prohibited: heavy industrial uses; self-service storage; automobile drive-up, drive-in and drive-through uses; automobile, truck, recreational vehicle storage, repair, fuel and/or sales; and marijuana facilities.

18.60.045 Applicability of development and design requirements.
(A) New buildings must meet all standards of this chapter.
(B) Redevelopment valued at 50 percent of the building’s assessed value or more or expansions of more than 50 percent of the building’s gross floor area shall meet all standards for any expanded portions of the building and shall meet CMC 18.60.060(B), (C), and (F) for the entire building.
(C) Redevelopment valued at less than 50 percent of the building’s assessed value that does not expand the gross floor area of the building by more than 10 percent shall be exempt from compliance with CMC 18.60.060 and the expanded portion shall use materials that substantially match the originals. CMC 18.135.020, Nonconforming Structures, shall apply.
(D) Redevelopment valued at less than 50 percent of the building’s assessed value that includes expansions of existing gross floor area by 10 to 50 percent shall either:
   (1) Meet CMC 18.60.060(B), (C), and (F) for any expanded portions of the building; or
   (2) Use materials that substantially match the originals for any expanded portions of the building.

18.60.050 Development requirements.
(A) Lot Size. No minimum lot size is required. All lots must be functional and meet the minimum setback and parking requirements.
(B) Setback Requirements. For purposes of this section, the Adair or Baseline Street frontage shall be deemed the front lot line for any lots with multiple frontages including frontage on Adair or Baseline Street.
   (1) Front Setbacks. The front building setback shall be a minimum of zero and a maximum of ten feet, unless the setback area is developed as an enhanced setback area consistent with CMC 18.60.060(E). No vehicular parking, storage, access or other vehicular use is permitted within the front yard setback, except for a single driveway to access an off-street parking area.
   (2) Side Setbacks. The minimum building setback at a side lot line shall be zero. The maximum street side yard setback shall be ten feet, unless the setback area is developed as an enhanced setback area consistent with CMC 18.60.060(E). No vehicular parking, storage, access or other vehicular use is permitted within the street side yard setback, except for a single driveway to access an off-street parking area.
   (3) Rear Setbacks. The minimum building setback at a rear lot line shall be zero.
(C) Height of Buildings.
   (1) Buildings may be a maximum of three stories or 40 feet in height, whichever is less.
   (2) Buildings shall be a minimum of 16 feet in height. The minimum height is intended to maintain a sense of enclosure of the street. Single-story buildings shall incorporate false fronts, parapets, or other design elements that reach the minimum height along the entire length of the building.

18.60.060 Design requirements.
(A) Building Frontage on Adair and Baseline. For lots with frontage on Adair or Baseline Street, buildings shall occupy the full width of the parcel’s frontage on Adair or Baseline Street with a maximum front setback of zero feet, with the following exceptions:
   (1) One driveway to access an off-street parking area; and/or
   (2) A pedestrian accessway perpendicular to Adair or Baseline Street with a maximum width of 12 feet connecting Adair or Baseline Street to a rear parking area or midblock alley; and/or
   (3) Up to 40 percent of the building frontage may be set back up to 20 feet if the setback area is developed as an enhanced setback area consistent with CMC 18.60.060(E) or outdoor seating area consistent with CMC 18.60.060(H); and/or
(4) A chamfered corner for a building at the intersection of two streets may be set back from the lot frontage for a maximum width of 20 feet along the lot frontage.

(B) Entrances and Orientation. Building entrances shall define the building’s orientation toward the street. Buildings shall be oriented directly onto the Adair and Baseline Street frontages or at the corner to create a cohesive, pedestrian-oriented character along those streets.

(1) Main Entrances. Buildings shall provide at least one main entrance facing the street; for lots with a frontage along Adair or Baseline Street, at least one main entrance shall face Adair or Baseline Street or be oriented to the corner of two streets. Main entrances shall be clearly defined and distinguished from other parts of the building by at least one of the following design elements:
   
   (a) Recessed entry.
   
   (b) Entry surrounds such as arches, columns, insets and design elements above and/or flanking the entrance.
   
   (c) Transom windows above the entrance door.

(2) Secondary Entrances. A secondary entrance must be provided along all facades facing a mid-block alley, and may be provided on any other façade.

(3) All entrances shall be served by a direct and convenient pedestrian connection from the nearest street frontage, either by being located along the frontage or connected by a pedestrian path.

(4) All entrances must have a light source to illuminate the entrance

(C) Weather Protection. Weather protection shall consist of permanent canopies, awnings or arcades; canvas or fabric awnings are not considered permanent for the purposes of this standard because of their short life span. Weather protection elements shall extend at least five feet beyond the building façade with a minimum vertical clearance of at least eight feet.

   (1) Weather protection shall be provided over at least the full width of all main building entrances on all street frontages.

   (2) Weather protection shall be provided along at least 50 percent of the building frontage for Adair and Baseline Street frontages, including weather protection provided over the main entrance.

   (3) Weather protection features may extend over the right-of-way, provided they are approved by the City Engineer.

(D) Corner Enhancements. Buildings on corners where one leg of the corner is Adair or Baseline Street shall have an entry located at the corner and include one of the following features:

   (1) Tower element, defined as an architectural feature that projects above the surrounding building, that has a separate roof structure and is uniquely identifiable from the rest of the building.

   (2) Chamfered corner with an entry on the chamfer.

   (3) Corner offset projecting from the main façade and/or incorporating distinctive materials compared to the main façade, and extending to a minimum height of one story.

   (4) Corner inset from the building face and developed as enhanced setback area consistent with CMC 18.60.060(E).

   (5) Accommodations or adjustment to these corner enhancement standards may be considered by the Community Development Director in cases where public infrastructure or equipment
(e.g., street light poles or utility boxes) create an impediment to accessing these corner features or entrances.

(E) Enhanced Setback Area. All setback areas between buildings and the street allowed under CMC 18.60.060(A)(3) shall be enhanced with the following improvements:

1. A paved area for use by pedestrians incorporating permanent amenities such as textured paving, planters connected to the earth and planting areas, seat walls and fences a maximum of 42 inches in height, outdoor lighting, short-term bicycle parking, kiosks, colonnades, drinking fountains, public art, etc.; or
2. A landscaped area incorporating groundcover and shrubs with a mature height of less than five feet to maintain visibility between buildings and the street, achieving 80 percent plant cover at maturity; or
3. A combination of the above and/or outdoor seating areas per CMC 18.60.060(H).

(F) Window coverage.

1. Ground-floor facades facing Adair and Baseline Street shall incorporate a minimum 25 percent of the ground floor wall area in transparent windows, display areas, or doorways.
2. Ground-floor facades facing all other public streets, excluding mid-block alleys, shall incorporate a minimum of 20 percent of the ground floor wall area in transparent windows, display areas, or doorways.
3. Ground-floor windows shall include sills at the bottom; bulkheads and piers; and a storefront cornice to separate the ground floor from the second story. Window sills shall be no more than two feet above grade along facades facing Adair and Baseline Streets, except for ground-floor residential uses.
4. Windows, doorways and other openings along the ground-floor facade shall be arranged to prevent a blank length of wall more than 20 linear feet along any street-facing façade, excluding facades facing the mid-block alleys. A blank wall is a wall that contains no openings such as windows or doorways within the ground-floor wall area.
5. Upper-story windows shall be vertically proportioned and repeated at regular intervals, with window trim at least two inches wide framing the windows.
6. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used for ground-floor windows.

(G) Façade Design.

1. Building Top. The building top must be distinguished from the building façade by a cornice, wall cap, or eaves provided with a pitched or overhung roof.
2. Building Base. Buildings of three stories or more shall incorporate features to distinguish the base of the building from the upper stories, including:
   a. A horizontal architectural element such as a masonry string course, ledge, or band that projects or recesses from the building face and extends across the façade.
   b. Use of distinct materials on the ground floor compared to upper stories to create a solid foundation. Ground floor materials shall be finished concrete, stone, brick, masonry or similar as determined by the Community Development Director as the predominant façade material.

(H) Outdoor Seating Areas. Outdoor seating areas are encouraged to increase pedestrian activity and interest along the street.

1. Outdoor seating areas shall be permitted on up to 25 percent of the gross site area.
(2) Outdoor seating areas are permitted anywhere on site, including within the enhanced setback area and the sidewalk fronting the site, as approved by the City Engineer. A minimum width of six feet shall be maintained for pedestrian movement along the sidewalk.

(3) Outdoor seating areas shall be approved through site design review.

(I) Outdoor Display and Storage. Outdoor display of merchandise and vendors shall be permitted within the enhanced setback area and the sidewalk, as approved by the City Engineer. Such outdoor display shall be limited to plants, gardening/floral products, food, books, newspapers, clothing, bicycles, and similar small items for sale or rental to pedestrians (i.e., non-automobile-oriented), and shall only be displayed during business hours. A minimum width of six feet shall be maintained for pedestrian movement along the sidewalk.

(1) Outdoor storage outside of business hours may only be approved through a site design review, which may include conditions limiting the size and requiring screening of such storage.

(2) Outdoor storage or display shall not exceed 10 percent of the gross site area unless approved as a conditional use.

18.60.070 Parking.

(A) Off-Street Parking Requirements. Off-street parking shall be provided in accordance with the standards in Chapter 18.145 CMC, as adjusted by the following provisions:

(1) On-street parking spaces adjacent to the street frontage of a building or tenant lease space shall be counted toward meeting the minimum off-street parking requirement. Twenty-two feet of uninterrupted street frontage shall count as a single parking space, rounded down to the nearest whole number.

(2) The minimum required off-street vehicle parking requirements in CMC 18.145.030 shall be reduced by 25 percent for all sites.

(B) Off-street parking areas shall be located to the side or rear of the lot. No parking areas shall be located between the front of the building and the street.

18.60.080 Signs.

(A) Signs within the CMU district shall conform to Chapter 18.175 CMC, and are subject to the following considerations:

(1) All signs should be architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the buildings.

(3) Signs should respect the immediate context of the building’s location and the overall character of the CMU district.

(4) Signs should enhance the primary design elements or unique architectural features of buildings.

(5) Modification to logos and corporate identifiers may be required to fit attractively in the space provided.

(6) Signs should be designed with the purpose of promoting commercial and street activity while enhancing the pedestrian experience.

(B) Sign Design and Materials
(1) Exterior materials, finishes, and colors should be the same or similar to those of the building or structures on site.
(2) Signs should be professionally constructed using high quality materials such as metal, stone, wood, brass plated, and exposed neon.
(3) Wall-mounted and free-standing LED signs are prohibited.
(5) Excessively bright colors or over-scaled letters shall not be used as a means to attract attention.

Chapter 18.65
CORRIDOR COMMERCIAL (CC)

Sections:
18.65.010 Purpose.
18.65.020 Permitted uses.
18.65.030 Conditional uses permitted.
18.65.040 Prohibited uses.
18.65.045 Applicability of development and design requirements.
18.65.050 Development requirements.
18.65.060 Design requirements.
18.65.070 Parking.
18.65.080 Signs.

18.65.010 Purpose.
The Corridor Commercial (CC) zone serves as the gateway to the Town Center Core, transitioning from a highway-oriented environment towards a main street character with smaller-scale businesses and attractions. Uses include commercial retail and services, along with opportunities for multifamily residential uses in a mixed use environment, civic uses including schools and parks as district anchors, and limited light industrial uses. The area is primarily defined by small, individual sites, with several large sites that connect and relate to the scale of surrounding uses. Pedestrian-scale development and streetscape standards inclusive of pedestrian and bicyclist amenities encourage users to experience the district on foot, while standards discourage automobile presence and auto-oriented uses. Development and redevelopment in this district creates a street presence along the N Adair and Baseline couplet, defined by primary entrances, building presence and landscaping. The CC zone standards guide new development and redevelopment that support active commercial and civic opportunities and an engaging street presence to welcome residents and visitors to the Town Center.

18.65.020 Permitted uses.
The following uses and their accessory uses are permitted outright:
(A) General retail.
(B) Indoor recreation and entertainment, including but not limited to, pool hall, internet and video game center, dance hall or theater, fitness or sports facility, when enclosed in a building.
(C) Artisan manufacturing where a minimum of 25 percent of the floor area is devoted to retail sales or display, including but not limited to, bakery, brewpub, specialty foods production, artisan studio such as pottery, metalwork, or jewelers.

(D) Service commercial, including but not limited to barbers, banks, laundry or dry cleaning, and repair shops. Drive-up window, drive-in, or drive-through facilities in conjunction with these uses existing at the time of adoption.

(E) Sales, service or repair of nonmotorized sporting equipment, such as bicycles, skis, snowboards, skates, and general sporting goods, inclusive of electric bicycles and stationary exercise machines that incorporate motors such as treadmills.

(F) Automobile, truck, marine and/or motorcycle service, fueling, repair, parts sales, and including custom vehicle assembly existing at the time of adoption; provided, that all operations other than storage are conducted within an enclosed structure and storage tanks are underground.

(G) Office, business, professional, medical/dental, veterinarian including indoor animal boarding.

(H) Restaurant, eating and drinking establishments without drive-in service. May include outdoor seating areas, subject to CMC 18.65.060(F).

(I) Fast food restaurant with drive-up window, drive-in, or drive-through facilities existing at the time of adoption.

(J) Commercial lodging, including hotel, motel and bed and breakfast.

(K) Residential dwelling units located above ground floor or behind nonresidential uses in the interior of the site such that they are set back a minimum of 50 feet from Adair or Baseline Streets, with the exception that regulated affordable housing units may be located anywhere on the site.

(L) Single-family residences existing at the time of adoption. Residences may be subject to CMC 18.135.020, Nonconforming Structures.

(M) Cultural and educational resource facilities.

(N) Health care and social service offices.

(O) Government structure or use including but not limited to public and private park, playground, library, museum, fire station, post office, community center, noncommercial recreational facilities.

(P) Certified child care center.

(Q) Type A or Type B mobile vendor, as described in Chapter 5.35 CMC.

(R) Outdoor display and storage, subject to CMC 18.65.060(G).

18.65.030 Conditional uses permitted.
The following uses and their accessory uses are permitted when in accordance with Chapter 18.105 CMC:

(A) Research and development.

(B) Light industrial uses, except those specifically listed in CMC 18.65.040.

(C) A planned unit development conditional use as provided under Chapter 18.110 CMC.

(D) School, public or private. Nursery, primary, middle, junior or senior high, college or university.

(E) Commercial parking lot or garage.

(F) Building height in excess of 40 feet.

(G) Outdoor display or storage in excess of the allowances in CMC 18.65.060(G).
18.65.040  Prohibited uses.
Only uses specifically listed in CMC 18.65.020 and 18.65.030, and uses similar to these, are permitted in this district. The following uses are expressly prohibited:
(A) Industrial uses.
(B) Distribution.
(C) Warehousing.
(D) Self-service storage.
(E) Automobile, truck, recreational vehicle storage and/or sales.
(F) Automobile, truck, marine and/or motorcycle service, fueling, repair, parts sales, rental, and including custom vehicle assembly.
(G) Automobile drive-through, drive-in, or drive-up service facilities.
(H) Marijuana facilities.

18.65.045  Applicability of development and design requirements.
(A) New buildings must meet all standards of this chapter.
(B) Redevelopment valued at 50 percent of the building’s assessed value or more or expansions of more than 50 percent of the building’s gross floor area shall meet all standards for any expanded portions of the building and shall meet CMC 18.65.060(B) and (E) for the entire building.
(C) Redevelopment valued at less than 50 percent of the building’s assessed value that does not expand the gross floor area of the building by more than 10 percent shall be exempt from compliance with CMC 18.65.060 and the expanded portion shall use materials that substantially match the originals. CMC 18.135.020, Nonconforming Structures, shall apply.
(D) Redevelopment valued at less than 50 percent of the building’s assessed value that includes expansions of existing gross floor area by 10 to 50 percent shall either:
   (1) Meet CMC 18.65.060(B) and (E) for any expanded portions of the building; or
   (2) Use materials that substantially match the originals for any expanded portions of the building.

18.65.050  Development requirements.
(A) Lot Size. No minimum lot size is required. All lots must be functional and meet the minimum setback and parking requirements.
(B) Setback Requirements. For purposes of this section, the Adair or Baseline Street frontage shall be deemed the front lot line for any lots with multiple frontages including frontage on Adair or Baseline Street.
   (1) Front Setbacks. The front building setback shall be a minimum of zero and a maximum of ten feet, unless the setback area is developed as an enhanced setback area consistent with CMC 18.65.060(D). No vehicular parking, storage, access or other use is permitted within the front yard setback, except for a single driveway to access an off-street parking area.
   (2) Side Setbacks. The minimum building setback at a side lot line shall be zero. No vehicular parking, storage, access or other use is permitted within the street side yard setback, except for a single driveway to access an off-street parking area.
   (3) Rear Setbacks. The minimum building setback at a rear lot line shall be zero.
(C) Height of Buildings.
(1) Buildings may be a maximum of three stories or 40 feet in height, whichever is less.
(D) Lot Coverage. A minimum of 10 percent of each lot, or multiple lots if developed concurrently, shall be landscaped and maintained free of buildings, pavement, or any other form of impermeable cover.

18.65.060 Design requirements.
(A) Building Frontage on Adair and Baseline. For lots with frontage on Adair or Baseline Streets, buildings shall occupy 50 percent of the width of the parcel’s frontage on Adair or Baseline Streets with a maximum front setback of zero feet. For through lots with frontage on Adair and Baseline Streets, the Adair Street frontage shall comply with this section. The following exceptions shall apply:
   (1) Up to 40 percent of the building frontage may be set back up to 20 feet if the setback area is developed as an enhanced setback area consistent with CMC 18.65.060(D) or outdoor seating area consistent with CMC 18.65.060(F); and/or
   (2) A chamfered corner for a building at the intersection of two streets may be set back from the lot frontage for a maximum width of 20 feet along the lot frontage.
(B) Entrances and Orientation. Building entrances shall define the building’s orientation toward the street.
   (1) Main Entrances. Buildings shall provide at least one main entrance facing the street. For lots with a frontage along Adair or Baseline Streets, at least one main entrance shall face Adair or Baseline Streets or be oriented to the corner of two streets. Main entrances shall be clearly defined and distinguished from other parts of the building by at least one of the following design elements:
      (a) Recessed entry.
      (b) Entry surrounds such as arches, columns, insets and design elements above and/or flanking the entrance.
      (c) Transom windows above the entrance door.
      (d) Weather protection consisting of permanent canopies, awnings or arcades; canvas or fabric awnings are not considered permanent for the purposes of this standard because of their short life span.
   (2) Secondary Entrances. Through lots with frontage along both Adair and Baseline Streets shall provide a secondary entrance on the façade opposite the main entrance developed consistent with 18.65.060(B)(1). Secondary entrances may be provided on any other façade.
   (3) All entrances shall be served by a direct and convenient pedestrian connection from the street frontage, either by being located along the frontage or connected by a pedestrian path.
   (3) All entrances must have a light source to illuminate the entrance
(C) Pedestrian Connectivity. All sites shall provide internal pedestrian connections between individual buildings, though parking areas, and between parking areas and buildings, linking to the street frontage. Pedestrian connections shall be direct, safe, and separated from vehicular traffic.
(D) Enhanced Setback Area. All setback areas between buildings and the street allowed under CMC 18.65.060(A)(1) shall be enhanced with the following improvements:
   (1) A paved area for use by pedestrians incorporating permanent amenities such as textured paving, planters connected to the earth and planting areas, seat walls and fences a maximum
of 42 inches in height, outdoor lighting, short-term bicycle parking, kiosks, colonnades, drinking fountains, public art, etc; or
(2) A landscaped area incorporating groundcover and shrubs with a mature height of less than five feet to maintain visibility between buildings and the street, achieving 80 percent plant cover at maturity; or
(3) A combination of the above and/or outdoor seating areas per CMC 18.65.060(F).

(E) Windows.
(1) Windows, doorways and other openings along the ground-floor façade shall be arranged to prevent a blank length of wall more than 20 linear feet along any street-facing façade within 20 feet of the lot line. A blank wall is a wall that contains no openings such as windows or doorways within the ground floor wall area.
(2) Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used for ground-floor windows.

(F) Outdoor Seating Areas. Outdoor seating areas are encouraged to increase pedestrian activity and interest along the street.
(1) Outdoor seating areas, excluding any portion located within the sidewalk, shall be permitted on up to 25 percent of the gross site area.
(2) Outdoor seating areas are permitted anywhere on site, including within the enhanced setback area and the sidewalk fronting the site, as approved by the City Engineer. A minimum width of six feet shall be maintained for pedestrian movement along the sidewalk.
(3) Outdoor seating areas shall be approved through a site design review.

(G) Outdoor Display and Storage.
(1) Outdoor display of merchandise and vendors shall be permitted within the enhanced setback area and the sidewalk, as approved by the City Engineer. Such outdoor display shall be limited to plants, gardening/floral products, food, books, newspapers, clothing, bicycles, and similar small items for sale or rental to pedestrians (i.e., non-automobile-oriented), and shall only be displayed during business hours. A minimum width of six feet shall be maintained for pedestrian movement along the sidewalk.
(2) Outdoor storage outside of business hours shall only be located to the side or rear of the lot and shall not be located on the sidewalk or the enhanced setback area. Such storage may only be approved through a site design review, which may include conditions limiting the size and requiring screening of such storage.
(3) Outdoor storage and display, excluding any portion within the sidewalk, shall not exceed 20 percent of the gross site area unless approved as a conditional use.

18.65.070 Parking.
(A) Off-Street Parking Requirements. Off-street parking shall be provided in accordance with the standards in Chapter 18.145 CMC, as adjusted by the following provisions:
(1) On-street parking spaces adjacent to the street frontage of a building or tenant lease space shall be counted toward meeting the minimum off-street parking requirement. Twenty-two feet of uninterrupted street frontage shall count as a single parking space, rounded down to the nearest whole number.
(2) The minimum required off-street vehicle parking requirements in CMC 18.145.030 shall be reduced by 15 percent for all sites.
(B) Off-street parking areas shall be located to the side or rear of the lot. No parking areas shall be located between the front of the building and the street. For through lots with frontage along both Adair and Baseline Streets, the Adair Street frontage shall be deemed the front of the lot.

18.65.080  Signs.

   (A) Signs within the CMU district shall conform with Chapter 18.175 CMC.

Chapter 18.70
CORE RESIDENTIAL ZONE (CR)

Sections:
18.70.010  Purpose.
18.70.020  Permitted uses.
18.70.030  Conditional uses.
18.70.040  Prohibited uses.
18.70.050  Area, density and lot requirements.
18.70.060  Site development standards.
18.70.070  Manufactured housing on individual lots.
18.70.080  Home occupation.
18.70.090  Accessory dwellings.

18.70.010  Purpose.
The purpose of the core residential zone is to encourage a diversity of housing types in close proximity to the city’s town center, creating a vibrant and walkable neighborhood through gradual infill, redevelopment, and preservation of existing homes. A mix of housing types, sizes, and prices are encouraged to reflect the existing mix of housing options and expand housing opportunities for households of all sizes, stages of life, and income levels. The neighborhood is also intended to support interspersed, small-scale commercial businesses compatible with residential use, primarily professional services with limited customer traffic.

18.70.020  Permitted uses.
The following uses and their accessory uses are permitted outright in the CR zone:
(A) Single-family detached dwellings, including manufactured homes consistent with CMC 18.70.070.
(B) Common wall single-family dwellings.
(C) Single-family attached dwellings (i.e., townhomes).
(D) Duplex dwellings.
(E) Multi-family dwellings.
(F) Boarding, lodging or rooming house.
(G) Residential home and residential facility, consistent with state law.
(H) Professional services, including office, medical, and legal.
(I) Creative spaces with secondary retail, such as art studios and galleries.
(J) Accessory dwelling unit, associated with single-family detached or common wall single-family dwellings, and subject to CMC 18.70.090.
(K) Accessory uses and structures which are customarily and clearly incidental and subordinate to the above uses, including approved carports, garages, or storage facilities, subject to CMC 18.150.010.
(L) Home occupation, consistent with CMC 18.70.080.
(M) Type “A” mobile vendor, as described in Chapter 5.35 CMC.
(N) Underground public utilities.

18.70.030 Conditional uses.
The following uses may be permitted when in accordance with Chapter 18.105 CMC:
(A) Governmental structure or use including public and private park, playground, community center and noncommercial recreational facilities, golf course, swimming pool, tennis courts, fire station, library or museum.
(B) School – Public or Private. Nursery, primary, middle, junior or senior high, college or university, including manufactured/modular structure for temporary educational purposes.
(C) Utility substation or aboveground pumping station with no equipment storage.
(D) A planned unit development, including office and retail sales and other mixed uses approved by the planning commission and conditional uses as provided for under Chapter 18.110 CMC.
(E) Church, and associated church activities.
(F) Certified child care center.

18.70.040 Prohibited uses.
The following uses shall be prohibited within the CR zone:
(A) Recreational vehicles or other movable temporary dwellings used as a residence, or accessory sleeping units, except as lodging for guests not to exceed two weeks.
(B) Manufacturing, processing, and bulk storage, except as permitted as a home occupation.
(C) Parking and storage of construction equipment, semi-tractors and trailers.
(D) The raising of animals other than normal household pets.
(E) Retail sales, except where in compliance with the home occupation requirements or as an accessory use to an approved use under CMC 18.70.020 or 18.70.030.
(F) Restaurant, eating and drinking establishments, or commercial amusements, including but not limited to, pool hall, Internet and video game center, dance hall or theater, when enclosed in a building.
(G) Heavy manufacturing and processing.
(H) Freestanding wind turbines.
(I) Marijuana facilities.

18.70.050 Area, density and lot requirements.
Lot area and density requirements shall be calculated based on net acreage, as defined in Chapter 18.195 CMC.
(A) Minimum Lot Size.
   (1) Single-family detached dwellings and duplex dwellings shall have a minimum lot size of 3,100 square feet.
(2) Common wall single-family dwellings, single-family attached dwellings (e.g.,
townhomes), and multi-family dwellings shall have a minimum lot size of 2,000 square feet
per unit.
(3) For approved non-residential uses there shall be no minimum lot size, but buildings shall
meet all required setbacks as listed in CMC 18.070.050(D).
(4) In the case of flag lots, the pole portion of the lot shall not count towards the required lot
area.

(B) Density.
(1) The minimum density allowed is eight dwellings per net acre for single-family detached
dwellings, and 11 dwellings per net acre for all other dwelling types. Any land partition or
subdivision shall make provisions to ensure that the minimum density is protected when
further partitioning is possible and initial development is less than the minimum density.
(2) There is no maximum density standard for this zoning district.

(C) Maximum Height. Building height, as defined in CMC 18.195.080, shall not exceed 35 feet,
except for a chimney, radio, television antenna, or solar feature (see CMC 18.195.190, S
definitions), or as may be approved by the planning commission as part of a planned unit
development.

(D) Setback Requirements. Except as provided in CMC 18.150.010 for accessory structures, the
minimum yard area setback requirements shall be as follows:
(1) Front Yard. The front, as measured from the foundation of the structure, including porch
or deck, shall not be less than 10 feet. Accessory structures, garages or carports shall not be
less than 20 feet.
(2) Rear Yard. No rear yard shall be less than 10 feet in depth as measured from the foundation
of the structure.
(3) Side Yard.
   (a) The minimum width of side yards shall be not less than 5 feet in width as measured
from the foundation of the structure, except that common wall detached single family
dwellings and single-family attached dwellings shall not be required to have a side yard on
side(s) where structures are attached.
   (b) On corner lots, the side yard facing the street shall not be less than 10 feet.
(4) Building Separation. Buildings on the same lot shall be separated by at least 6 feet, subject
to Oregon Residential Specialty Code and/or Oregon Structural Specialty Code requirements.
(5) No accessory building or other structure or building shall be closer than three feet from a
side or rear property line.

(E) Lot Coverage. The area occupied by the home and all accessory buildings and structures on the
lot shall not exceed 60 percent of the lot area.

(G) Minimum Lot Dimensions.
(1) For single-family detached dwelling and duplex dwelling lots, the minimum lot width shall
be 30 feet.
(2) For single-family common wall dwelling and single-family attached dwelling lots, the
minimum lot width shall be 20 feet.
(3) For lots developed with multi-family dwellings, the minimum lot width shall be 30 feet.
18.70.060 Site development standards.

All multi-family developments are subject to design review requirements as set forth in Chapter 18.100 CMC. Developments with three or four units are subject to a Type II site design review process as set forth in CMC 18.100.030(B), and developments with five or more units are subject to a Type III site design review process as set forth in CMC 18.100.030(C).

(A) Landscape Plan.

(1) For multi-family residences, the entire net area of the site that is not covered by building or parking and circulation improvements shall be landscaped prior to occupancy, in accordance with the approved site plan and the standards set forth herein.

(2) At maturity at least 80 percent of the landscape area shall be covered by plant material, lawn, and trees when the plantings reach maturity. The remaining area may be covered in nonvegetative ground cover.

(3) Frontage Trees. Frontage trees shall be required and must comply with current public works standards.

(4) Installation of required landscaping may be deferred for up to six months with written approval by the community development director; provided, that the owner posts with the city a cash deposit or irrevocable letter of credit assigned to the city for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.

(5) All landscaped areas shall comply with vision clearance standards set forth below.

(B) Vehicular Access, Internal Circulation and Clear Vision Areas.

(1) Where possible, vehicular access to residential subdivisions shall be from abutting arterial or collector streets. Access to individual lots shall be primarily from local streets or alleyways when the alleyway is developed to current public works standards. Direct lot access to arterials or collector streets shall not be permitted, unless there is no alternative as determined by the city engineer.

(2) The minimum public street width shall comply with the standards and design identified in CMC 18.143.040, Street design cross-sections per transportation system plan.

(3) Internal Access. All internal roadways and drives shall be paved and maintained by the owner in accordance with city standards. No entrance or exit shall be located closer than 100 feet to any intersection of a public street, unless there is no reasonable alternative. They shall have the following minimum unobstructed pavement width:

(a) Two-way traffic: 24 feet;
(b) One-way traffic: 15 feet.

(4) Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.

(5) Clear vision areas shall be provided at all roadway and driveway intersections in accordance with the vision clearance standards set forth in CMC 18.150.070.

(C) Access Streets, Sidewalks, and Drainage.

(1) All streets shall be designed in accordance with standards set forth in Chapter 18.143 CMC, Transportation Facilities, and the subdivision code.

(2) All driveways for new construction shall have minimum pavement width of 12 feet and shall not be more than 25 feet in width at the curb. Each driveway shall have a concrete curb
apron designed to comply with public works standards, and not more than two lots may be served by one shared driveway.

(3) For all new construction except accessory dwelling units, curbs, gutters, and a sidewalk subject to public works standards, offset from the curb, shall be provided along the entire lot frontage and shall meet ADA accessibility standards. In the case of remodels or garage additions to an existing house, no sidewalk shall be required if one does not exist, but the driveway apron and paved driveway shall be required. However, a curb tight sidewalk may be approved by the city engineer when it is impractical to provide the offset.

(4) Storm drainage shall meet current public works design standards and shall comply with Clean Water Services (CWS) standards for water quality and quantity.

(D) Lighting Streets. Streets and walkways shall be lighted during the hours of darkness in accordance with public works standards.

(E) Mailboxes. Multi-family developments with five or more units shall provide clustered mailboxes, consistent with the locational criteria set by the Post Master. They shall be of uniform style.

(F) Screening. Multi-family developments with five or more units shall provide the following types of screening:

(1) Sight-obscuring screening shall be provided for all garbage and trash collection areas, approved outdoor storage, and parking lots abutting a low density residential development. Such screening shall be six feet in height, and shall consist of a wall of brick, stone, or other substantial material, or a densely planted evergreen hedge and chain link fence.

(2) The review body may require non-sight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a low density residential development.

(G) Parking and Loading Space.

(1) Off-Street Parking.

(a) Resident. One covered parking space shall be provided for each dwelling unit either on the individual lot or in an off-street parking bay within 100 feet from the dwelling being served.

(b) Storage of Recreational Vehicles. Recreational vehicles, such as camping trailers, boats, campers, motor homes, and other such vehicles shall only be parked or stored within an area fully on private property, and shall not be located in the public right-of-way.

(2) Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of Chapter 18.145 CMC.

(3) Parking Lot Landscaping. For multi-family developments with five or more units, and all commercial development, there shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands, such as every 10 spaces. See CMC 18.145.050.

(H) On each home site, or on each individual dwelling within a complex, an address number of the home shall be provided in a manner that is clearly visible from the street, as approved by the fire department.
18.70.070 Manufactured housing on individual lots.
All manufactured homes on individual lots within the CR zone shall:
(A) Comply with all federal, state and local building codes for placement, occupation and storage.
(B) Have a pitched roof with at least a nominal slope of one foot in height for each three feet in width.
(C) Have exterior siding and roofing material which in color, material grade, and appearance is comparable to the exterior siding and roofing material predominantly used on surrounding residential dwellings.
(D) Be certified by the manufacturer to have an exterior thermal envelope meeting performance standards required of site-built single-family construction under the State Building Code (1981) as defined by ORS 455.010.
(E) Have at least one covered off-street parking space constructed of like materials as the home.
(F) Have skirting that consists of smooth or split face concrete blocks.
(G) Be multisectional and enclose a space of not less than 1,000 square feet.

18.70.080 Home occupation.
Home occupations are allowed within the CR zone through a Type I administrative review consistent with the following:
(1) There is no outdoor display or storage, nor indoor display or storage, of merchandise on the premises which can be seen from the street or sidewalk adjacent to the dwelling; and
(2) The business activity does not create noise levels audible above normal ambient residential levels beyond the property line of the property upon which the dwelling is located; and
(3) The activities do not attract more than five commercial deliveries of goods and services daily; and
(4) The home occupation may not serve as a headquarters or dispatch center where employees come to the site and are dispatched to other locations; and
(5) The owner has and maintains a valid city business license; and
(6) The home occupation may display one sign limited to four square feet of sign area and meeting all other standards of Chapter 18.175 CMC.

18.70.090 Accessory dwellings.
(A) An accessory dwelling is an accessory, self-contained, dwelling unit with separate entrance and kitchen, developed in conjunction with an existing single-family dwelling and usually created in one of the following ways:
   (1) From existing space in the primary dwelling;
   (2) From a combination of existing and newly created space associated with the primary dwelling;
   (3) From space within an existing accessory building, such as a detached garage; or
   (4) From the addition of a new accessory building associated with an existing single-family home.
(B) Accessory dwellings shall comply with the following:
(1) Up to two accessory dwellings may be created per single-family dwelling, including single-family detached dwellings, single-family common wall dwellings, single-family attached dwellings, or single manufactured homes.
(2) Each accessory dwelling shall not exceed 800 square feet, or 60 percent of the total floor area of the primary dwelling, whichever is less.
(3) All height, setback, and coverage requirements of the base zone shall be met, and the unit shall comply with the fire and life safety codes. Additionally, conversion of an existing legal, nonconforming structure to an accessory dwelling is allowed; provided, that the conversion does not increase the nonconformity.
(4) No off-street parking is required for an accessory dwelling. If off-street parking is provided, no new curb cuts shall be permitted for an accessory dwelling, except on corner lots where a new curb cut will be allowed on the street frontage having no existing curb cut. New curb cuts shall be allowed only on local streets.
(5) Each accessory dwelling shall have a separate entrance from the primary dwelling, however, the entrance shall not be located on the front of the existing dwelling.
(6) All ADUs shall have a separate street address, visible from the abutting street frontage and clearly identifying the site location of the ADU.

Chapter 18.75
GATEWAY MIXED USE (GMU)

Sections:
18.75.010 Purpose.
18.75.020 Permitted uses.
18.75.030 Conditional uses permitted.
18.75.040 Prohibited uses.
18.75.045 Applicability of development and design requirements.
18.75.050 Development requirements.
18.75.060 Design requirements.
18.75.065 Residential requirements.
18.75.070 Parking and access.
18.75.080 Signs.

18.75.010 Purpose.
The Gateway Mixed Use (GMU) zone serves as the eastern anchor for the city’s commercial core, with larger-format commercial, office and residential opportunities in a mixed-use environment. Uses include commercial retail and services, offices and employment opportunities, and multifamily residential uses, connected by open spaces, landscaping and parks. The district welcomes users arriving by vehicle, bicycle, transit, and on foot by accommodating multiple modes of access and providing cross-circulation within the district through a mix of public and private streets, sidewalks, pathways, and connections. Development and redevelopment of the large lots that comprise this district is coordinated to create a cohesive, integrated form of development. Building presence, façade design, and building entrances are emphasized along the Baseline Street,
N 19th Avenue and N 26th Avenue frontages to create a welcoming face for the district, with building height limited around the perimeter and concentrated in the interior of the district to increase compatibility with neighboring development. The GMU zone standards support development of a mixed-use district that meets city and regional needs for commercial, employment and residential opportunities.

18.75.020 Permitted uses.
The following uses and their accessory uses are permitted outright:

(A) General retail.

(B) Indoor recreation and entertainment, including but not limited to, pool hall, internet and video game center, dance hall or theater, fitness or sports facility, when enclosed in a building.

(D) Service commercial, including but not limited to barbers, banks, laundry or dry cleaning, and repair shops. Drive-up window, drive-in, or drive-through facilities in conjunction with these uses.

(E) Sales, service or repair of nonmotorized sporting equipment, such as bicycles, skis, snowboards, skates, and general sporting goods, inclusive of electric bicycles and stationary exercise machines that incorporate motors such as treadmills.

(G) Office, business, professional, medical/dental, veterinarian including indoor animal boarding.

(H) Restaurant, eating and drinking establishments. May include drive-up window, drive-in, or drive-through facilities. May include outdoor seating areas, subject to CMC 18.75.060(G).

(J) Commercial lodging, including hotel, motel and bed and breakfast.

(K) Multifamily dwelling units, subject to CMC 18.75.065.

(L) Single-family attached dwelling units, subject to CMC 18.75.065.

(M) Cultural and educational resource facilities.

(N) Health care and social service offices.

(O) Government structure or use including but not limited to public and private park, playground, library, museum, fire station, post office, community center, noncommercial recreational facilities.

(P) Certified child care center.

(Q) Type A or Type B mobile vendor, as described in Chapter 5.35 CMC.

(R) Outdoor display and storage, subject to CMC 18.75.060(H).

18.75.030 Conditional uses permitted.
The following uses and their accessory uses are permitted when in accordance with Chapter 18.105 CMC:

(A) Research and development.

(B) Light industrial uses, except those specifically listed in CMC 18.75.040.

(F) Automobile, truck, marine, motorcycle, appliance and/or parts sales, service, repair and rentals, including custom vehicle assembly.

(C) A planned unit development conditional use as provided under Chapter 18.110 CMC.

(D) Church and associated church activities.

(E) Service stations and fuel distribution, provided storage tanks are underground.

(F) Above ground utility yard and above ground storage tanks.

(G) Commercial parking lot or garage.

(H) Building height in excess of 45 feet, subject to CMC 18.75.050(C)(2).

(I) Outdoor display or storage in excess of the allowances in CMC 18.75.060(H).
18.75.040 Prohibited uses.
Only uses specifically listed in CMC 18.75.020 and 18.75.030, and uses similar to these, are permitted in this district. The following uses are expressly prohibited:
(A) Industrial uses.
(B) Distribution.
(C) Warehousing.
(D) Self-service storage.
(E) Large machinery or farm equipment sales, service or rental.
(F) Marijuana facility.
(G) Single-family detached residential.

18.75.045 Applicability of development and design requirements.
(A) New buildings must meet all standards of this chapter.
(B) Redevelopment valued at 50 percent of the building’s assessed value or more or expansions of more than 50 percent of the building’s gross floor area shall meet all standards for any expanded portions of the building and shall meet CMC 18.75.060(B) and (E) for the entire building.
(C) Redevelopment valued at less than 50 percent of the building’s assessed value that does not expand the gross floor area of the building by more than 10 percent shall be exempt from compliance with CMC 18.75.060 and the expanded portion shall use materials that substantially match the originals. CMC 18.135.020, Nonconforming Structures, shall apply.
(D) Redevelopment valued at less than 50 percent of the building’s assessed value that includes expansions of existing gross floor area by 10 to 50 percent shall either:
   (1) Meet CMC 18.75.060(B) and (E) for any expanded portions of the building; or
   (2) Use materials that substantially match the originals for any expanded portions of the building.

18.75.050 Development requirements.
(A) Lot Size. No minimum lot size is required. All lots must be functional and meet the minimum setback and parking requirements.
(B) Setback Requirements. For purposes of this section, the frontage with the higher street classification shall be deemed the front lot line for any lots with multiple frontages.
   (1) Front Setbacks. The front building setback shall be a minimum of zero and a maximum of ten feet, unless the setback area is developed as an enhanced setback area consistent with CMC 18.75.060(D). No vehicular parking, storage, access or other use is permitted within the front yard setback, except for a single driveway to access an off-street parking area.
   (2) Side Setbacks. The minimum building setback at a side lot line shall be zero. No vehicular parking, storage, access or other use is permitted within the street side yard setback, except for a single driveway to access an off-street parking area.
   (3) Rear Setbacks. The minimum building setback at a rear lot line shall be zero.
(C) Height of Buildings.
   (1) Buildings shall be a maximum of three stories or 45 feet in height, whichever is less.
   (2) Building height may be increased to a maximum of four stories or 60 feet in height, whichever is less, for buildings or portions of buildings set back at least 30 feet from the eastern, western, and southern perimeters of the district, and set back at least 180 feet from the
norther perimeter of the district (abutting the ODOT Rail corridor), if approved as a conditional use consistent with Chapter 18.105 CMC.

(D) Lot Coverage. A minimum of 10 percent of each lot, or multiple lots if developed concurrently, shall be landscaped and maintained free of buildings, pavement, or any other form of impermeable cover.

18.75.060 Design requirements.

(A) Building Frontage on Major Streets. For lots with frontage on Baseline Street, Davis Street, N 19th Avenue or N 26th Avenue, buildings shall occupy 50 percent of the width of the parcel’s frontage on these major streets with a maximum front setback of zero feet. The following exceptions shall apply:

(1) Up to 40 percent of the building frontage may be set back up to 20 feet if the setback area is developed as an enhanced setback area consistent with CMC 18.75.060(D) or outdoor seating area consistent with CMC 18.75.060(G); and/or

(2) A chamfered corner for a building at the intersection of two streets may be set back from the lot frontage for a maximum width of 20 feet along the lot frontage; and/or

(3) Lots or portions of lots developed as a public park or open space shall be exempt from this standard.

(B) Entrances and Orientation. Building entrances shall define the building’s orientation toward the street. Buildings shall be oriented with regard to creating visual exposure from both the highway and from within the district and other uses, through consideration of location, design and relationship of entry doors, pedestrian access and vehicular circulation that does not create significant conflicts with pedestrian circulation, and loading docks, etc. Buildings may need to be designed with multiple fronts, much like occurs on corner lots where exposure to the building is from more than one street.

(1) Main Entrances. Buildings shall provide at least one main entrance facing the street. For lots with a frontage along Baseline Street, Davis Street, N 19th Avenue or N 26th Avenue, at least one main entrance shall face these major streets or be oriented to the corner of two streets. Main entrances shall be clearly defined and distinguished from other parts of the building by at least one of the following design elements:

(a) Recessed entry.

(b) Entry surrounds such as arches, columns, insets and design elements above and/or flanking the entrance.

(c) Transom windows above the entrance door.

(d) Weather protection consisting of permanent canopies, awnings or arcades; canvas or fabric awnings are not considered permanent for the purposes of this standard because of their short life span.

(2) Secondary Entrances. Secondary entrances shall be provided for buildings with multiple fronts, to provide direct and convenient entrances for users arriving via all modes of transportation.

(3) All entrances shall be served by a direct and convenient pedestrian connection to the street sidewalk and/or internal pathway system.

(3) All entrances must have a light source to illuminate the entrance
(C) Pedestrian Connectivity. All sites shall provide internal pedestrian connections between individual buildings, through parking areas, and between parking areas and buildings, linking to the nearest street and/or transit stop. Pedestrian connections shall be direct, safe, and separated from vehicular traffic. Pedestrian pathways shall also be coordinated within the district to connect uses and buildings.

(D) Enhanced Setback Area. All setback areas between buildings and the street allowed under CMC 18.75.060(A)(1) shall be enhanced with the following improvements:

1. A paved area for use by pedestrians incorporating permanent amenities such as textured paving, planters connected to the earth and planting areas, seat walls and fences a maximum of 42 inches in height, outdoor lighting, short-term bicycle parking, kiosks, colonnades, drinking fountains, public art, etc.; or
2. A landscaped area incorporating groundcover and shrubs with a mature height of less than five feet to maintain visibility between buildings and the street, achieving 80 percent plant cover at maturity; or
3. A combination of the above and/or outdoor seating areas per CMC 18.75.060(G).

(E) Windows.

1. Windows, doorways and other openings along the ground-floor façade shall be arranged to prevent a blank length of wall more than 20 linear feet along any façade facing a public street, off-street parking area, open space or public park, or internal pathway system. A blank wall is a wall that contains no openings such as windows or doorways within the ground floor wall area.
2. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used for ground-floor windows.

(F) Façade Design.

1. Building Top. The building top must be distinguished from the building façade by a cornice, wall cap, or eaves provided with a pitched or overhanging roof.
2. Building Base. Buildings of three stories or more shall incorporate features to distinguish the base of the building from the upper stories, including:
   (a) A horizontal architectural element such as a masonry string course, ledge, or band that projects or recesses from the building face and extends across the façade.
   (b) Use of distinct materials on the ground floor compared to upper stories to create a solid foundation. Ground floor materials shall be finished concrete, stone, brick, masonry or similar as determined by the Community Development Director as the predominant façade material.

(G) Outdoor Seating Areas. Outdoor seating areas are encouraged to increase pedestrian activity and interest along the street.

1. Outdoor seating areas, excluding any portion located within the sidewalk, shall be permitted on up to 25 percent of the gross site area.
2. Outdoor seating areas are permitted anywhere on site, including within the enhanced setback area and the sidewalk fronting the site, as approved by the City Engineer. A minimum width of six feet shall be maintained for pedestrian movement along the sidewalk.
3. Outdoor seating areas shall be approved through a site design review.

(H) Outdoor Display and Storage.
(1) Outdoor display of merchandise and vendors shall be permitted within the enhanced setback area and the sidewalk, as approved by the City Engineer. Such outdoor display shall be limited to plants, gardening/floral products, food, books, newspapers, clothing, bicycles, and similar small items for sale or rental to pedestrians (i.e., non-automobile-oriented), and shall only be displayed during business hours. A minimum width of six feet shall be maintained for pedestrian movement along the sidewalk.

(2) Outdoor storage outside of business hours shall only be located to the side or rear of the lot and shall not be located on the sidewalk or the enhanced setback area. Such storage may only be approved through a site design review, which may include conditions limiting the size and requiring screening of such storage.

(3) Outdoor storage and display, excluding any portion within the sidewalk, shall not exceed 20 percent of the gross site area unless approved as a conditional use.

(I) Screening. Screening shall be required to buffer commercial, employment and residential uses, including associated parking areas, from exposed outdoor storage areas, above-ground utility yards, and abutting properties zoned for industrial use. Screening shall consist of a 10-foot landscaped buffer at least six feet in height at the time of maturity, with one row of evergreen trees planted 25 feet on center, or as otherwise determined appropriate by the design review committee, consistent with the intent of this screening.

(J) Landscaping. A minimum of 10 percent of each lot, or multiple lots if developed concurrently, shall be landscaped and maintained free of buildings, pavement, or any other form of impermeable cover.

(1) All landscaped areas shall be planted with at least an 80 percent plant cover at maturity. Large areas of bark dust or other nonliving vegetative ground covers shall be avoided.

(2) The elements of landscaping include all forms of planting and vegetation, all adjustments, refinements, or designed developments in ground forms, rock groupings, or water patterns or features, all construction other than completely enclosed buildings or primarily utilitarian engineering structures such as retaining walls. Particular attention shall be given to providing walkways, patios or plazas that create linkages between buildings, uses and activity areas. These are all elements used to develop and refine space between, around, or within buildings and pedestrian and vehicular circulation elements.

(3) Landscaping should be used to separate and buffer parking areas from pedestrian areas, and to accentuate building design and entrances. Landscaping is intended to provide visual relief, buffering from vehicles for pedestrian and bikeways, and accent or framing of buildings, plazas and other activity areas.

(4) Landscaping should be incorporated into plazas and courtyards to provide common spaces serving the development. Uses and buildings should be clustered around these common spaces whenever possible, with entries oriented to these spaces.

(K) Lighting. Adequate exterior lighting shall be provided to promote public safety, to illuminate pedestrian pathways and parking areas, and shall be designed to avoid unnecessary or undesirable glare into the street or upon other properties, particularly those outside of the district.
18.75.065 Residential requirements.
In lieu of compliance with CMC 18.75.050 and 18.75.060, ground-floor residential uses shall comply with the standards of this section. Upper-story residential uses in a vertical mixed-use building shall not be subject to this section.

(A) Not more than 50 percent of a lot or group of lots proposed for development may be devoted to ground floor residential uses, including parking to serve residential uses. Residential area may be traded between lots within the district, provided that property owners submit a notarized agreement signed by both parties documenting the transfer of residential area.

(B) Ground floor residential uses shall be set back a minimum of 200 feet from the lot line along Baseline Street.

(C) Minimum density for ground floor residential uses is 14 units per net acre. There is no maximum density.

(D) A minimum of 25 percent of residential units within a proposed development shall be multifamily residential.

(E) Open Space. Within residential developments containing 20 or more lots or units there shall be, at least, 150 square feet of open recreational space per unit provided in common open space for multi-family development and/or 150 square feet of recreational space per unit provided in common open space for single-family development. Such space will be considered part of the required landscaping, but must be designed in a manner that affords residents usable open area, such as lawn, patios, etc. Streets, access drives and parking lots shall not be considered open space. Open space must be a usable open recreational area, and may include a club house or indoor recreation facility. All outdoor area shall be landscaped and maintained by the owner, or a homeowners’ association, according to the approved development plans, unless the open space is dedicated to and accepted by the city as a public park.

(F) Landscaping. A minimum of 15 percent of each lot, or multiple lots if developed concurrently, shall be landscaped and maintained free of buildings, pavement, or any other form of impermeable cover. Open space designed to meet the requirements of CMC 18.75.065(E) may be counted towards the required landscaping.

(G) Multi-family dwellings on individual lots shall comply with the following dimensional standards:

1. The minimum lot size shall be 3,000 square feet.
2. The minimum lot width shall be 30 feet.
3. The maximum height shall be three stories or 45 feet in height, whichever is less. Building height may be increased to a maximum of four stories or 60 feet in height, whichever is less, for buildings or portions of buildings set back at least 30 feet from the eastern, western, and southern perimeters of the district, and set back at least 180 feet from the northern perimeter of the district (abutting the ODOT Rail corridor), if approved as a conditional use consistent with Chapter 18.105 CMC.
4. Front Yard. The front, as measured from the foundation of the structure, including porch or deck, shall not be less than 5 feet. Accessory structures, garages or carports shall not be less than 20 feet.
5. Rear Yard. No rear yard shall be less than 10 feet in depth as measured from the foundation of the structure.
(6) Side Yard.
   (a) The minimum width of side yards shall be not less than 5 feet in width as measured from the foundation of the structure.

(7) Building Separation. Buildings within a complex shall be separated by at least 6 feet, subject to Oregon Residential Specialty Code and/or Oregon Structural Specialty Code requirements.

(H) Single-family attached dwellings on individual lots shall comply with the following dimensional standards:
   (1) The minimum lot size shall be 2,000 square feet.
   (2) The minimum lot width shall be 20 feet.
   (3) The maximum height shall be 35 feet.
   (4) Front Yard. The front, as measured from the foundation of the structure, including porch or deck, shall not be less than 5 feet. Accessory structures, garages or carports shall not be less than 20 feet.
   (5) Rear Yard. No rear yard shall be less than 10 feet in depth as measured from the foundation of the structure.

(I) All residential development shall comply with the Core Residential development standards in CMC 18.70.060.

18.75.070 Parking and access.
(A) Off-Street Parking Requirements. Off-street parking shall be provided in accordance with the standards in Chapter 18.145 CMC, as adjusted by the following provisions:
   (1) On-street parking spaces adjacent to the street frontage of a building or tenant lease space shall be counted toward meeting the minimum off-street parking requirement. Twenty-two feet of uninterrupted street frontage shall count as a single parking space, rounded down to the nearest whole number.
   (2) Shared parking is encouraged in this mixed-use district, and applicants may propose to reduce the minimum required off-street vehicle parking requirements in CMC 18.145.030 by up to 25 percent if they can demonstrate that overlapping use patterns and peak hours of demand will reduce the parking needs for the development.
(B) Off-street parking areas shall be located to the side or rear of individual lots and/or buildings. No parking areas shall be located between the front of a building and a public street or primary access road.
(C) Access.
   (1) Direct access to the highway will be discouraged with consolidation of access points encouraged. Wherever possible, access is to be provided through internal connections rather than by curb cuts to the highway, with primary access points located at the signalized intersections with the highway and all highway access coordinated with ODOT.
   (2) Transit access to and within the district is a priority. Direct pedestrian linkages from transit stops to store entries must be provided which may require multiple entry points to buildings.
18.75.080  Signs.
(A) Signs within the GMU district shall conform with Chapter 18.175 CMC.

Chapter 18.135
NONCONFORMING USES

18.135.020 Nonconforming structures.
Except as provided in CMC 18.135.010(A), where a lawful structure exists at the effective date of adoption or amendment of the ordinance codified in this title, that could not be built under the terms of this title by reason of restrictions on area, lot coverage, height, yards, location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
(A) No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered in a way that will not change or will decrease its nonconformity.
(B) Restoration or Replacement of a Damaged Nonconforming Structure.
(1) A nonconforming single-family dwelling unit may be replaced or restored to the original footprint in all residential zoning districts and the Central Mixed Use district regardless of the extent of damage or destruction. Replacement shall begin within one year of the damage or destruction. If replacement begins more than one year after the damage or destruction, the structure shall conform to the regulations specified in this title.

Chapter 18.175
SIGNS

18.175.050 Limitations on permitted signs

Number, height, size and location.
(A) Height shall not exceed 20 feet from grade to top of sign for freestanding and/or ground signs. The height of a sign shall be measured from the finished ground level, excluding mounds, berms, etc., to the top of the sign or the highest portion of the sign structure or frame, whichever is greater.
(B) Size. The size of a sign shall be the entire area within any type of perimeter or border, which encloses the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no such perimeter or border shall be computed by enclosing the entire area with a parallelogram or a triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram or triangle. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign. Conforming and/or nonconforming signs in existence at the time of the enactment of the ordinance codified in this chapter shall be counted in establishing the permitted area or size of all new signs to be allowed on the property. The total area of all signs (freestanding and wall) on any one piece of property may not exceed the maximum permitted under subsection (B) of this section.
(1) Ground and freestanding signs as defined in CMC 18.195.010, Definitions, may be permitted on any street, but may not protrude into the right-of-way, except as approved within the Central Mixed Use or Core Commercial Main Street district. All signs shall comply with the vision clearance standards. One ground and/or freestanding sign shall be allowed per business establishment or tax lot, whichever is less. Tax lots created by fee ownership land division and contiguous tax lots under the one ownership shall be considered one tax lot for the purposes of calculating the number of freestanding signs allowed. The maximum overall dimensions or maximum area of such signs may not exceed the following:

<table>
<thead>
<tr>
<th>Commercial and Industrial Zoning Districts</th>
<th>C2</th>
<th>CE</th>
<th>MS</th>
<th>MI, LI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Size (Maximum square feet for all faces combined)</td>
<td>64'</td>
<td>64'</td>
<td>36'</td>
<td>64'</td>
</tr>
<tr>
<td>Size (Maximum for any one face)</td>
<td>32'</td>
<td>32'</td>
<td>18'</td>
<td>32'</td>
</tr>
<tr>
<td>Height Maximum</td>
<td>20'</td>
<td>20'</td>
<td>16'</td>
<td>20'</td>
</tr>
</tbody>
</table>

(a) No permanent ground sign may be within 30 feet (measured diagonally at corner locations) of another permanent ground sign.

(b) In the case of a through lot which has a distance of 200 feet or greater at its shortest measurement point between the streets, and the frontages are on streets which have a collector or higher status, a freestanding sign may be placed on each street frontage, so long as all freestanding signs on the lot are a minimum of 200 feet apart.

(c) In the Main Street Central Mixed Use and Corridor Commercial districts signs shall emphasize pedestrian orientation. Signs shall project no more than two feet out from a building elevation, or 12 inches into a pedestrian space (i.e., sidewalks, courtyards, etc.), with the exception of signs on weather protection features such as awnings and arcades. Signage projecting into ODOT right-of-way shall be subject to ODOT standards. Sign lettering in the Main Street Central Mixed Use and Corridor Commercial districts shall not exceed 12 inches in height. Movable/portable outdoor signs or displays shall be limited to business hours only and shall be no more than two feet wide by three feet tall with a maximum of one sign per business are subject to approval of the appropriate permits.
(d) Projecting signs in mid-block alleys in the CMU district require a minimum 13 foot vertical clearance.

(2) Wall signs shall be permitted for each business not to exceed 20 percent of a linear building face. The 20 percent may be divided among the building faces, for example, 10 percent of two building faces or five percent of four building faces. The area of each sign shall be computed by applying the allowable percentage to the wall to which the sign will be attached. The building front includes all wall and window area. The 20 percent shall include the total area of all lettering, characters or designs. The background color or colors will also be included in the case of trademarks. No wall sign shall project more than 12 inches from the wall surface it is attached to, except for awnings that serve as coverage for the sidewalk.

(C) Applicability. Except with written approval by the community development director, approved signage shall only apply to a licensed business(es) located on the same tax lot(s). [Ord. 810, 2000; Code 2000 § 11.40.54; Ord. 857 Exh. 1, 2005; Ord. 2016-011 § 1 (Exh. A), 2016.]

Chapter 18.195
DEFINITIONS

18.195.010 A definitions
“Accessory dwelling unit” means a second or secondary, self-contained, dwelling unit with separate entrance and kitchen, developed in conjunction with an existing single-family residence.

18.195.030 C definitions
“Certified child care center” means a child care facility that is certified to care for thirteen or more children, or a facility that is certified to care for twelve or fewer children and located in a building constructed as other than a single family dwelling.

18.195.080 H definitions
“Home occupation” means any lawful activity conducted within a dwelling by members of the immediate family on property located within a residential zone for the purpose of earning income which activity involves:
(a) Personal appearances by customers on the property, by more than one customer per week or by 10 or more customers at any one time during any one-month period; or
(b) Any advertising which informs potential customers of the location of the residential dwelling for the purpose of attracting customers to the dwelling; or
(c) Any commercial activity which creates noise levels audible beyond the property line of the property upon which the residential dwelling is located; or
(d) Activities which attract more than two commercial deliveries of goods and services daily; or
(e) Outside storage of materials or products which are used in or created by the income producing activity.
Home occupations may include offices, studios, specialized instructional schools, or registered or certified family child care homes. Home occupations shall be accessory to the primary use of the dwelling for residential use.