

Chapter 19.85

SDD C/R – SPECIAL DEVELOPMENT COMMERCIAL/RESIDENTIAL DISTRICT

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19.85.010 Purpose and intent.

The purpose of the Special Development District Commercial/Residential (SDD C/R) is to provide flexibility for uses ranging from residential to retail to office, while requiring high performance standards and environmental protection.

19.85.020 Allowed uses.

The land uses identified below are allowed in the SDD C/R District unless otherwise prohibited by another provision of the municipal code. The manner in which they are allowed is shown in the following chart. The chart lists potential uses in the left-hand column, with major categories of use indicated by bold font; the four columns on the right list four methods for allowing each use, the methods are abbreviated as: “P” for permitted use, “C” for “Conditional use,” “A/P” for accessory permitted use, and “HO” for home occupation conditional use. An X marks by which method the use is allowed; if an X is not indicated after a major category of use, it is not allowed, except as specifically provided in the chart. Footnotes provide additional information that shall be applied. If a use is not included in the table below, it is not allowed in this district unless otherwise specifically allowed pursuant to Title 18. All uses are also subject to additional requirements of the municipal code.

Type of Use	P	C	A/P	HO
Commercial				
Commercial facilities	X			
Home occupations				X
Medical/Health care	X ¹			
Membership Organizations		X		
Miscellaneous				
Guardhouse or caretaker residence			X ²	
Hazardous waste and treatment storage			X	
Storage facilities			X	
Parking Facilities			X	
Public Service Facilities	X			
Public Utility Facilities	X			
Recreation/Entertainment/Cultural facilities	X			
Residential				
Adult care household	X			
Assisted living	X			
Group homes		X ³		
Long-term care facility	X			
Motels, hotels, inns	X			
Multifamily dwellings	X ⁴			
Single-household dwelling units	X			
School/Daycare		X		
Transportation Facilities	X			

¹ Excluding hospitals and ambulance services, which are subject to a conditional use permit.

² Except that any such facilities used for habitation must be within the same building that contains the property's primary use.

³ Only if established as an essential public facility pursuant to Chapter 18.15.

⁴ Only as part of a mixed use project, provided that residential use comprises no more than 10% of the ground floor area of the building.

19.85.030 Dimensional requirements.

The following minimum dimensional requirements shall apply uniformly to all development within the SDD C/R district, except as otherwise stated in MTMC 19.85.040:

Minimum Lot Area	5,400 square feet
Lot Width at Street Frontage	40 feet
Front Yard Setback	15 feet ¹
Side Yard Setback	10 feet ²
Rear Yard Setback	25 feet ²
Maximum Building Height	3 stories, not to exceed 35 feet
Maximum Structural Coverage	40% of lot area

¹ Except that the department may require a greater distance if needed to assure adequate sight distance at intersections.

² None, when adjacent to developed commercial use unless required to meet landscaping requirements.

19.85.040 Special regulations.

Special regulations, as specified below, shall apply to the SDD C/R district.

A. Multiple household dwellings are allowed only as part of a mixed commercial/residential development. Such residential uses shall not comprise more than ten percent (10%) of the ground floor of any building.

B. All uses, including storage shall be conducted wholly with an entirely enclosed building except for the following:

1. Public utility facilities.
2. Parking facilities and loading areas, provided that no area outside of an enclosed building shall be used for storage or repair of vehicles.
3. Sale or rental of vehicles.
4. Vehicle service stations.
5. Outdoor advertising structures.
6. Sale or display of fresh produce, nursery supplies, and cut flowers.

C. Sexually oriented business/adult entertainment establishments shall not be permitted.

D. Off-street parking shall be provided for multiple household dwellings in a total amount that equals at least 1.25 parking spaces per unit for each unit of two or less bedrooms and 1.0 additional parking space for each bedroom beyond two bedrooms in a unit. Parking spaces must include guest or flexible space, which is not contained within a private dwelling, at a ratio of at least one space for every four dwelling units unless a parking study is provided that documents to the satisfaction of the City's traffic engineer that a slightly different ratio of guest or flexible parking space is appropriate.

19.85.050 Special use.

Wireless communication facilities are regulated under Chapter 19.137 MTMC.