Proposed amendment to the City Zoning Ordinance, Section 17. 74 Historic District / Mixed Use Zone
(proposed new wording is underlined)

Chapter 17.74
HISTORIC DISTRICT/MIXED USE ZONE

17.74.010: PURPOSE:
17.74.020: FEES AND PERMITS:
17.74.030: PERMITTED USES:
17.74.035: CONDITIONAL USES:
17.74.040: DIMENSIONAL REQUIREMENTS:
17.74.050: MODIFYING REGULATIONS:
17.74.060: SUPPLEMENTARY AND QUALIFYING REGULATIONS:
17.74.070: WALLS, FENCES AND HEDGES:
17.74.080: ACCESS AND LOADING:
17.74.090: PARKING AREAS:
17.74.100: SIGNS:
17.74.110: NATURAL HAZARDS:
17.74.120: ZONE CHANGE PROCEDURE:
17.74.130: SITE PLAN REVIEW:
17.74.140: PLAN APPROVAL:

17.74.040: DIMENSIONAL REQUIREMENTS:

A. Primary Building Height: Primary building height shall be the average height of adjacent units on the same block unless a greater height is approved by the Planning Commission, upon recommendation from the Heritage Commission, as being necessary for proper compatibility of various elements of the overall development plan, and to ensure that any infill and replacement dwellings are compatible with the dimensions of the adjacent dwellings. Accessory buildings shall not exceed twenty feet (20') two-stories in height, up to twenty-eight feet (28') maximum.

B. Minimum Lot Size: Six thousand (6,000) square feet for a single-family dwelling, and eight thousand (8,000) square feet for a two-family dwelling. For projects without individual lots but rather building pads and common areas, the maximum density shall not exceed eight (8) dwelling units per acre whether single- or two-family units.

C. Front Yard Setbacks: Front yard setbacks shall be twenty feet (20') from the property line unless the dwellings (buildings) on adjacent lots are less than twenty feet (20'), in which case the building may be located at the average of the buildings on each side of the subject parcel. The setback of any building adjacent to the "mercantile" building shall be determined through discussion with, and approval of, the Planning Commission, but shall not be less than twelve feet (12') from the front property line.

D. Corner Side Yards: Side yards on a corner lot having street frontage on two (2) sides shall be the same as that required for the front yard, or the average of adjacent units or the block, or as may be approved by the Planning Commission.
E. Interior Lot Line Side Yards: Side yards on the interior lot line shall be a minimum of ten feet (10') unless otherwise approved by the Planning Commission. A zero-lot line may be considered by the Planning Commission depending upon the location of buildings on adjacent lots. In the case of a zero-lot line, the opposite side yard shall not be less than twelve feet (12').

F. Rear Yards: Rear yards shall be a minimum of ten feet (10') unless otherwise approved by the Planning Commission.

G. Multiple Building Setbacks On The Same Lot: Setbacks between multiple detached buildings on the same lot shall be a minimum of ten feet (10').

H. Floor Area: In new developments the minimum floor area shall be a minimum of seven hundred (700) square feet living space per unit unless otherwise recommended by the Planning Commission and approved by the City Council, plus required parking and landscaped areas.

I. Minimum Lot Frontage: Seventy feet (70'), unless approved as a flag lot, or as may be otherwise approved by the Planning Commission. (Ord. 2017-14)

J. Maximum size of Accessory Buildings: The maximum ground floor area of any accessory building shall not exceed one thousand (1,000) square feet, unless a larger building is approved by the City Council after considering the recommendations of the Heritage Commission and Planning Commission.