

18.57.030 Mixed-use development.

A. All Zones Where Permitted.

1. Multiple-family dwellings shall only occur concurrent with or subsequent to the development and construction of the nonresidential components of the mixed-use development, unless a different sequence is allowed in the following code sections.
2. *Vertical Mixed – Use.*
 - a. Mixed-use development comprised of a maximum of one building on a development site shall have a minimum of 50 percent of the ground floor comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under “Recreation, Education, and Public Assembly,” “Retail,” or “Services” in Table 18.23.030; provided, that uses normal and incidental to the building including, but not limited to, interior entrance areas, elevators, waiting/lobby areas, mechanical rooms, mail areas, garbage/recycling/compost storage areas, and vehicle parking areas located on the ground floor shall occupy a maximum of 50 percent of the ground floor space.
3. *Horizontal Mixed – Use.*
 - a. Mixed-use development comprised of two or more buildings shall have a minimum of 25 percent of the cumulative building ground floor square footage comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under “Recreation, Education, and Public Assembly,” “Retail,” or “Services” in Table 18.23.030; provided, that uses normal and incidental to the building including, but not limited to, interior entrance areas, elevators, waiting/lobby areas, mechanical rooms, mail areas, garbage/recycling/compost storage areas, and vehicle parking areas located on the ground floor shall not be included in this 25 percent requirement.
 - b. Mixed-use development comprised of two or more buildings (horizontal mixed-use) shall be arranged with the required nonresidential building(s) located adjacent to the public street or private street and the multifamily located behind. For a corner lot or through lot, the nonresidential building(s) shall be located adjacent to higher classification street.

B. ~~C-2 Zone~~ and ~~C-4 Zones~~.

1. Vertical mixed-use development is required.
2. All other requirements of subsection A of this section shall apply.

C. C-3 Zone.

1. One thousand two hundred square feet of lot area is required for each dwelling unit.

2. All other requirements of subsection A of this section shall apply.

D. C-4 Zone.

1. Vertical or horizontal mixed-use is allowed.

2. Multiple-family dwellings may be constructed prior to the development and construction of the non-residential components of the mixed-use development provided that the non-residential components of the master plan are development ready (i.e. wet and dry utilities are extended to future commercial pads) and required frontage improvements as determined by the Community Development Director are completed.

ED. M-1 Zone.

1. Vertical mixed-use development is required.
2. Ground floor uses shall be comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under “Retail” or “Services” in Table 18.23.030. All other requirements of subsection A of this section shall apply.

EE. EP Zone.

1. The multiple-family development incorporates sustainable design and green building practices and qualifies to be built green certified.
2. All other requirements of subsection A of this section shall apply. (Ord. 6644 § 3, 2017; Ord. 6478 § 1, 2013; Ord. 6435 § 1, 2012.)