

21A.26.070: CG GENERAL COMMERCIAL DISTRICT:

A. Purpose Statement: The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

B. Uses: Uses in the CG General Commercial District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Minimum Lot Size:

1. Minimum Lot Area: Ten thousand (10,000) square feet.
2. Minimum Lot Width: Sixty feet (60').
3. Existing Lots: Lots legally existing prior to April 12, 1995, shall be considered legal conforming lots.

D. Minimum Yard Requirements:

1. Front Yard: Ten feet (10').
2. Corner Side Yard: Ten feet (10').
3. Interior Side Yard: None required.
4. Rear Yard: Ten feet (10').
5. Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of chapter 21A.48 of this title.
6. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

E. Maximum Yard: A maximum yard of ten feet (10') is allowed.

1. The yard must be designed with usability as a consideration. Development that implements the maximum setback is required to have at least one (1) of the following elements:

\_\_\_\_\_ a. Seating.

\_\_\_\_\_ b. Landscaping, or

\_\_\_\_\_ c. Awnings or a similar form of weather protection

\_\_\_\_\_ 2. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.

2. All provided yards must contain a tree every thirty feet (30').

3. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title.

\_\_\_\_\_ a. The Planning Director, in consultation with the Transportation Director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than 15 feet wide and the resulting modification to the setback results in a more efficient


public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

(1) The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or

(2) The addition reduces the extent of the noncompliance of the existing building.

F. Landscape Yard Requirements: A landscape yard of ten feet (10') shall be required on all front or corner side yards, conforming to the requirements of section 21A.48.090 of this title.

G. Maximum Height: No building shall exceed ~~sixty-seventy-five feet (75')~~ unless the property is within the following boundary, from 400 S to 700 S from 300 W to I-15, shall not exceed one-hundred fifty feet (150'). Additionally, buildings taller than sixty feet (60') that are outside of the described boundary may be allowed in accordance with the provisions of subsections G1 through G3 of this section.

Maximum Height	
	
1	<u>No building shall exceed seventy-five feet (75') unless it is within the identified boundaries.</u>
2	<u>Buildings that are outside of the identified boundary higher than sixty feet (60') may be allowed in accordance with the provisions of subsections G1 through G3 of this section.</u>

1. Procedure For Modification: A modification to the height regulations in this subsection G F may be granted through the design review process in conformance with the provisions of chapter 21A.59 of this title. In evaluating an application submitted pursuant to this

section, the Planning Commission or in the case of an administrative approval the Planning Director or designee, shall find that the increased height will result in improved site layout and amenities.

2. Outdoor Usable Space: If additional floors are approved, the site shall include outdoor usable space for the building occupants that is equal to at least ten percent (10%) of the gross floor area of the addition floors. The outdoor usable area may be located within a wider park strip that extends further into the right of way than the current park strip, in midblock walkways that include a public access easement, in rooftop gardens, plazas, or in a provided yard that exceeds the minimum yard requirement. The outdoor usable space shall include a minimum dimension of at least fifteen feet (15') by fifteen feet (15'). Increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent (10%) of the area of the additional floors.

3. Maximum Additional Height For Properties Outside of Identified Boundary: Additional height shall be limited to thirty feet (30') subject to G2 and the provisions of chapter 21A.59

~~—F. Maximum Height: No building shall exceed sixty feet (60'). Buildings higher than sixty feet (60') may be allowed in accordance with the provisions of subsections F1 and F3 of this section.~~

H. Mid Block Walkways: As part of the City's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. The City has adopted the Downtown Master Plan that includes a mid block walkway map and establishes a need for such walkways as the Downtown grows. All buildings constructed after the effective date hereof within the Downtown Zoning Districts shall conform to this officially adopted plan for mid block walkways, in addition to the following standards:

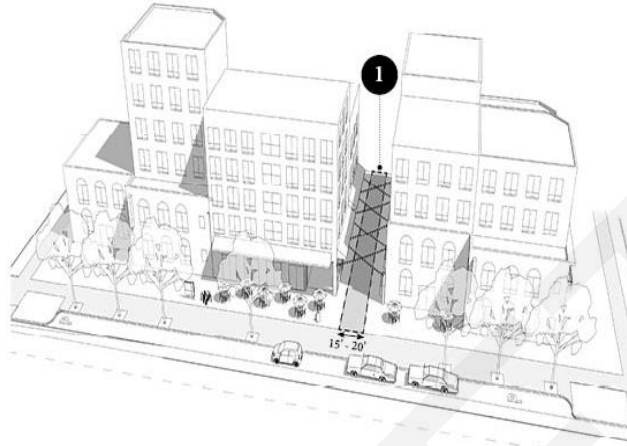
1. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city.

2. The following standards apply to the mid block walkway:

a. The midblock walkway must be a minimum of fifteen feet (15') wide and include a minimum six foot (6') wide unobstructed path.

b. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.

## Mid Block Walkways

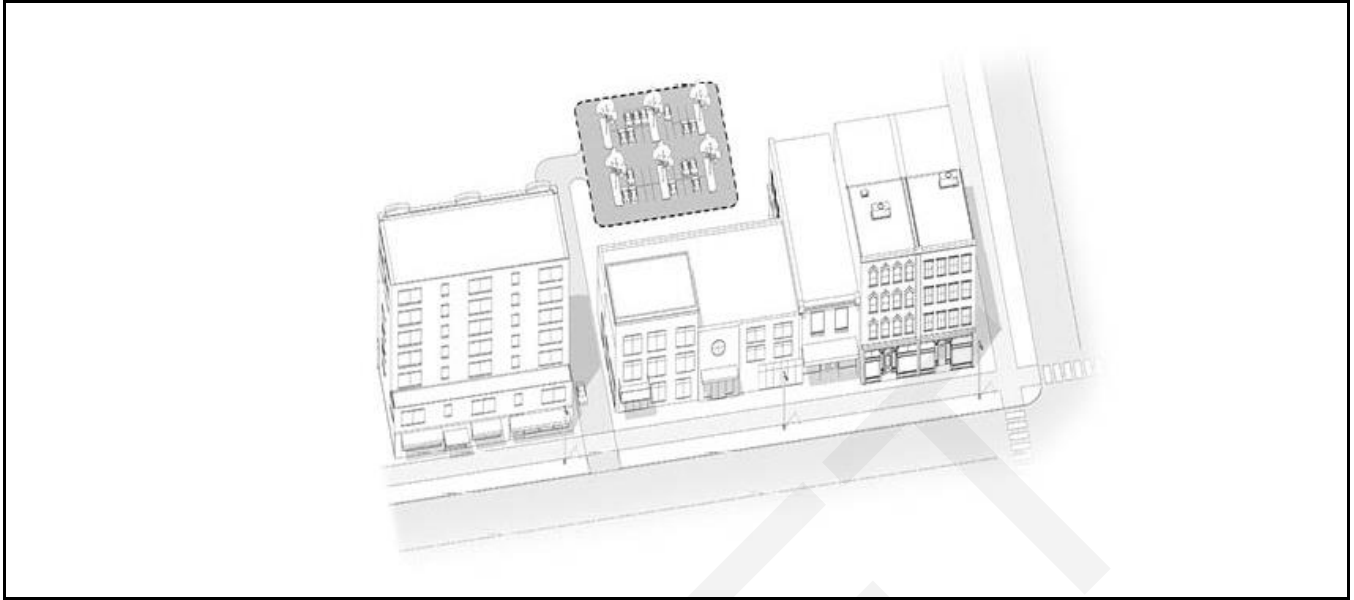


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I. Restrictions On Parking Lots and Structures: An excessive amount of at or above ground parking lots and structures can negatively impact the urban design objectives of the General Commercial (CG) District. To control such impacts, the following regulations shall apply parking facilities that are at or above ground:

1. Parking shall be located behind principal buildings or incorporated into the principal building provided the parking is wrapped on street facing facades with a use allowed in the zone other than parking.
2. A parking lot shall not consist of more than two double-loaded parking aisles (bays) adjacent to each other. The length of a parking lot shall not exceed ten (10) stalls.

## Surface Parking Lots



1	A parking lot shall not consist of more than two double-loaded parking aisles (bays) adjacent to each other. The length of a parking lot shall not exceed ten (10) stalls.
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~~3. Accessory parking structures built prior to the principal use,, shall be allowed as conditional uses with the approval of the Planning Commission pursuant to the provisions of chapter 21A.54 of this title.~~

~~4.3. No special restrictions shall apply to belowground parking facilities.~~

~~5.4. Parking structures shall conform to the requirements set forth in chapter 21A.37 of this title.~~

~~6.5. All parking lot and structure landscaping must comply with the provisions set forth in chapter 21A.48 of this title.~~

(Ord. 14-19, 2019; Ord. 66-13, 2013; Ord. 15-13, 2013; Ord. 12-11, 2011; Ord. 61-09 § 18, 2009; Ord. 3-01 § 2, 2001; Ord. 35-99 § 27, 1999; Ord. 26-95 § 2(13-6), 1995)