

**PROPOSED RDC Chapter 18.230:
COMMERCIAL DISTRICTS
(CNB, CCB, CRB)**

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18.230.010 - Purpose.

A. The purpose of the commercial districts is to encourage multiple commercial uses within each district of appropriate scale relative to the surrounding districts. The commercial districts implements RUACP policies that promote commercial development that meets local and regional needs, with particular emphasis on low-intensity neighborhood commercial development.

1. The purpose of the neighborhood business (CNB) zone is to allow for-low intensity office, business, retail and service uses located on or with convenient access to arterial streets. Development is intended to serve the needs of the surrounding neighborhood.
2. The purpose of the community business zone (CCB) is to provide location for a wide variety of business activities, such as convenience and comparison retail, personal services for local needs, and to allow for limited higher-intensity residential opportunities as part of mixed use developments.
3. The purpose of the regional business (CRB) zone is to provide for the location of integrated complexes made up of business and office uses serving regional market areas with significant employment opportunities. Such a zone requires accessibility to regional transportation corridors. Development of taller buildings, a mix of uses excluding residential, and transit supportive uses are encouraged in this zone.

B. The city encourages design of commercial developments that will enhance each commercial district with a greater sense of quality.

C. Design in commercial zones should protect residential neighborhoods adjacent to commercial zones from intrusion in their privacy, character, and quality of life.

D. Commercial development should provide a pedestrian environment with amenities, visual interest, and safety features which encourage more people to use these areas.

(Ord. 908 § 2 (part), 2006: Ord. 676 § 1 (part), 1995). (Ord. No. 1072, § 2(Exh. A), 1-13-2011)

18.230.020 Applicability.

A. The CNB zoning district implements the Neighborhood Commercial (NC) comprehensive plan designation and shall be applied to all newly annexed NC lands.

B. The CCB and CRB zoning districts implement the General Commercial (GC) comprehensive plan designation. All newly annexed GC lands shall be zoned CCB or CRB.

C. Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and freestanding signs if a development proposal is:

1. New development;
2. Expanding the square footage of an existing structure by 20 percent; or
3. The construction valuation is 50 percent of the existing site and building valuation.

18.230.030 – Uses.

A. All uses shall comply with the provisions RDC 18.205.

18.230.040 Lot requirements.

A. The minimum lot area shall be as follows:

1. CNB: 5,000 square feet.
2. CCB: 10,000 square feet.
3. CRB: 10,000 square feet.

B. The maximum lot area in the CNB zone shall be 20,000 square feet. There shall be no maximum lot area for development in the CCB or CRB zones.

C. The minimum lot width for all zones shall be 50 feet. (Ord. 676 § 1 (part), 1995).

18.230.035 Dimensional standards.

A. Design standards shall comply with Table 18.230.035-1.

Table 18.230.035-1

	CNB	CCB	CRB
Minimum front yard setback (street). (1) (2)	0 -10 ft	0 - 10 ft	0 - 10 ft
Minimum side or rear yard (interior) setback:			
Abutting RLD or RMD zones. (2)	10 ft	20 ft	20 ft
Not abutting one of the above.	0 ft	0 ft	0 ft
Max Height	35 ft (3)	60 ft	65 ft (4)
Maximum impervious surface coverage.	85%	85%	90%

Table Notes:

- 1.) Front yard setback may be reduced to zero feet if adequate street improvements are available or room for street improvements is available in the street right-of-way. Front yard setback for residential developments (excluding mixed-use developments), parking structures, surface parking areas, service areas, gas station islands, and similar paved surfaces shall be a minimum of 10 feet wide measured from the back of the sidewalk, and be fully landscaped to an L2 standard.
- 2.) Underground parking may extend into any required setbacks, provided it is landscaped at ground level.
- 3.) Bonus height for mixed use development in the CNB zone: In order to provide flexibility in types of housing and to meet the policies of the RUACP promoting mixed-use development, the base height may be increased for mixed-use development to four stories or up to 50 feet, if the added story is stepped back from the third story walls by at least eight feet. Residential dwelling units shall not occupy the ground floor.
- 4.) Maximum height for hospital uses in the CRB zone is 180 feet.

18.230.040 Site planning.

A. The following requirements apply to commercial development on lots abutting an arterial, minor arterial, or collector street:

1. At least 50 percent of a street frontage not encumbered by protected critical areas shall be occupied by buildings.
2. In the case of a building in the CRB zone with vehicle-oriented uses or other uses that have little relationship to pedestrians, or where the ground floor area has a need to limit the street façade, a building relationship to the street frontage may be created by connecting design elements to the street in place of locating the buildings along the street. Such alternative shall provide pedestrian access through parking areas to building entrances and to adjoining pedestrian ways that are visible and direct, and minimize crossing of traffic lanes. Such pedestrian accesses through parking shall provide the following elements:
 - a. Vertical plantings, such as trees or shrubs;
 - b. Texture, pattern or color to differentiate and maximize the visibility of the pedestrian path;
 - c. Emphasis on the building entrance by landscaping and/or lighting, and avoiding location of parking spaces directly in front of the entrance.
 - d. A pedestrian walkway or path raised three to six inches above grade in a tapered manner similar to a speed table.
3. At least one main entrance of a building shall face directly toward the street. Entrances shall be made physically and visually inviting by means of incorporating a minimum of two of the following entry enhancement features attached to the entry:
 - a. Additional landscaping equal to 10 percent of required site landscaping within ten (10) feet of either side of the entry door;
 - b. At least 200 square feet of paving materials different from the street sidewalk;

- c. At least 100 square feet of awning, marquee, or arcade over the entry.
- d. At least 500 square feet of pedestrian plaza with landscaping and benches that is attached to the entry.
- e. Entry recessed from the façade surface by at least three feet; or
- f. Accent lighting.

B. All commercial development shall avoid site configurations with entrapment areas such as dead-end pathways where a pedestrian could be trapped by an aggressor.

C. All commercial development shall ensure that the site and buildings provide site lines that allow observation of outdoor spaces by building occupants. Buildings shall be sited so that windows, balconies, and entires overlook pedestrian routes and parking areas and allow for informal surveillance of these areas, where possible.

18.230.055 Building design and features.

A. CNB and CCB district standards.

1. Building design shall reinforce the building's location adjacent to street edge and public space.
2. New buildings located with 15 feet of the property line at an intersection where at least one leg of the intersection is an arterial, minor arterial, or collector street shall accentuate the building corner facing the intersection by including architectural treatment that emphasizes the corner, such as: balconies, turret, corner accentuating roof line, sculpture, distinctive use of materials, canopy, and bay window. The street-facing corner shall also include pedestrian access at the corner.
3. Where the lot abuts an arterial, minor arterial or collector street, all new buildings and additions increasing the square footage by 50 percent must have a minimum of 50% of the first floor facing the street treated with transparent windows or doors.
4. Where the lot abuts an arterial, minor arterial or collector street, facades on all new buildings longer than 50 feet (measured horizontally along the façade) shall incorporate relief to the perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief. The doorways on buildings abutting or within three feet of the sidewalk shall be recessed in order to avoid conflicts with pedestrians.
 - a. Exception: Walls that are only visible from service areas and not from abutting properties or public street shall be exempt from this requirement.
5. Where the lot abuts an arterial, minor arterial or collector, all buildings shall employ at least two of the following features on or along the street façade, in addition to the requirements of 18.230.055(A)(4):
 - a. At least 100 square feet of outdoor, sheltered building entry which is adjacent or connected to and faces the public sidewalk.

- b. Awning, marquee, or arcade at least four feet and six inches deep, over the full length of sidewalk or walkway adjacent to the building, and minimum eight feet above the walkway level.
- c. Increase total square footage of frontage landscaping required by RDC 18.725.050 by 30 percent.
- d. Five hundred square feet of pedestrian plaza with landscaping and benches that are visible and adjacent or connected to public property.
- e. Any other pedestrian amenity such as a fountain, decorative clock, or art work integrated with the street. Such amenity shall be located to provide for public use or view but not hinder pedestrian traffic.

6. All blank walls facing an arterial, minor arterial or collector street shall be articulated in one or more of the following ways:

- a. Installing a vertical trellis in front of the wall with climbing vines or planting materials.
- b. Providing a landscaped planting bed five feet wide in front of the wall with plant materials that can obscure at least 20 percent of the wall's surface within three years.
- c. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.
- d. Other equivalent methods that provide for the enhancement of the wall, as determined by the planning director.

7. The following accessory structures shall be screened by a fence or landscaping to a value of 80 percent year-round opacity from public view along abutting arterials, minor arterials and collectors:

- a. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities.
- b. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures.
- c. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.

8. Mechanical units, utility equipment, elevator equipment, and telecommunication equipment located on the roof shall be grouped together, incorporated into the roof design, and/or screened from adjacent walkways by a fence or landscaping to a value of 80 percent year-round opacity.

B. CRB district standards.

1. Where the lot abuts an arterial, minor arterial or collector street:

- a. New buildings located within 15 feet of the property line at an intersection where at least one leg of the intersection is an arterial, minor arterial, or collector street shall accentuate the building corner facing the intersection by including architectural treatment that emphasizes the corner, such as: balconies, turret, corner accentuating roof line, sculpture, distinctive use of materials, canopy, and bay window.

- b. All blank walls facing an arterial, minor arterial or collector street shall be articulated in one or more of the following ways:
 - i. Installing a vertical trellis in front of the wall with climbing vines or planting materials.
 - ii. Providing a landscaped planting bed five feet wide in front of the wall with plant materials that can obscure at least 20 percent of the wall's surface within three years.
 - iii. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.
 - iv. Other equivalent methods that provide for the enhancement of the wall, as determined by the planning director.
- c. The following accessory structures shall be screened by a fence or landscaping to a value of 80 percent year-round opacity from public view along abutting arterials, minor arterials and collectors:
 - i. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities.
 - ii. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures.
 - iii. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.
- d. Mechanical units, utility equipment, elevator equipment, and telecommunication equipment located on the roof shall be grouped together, incorporated into the roof design, and/or screened from the adjacent walkway by a fence or landscaping to a value of 80 percent year-round opacity.

18.230.060 Signs.

Signs are permitted according to the provisions of Chapter 18.710.
(Ord. 676 § 1 (part), 1995).

18.230.070 Lighting

- A. Lighting shall comply with the provisions of RDC 18.715.
- B. Parking area light post height shall not exceed 25 feet if the pole is located within 25 feet of a residential zone.
- C. All building entrances shall be illuminated.

18.230.080 Off-street parking and loading.

- A. Off-street parking and loading shall be provided as required in Chapter 18.720.
- B. Parking lots shall be located so as to minimize their visual impact.

1. In the CNB zone, parking shall be placed at the side or rear of buildings, to encourage pedestrian, transit and bicycle access. Parking shall not be located between the front of a building and the street. Parking shall not be located at a street intersection in the case of corner lots.

2. In the CCB and CRB zone, parking areas on corner lots shall not be located at a street intersection.

C. Pedestrian and bicycle access shall be incorporated into and through all CCB and CRB developments where the total site area exceeds two gross acres.

D. Where CCB and CRB developments exceed two gross acres, bicycle racks shall be placed within 20 feet of an entry doors at a ratio of one bicycle rack stall for every 12 required car parking stalls.

(Ord. 676 § 1 (part), 1995).

18.230.090 Landscaping.

A. Landscaping shall meet the requirements of Chapter 18.725.

B. All new development projects within the commercial zoning districts shall submit landscaping plans that meet the requirements of RDC 18.725.070.

C. Landscaped percentage requirements: Development shall provide landscaping as follows:

1. CNB: Minimum of 15 percent of the gross site acreage.

2. CCB: Minimum of 15 percent of the gross site acreage.

3. CRB: Minimum of 10 percent of the gross site acreage.

D. Critical areas shall be designated on a site plan, and permanently protected through dedication to the City, a conservation easement or other binding instrument consistent with RDC 18.280.

E. Beyond the requirements in RDC Table 18.725.050-1, landscaping buffers shall be provided as follows:

1. Where a CNB, CCB or CRB lot abuts an arterial, minor arterial or collector street, a 25-foot buffer landscaped to a L2 standard shall be provided.

(Ord. 676 § 1 (part), 1995).

18.230.100 Fences.

A. Fences shall meet the requirements of RDC 18.740.

B. Fences designed for privacy, security and/or screening shall be:

a. Made of material that is compatible with the building design, such as repetition of the building material on fence columns and/or stringers.

b. Used only in combination with trellis, landscaping, or other design alternatives to separate such fence from the pedestrian environment along abutting arterials, minor arterials and collectors.

18.230.0110 Outdoor storage.

A. Outdoor storage or display areas shall occupy no more than 10 percent of gross floor area except for plant sales that shall occupy no more than 75 percent of gross floor area .

(Ord. 676 § 1 (part), 1995).