

Proposed change to the C-3

17.38.030: PERMITTED USES:

All permitted uses require site plan and architectural approval through the planning commission. Permitted uses are:

Banks, financial institutions, financial services.

Food sales, retail, restaurant and fast food.

Gasoline sales.

Home improvement retailing.

Hotels, motels.

Medical, dental, health services and retailing.

Offices, business and professional.

Personal services, daycare, fitness centers.

Retail sales.

Residential-Townhouses

17.38.060: SITE DEVELOPMENT STANDARDS:

A. Front setback and side setback from a public dedicated street: Twenty feet (20'). A minimum of ten feet (10') on a private street.

B. Side yard setback, adjacent to commercially zoned property: No requirement except as required in the building code.

C. Rear yard setback, adjacent to commercially zoned property: No requirements except as required in the building code.

D. Side yard setback, adjacent to residentially zoned property: Ten feet (10').

E. Rear yard setback, adjacent to residentially zoned property: Ten feet (10').

F. Lot area and width: One acre with a minimum of two hundred feet (200') of frontage for commercial. Such requirements may be waived if the development is part of an overall plan for a commercial complex that is ten (10) acres or larger and is shown on the site plan.

G. Maximum height: No requirement except when adjacent to residentially zoned property then maximum of thirty feet (30') in height is allowed.

H. Minimum height: Ten feet (10') or one story, whichever is greater.

I. Parking requirements: See supplementary regulations (section [17.44.150](#) of this title).

J. Reasonable transitions between uses may be required. The city may require fencing, screening, setbacks, height transitions, landscaping and other buffers based on the use.

K. Residential-Townhouses

1. Residential use shall not constitute more than fifty percent (50%) of the gross acreage of the entire project.
2. Front setback (20ft) twenty feet.
3. Side setback (15ft) fifteen feet.
4. Rear setback (15ft) fifteen feet.
5. No more than four (4) units shall be attached
6. Separation between non-attached units (16ft) sixteen feet.
7. Height shall not exceed two levels above grade level and a maximum height of 35 feet.
8. Each residential unit shall have a two car garage designed for parking side by side.
9. Parking requirements: Visitor parking shall be provided at a rate of .5 stalls per residential unit in addition to required parking per unit.



