

DRAFT FOR DISCUSSION PURPOSES ONLY

Chapter 17.31 RU-X Urban Residential Corridor Mixed-Use Zone Regulations

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17.31.010 Title, purpose, and applicability.

The provisions of this chapter shall be known as the RU-X. The intent of the Urban residential Corridor Mixed-Use classification is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mixed-use mid-rise or high-rise residential structures in locations with good access to transportation and other services. This district recognizes the importance of neighborhood-serving commercial and civic uses and encourages such uses of a limited size on the ground floor of mixed-use developments that support a pedestrian-oriented streetscape. New construction of exclusive commercial buildings is discouraged.

17.31.020 Special residential design review for projects with one or two units on a lot.

A. General. If a project involves or results in one or two dwelling units on a lot, no Residential Facility shall be constructed or established, or altered as set forth in subsection B of this section, unless plans for the proposal have been approved pursuant to the special residential design review

procedure in Chapter 17.146. This requirement shall not apply to any Residential Facility whose proposed plans must be approved pursuant to the conditional use permit procedure in Chapter 17.134, the design review procedure in Chapter 17.136, the planned unit development procedure in Chapter 17.140, or the site development and design review procedure in Chapter 17.142. This requirement also shall not apply to any facility containing both residential and nonresidential activities or to any facility in the S-18 mediated residential design review combining zone, except as set forth in the S-18 zone.

B. **Criteria for Altered Residential Facilities.** Proposals to alter Residential Facilities shall be subject to the requirements set forth in subsection A of this section, if such alterations result in a dwelling unit being added to an existing Residential Facility or if they involve changes that affect exterior appearance. A proposal will be exempt from this requirement if it does not involve the addition of a dwelling unit and if it:

1. Does not require a building permit;
2. Involves only the repair or replacement-in-kind of a roof;
3. Is certified by the City Planning Department to involve only replacement-in-kind of existing building components; or
4. Is certified by the Planning Department: (a) to involve an increase or decrease in wall area, floor area, or footprint of no more than ten percent, (b) that all exterior treatment matches the existing building. (Ord. 12376 § 4, 2001; prior planning code § 3851)

17.31.030 Design review for residential projects with three or more units on a lot.

A. **General.** If a project involves or results in three or more dwelling units on a lot, no Residential Facility shall be constructed or established, or altered as set forth in subsection B of this section, unless plans for the proposal shall have been approved pursuant to the design review procedure in Chapter 17.136 and upon determination that the proposal conforms to the Design Review Criteria for High Density Housing as adopted by the City Council.

B. **Criteria for Altered Residential Facilities.** Proposals to alter Residential Facilities shall be subject to the requirements set forth in subsection A of this section, if such alterations result in one or more dwelling units being added to an existing Residential Facility or if they involve changes that affect exterior appearance. A proposal will be exempt from this requirement if it does not involve the addition of one or more dwelling units and if it:

1. Does not require a building permit;
2. Involves only the repair or replacement-in-kind of a roof;
3. Is certified by the City Planning Department to involve only replacement-in-kind of existing building components; or
4. Is certified by the City Planning Department: (a) to involve an increase or decrease in wall area, floor area, or footprint of no more than ten percent, and (b) that all exterior treatment matches the existing building. (Prior planning code § 3852)

17.31.040 Design review for new construction, additions, and alterations.

No building, Sign, or other facility shall be constructed or established, or altered or painted a new color in such a manner as to affect exterior appearance unless plans for such proposal shall have been approved pursuant to the design review procedure in Chapter 17.136, or for Micro Telecommunications Facilities pursuant to the telecommunications regulations in Chapter 17.128 and the design review procedure in Chapter 17.136. However, design review approval is not required for Realty Signs, Development Signs, holiday decorations, and displays behind a display window; and it is not required, except as otherwise provided in Section 17.114.110C, for mere changes of copy, including cutouts, on signs the customary use of which involves frequent and periodic changes of copy. (Ord. 11904 § 5.62 (part), 1996; prior planning code § 4477)

17.31.050 Design review for Telecommunications Facilities.

No Micro, or Mini Telecommunications Facility shall be constructed or established, or altered or painted a new color in such a manner as to affect exterior appearance, unless plans for such proposal shall have been approved pursuant to the telecommunications regulations in Chapter 17.128 and the design review procedure in Chapter 17.136.

17.31.060 Permitted, Conditionally Permitted, Prohibited Land Use Activities

The following activities, as described in the use classifications at Chapter 17.10, are permitted, conditionally permitted, or prohibited in the RU-X district according to the following table. Activities or specific uses noted with the letter “P” are permitted. Activities or specific uses noted with the letter “C” may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure at Chapter 17.134. Where dashed lines appear in the relevant matrix cell, the specified activity is not permitted. The “Notes and Limitations” column further specifies additional requirements and/or limitations but does not exclude or supercede other provisions of the Zoning Code.

Use Classifications	RU-X	Notes & Limitations
A. RESIDENTIAL		
PERMANENT	P	Permitted only above the ground floor. CUP if located on street-facing ground floor.
SEMI-TRANSIENT	P	
RESIDENTIAL CARE	C	
SERVICE-ENRICHED PERMANENT HOUSING	C	
TRANSITIONAL HOUSING	C	
EMERGENCY SHELTER	C	
B. CIVIC ACTIVITIES		
LIMITED CHILD CARE	P	
ESSENTIAL SERVICE	P	
COMMUNITY ASSEMBLY	P	Allowed only on ground floor or second floor. CUP required for greater than 5,000 sf
COMMUNITY EDUCATION	P	Allowed only on ground floor or second floor. CUP required for greater than 5,000 sf . See Section 17.65.050.
NON-ASSEMBLY CULTURAL	P	Allowed only on ground floor or second floor. CUP required for greater than 5,000 sf
ADMINISTRATIVE (Civic)	P	Allowed only on ground floor or second floor. CUP required for greater than 5,000 sf . See Section 17.65.050.
HEALTH CARE	P	Allowed only on ground floor or second floor. CUP required for greater than 5,000 sf . See Section 17.65.050.
SPECIAL HEALTH CARE	C	
UTILITY AND VEHICULAR	C	
EXTENSIVE IMPACT	C	
TELECOMMUNICATIONS	C	
C. COMMERCIAL ACTIVITIES		
GENERAL FOOD SALES		
A. Restaurant	P	Allowed only on ground floor or second floor. CUP required for greater than 5,000 sf . See Section 17.65.050. CUP for rear outdoor seating
B. Limited Service Restaurant	P	Allowed only on ground floor or second floor. CUP required

Use Classifications	RU-X	Notes & Limitations
		for greater than 5,000 sf . CUP for rear outdoor seating
C. Fast Food Restaurant	C	Permitted only on Ground floor in mixed-use buildings
D. Vehicular Food Vending	P	
E. Grocery	P	Allowed only on ground floor. CUP required for greater than 5,000 sf .
F. Convenience Market	C	Permitted only on Ground floor in mixed-use buildings
ALCOHOLIC BEVERAGE SALES	--	
MECHANICAL OR ELECTRONIC GAMES	--	
MEDICAL SERVICE	P	Allowed only on ground floor or second floor. CUP required for greater than 5,000 sf .
THERAPEUTIC MASSAGE SERVICE	P	Allowed only on ground floor or second floor. CUP required for greater than 5,000 sf .
GENERAL RETAIL SALES	P	Allowed only on Ground floor. CUP required for more than 5,000 sf.
LARGE-SCALE COMBINED RETAIL AND GROCERY SALES	C	
GENERAL PERSONAL SERVICE	P	Allowed only on ground floor or second floor. CUP required for greater than 5,000 sf .
CONSULTATIVE AND FINANCIAL SERVICE	P	Allowed only on ground floor or second floor. CUP required for greater than 5,000 sf .
CONSUMER LAUNDRY AND REPAIR SERVICE	P	Allowed only on Ground floor. CUP required for more than 5,000 sf.
GROUP ASSEMBLY	P	Allowed only on ground floor or second floor. CUP required for greater than 5,000 sf .
ADMINISTRATIVE	P	Allowed only on ground floor or second floor. CUP required for greater than 5,000 sf .
BUSINESS AND COMMUNICATIONS SERVICE	P	Allowed only on Ground floor. CUP required for more than 5,000 sf.
RETAIL BUSINESS SUPPLY	--	
RESEARCH SERVICE	--	
GENERAL WHOLESALE SALES	--	
TRANSIENT HABITATION	--	
BUILDING MATERIALS, SALES & SERVICE	--	
WHOLESALE BUILDING MATERIALS SALES AND SERVICE	--	
AUTOMOTIVE SALES, LEASING AND RENTALS	--	
AUTOMOTIVE SERVICE STATION	--	
AUTOMOTIVE REPAIR AND CLEANING	--	
AUTOMOTIVE FEE PARKING	--	
TAXI AND LIGHT FLEET-BASED SERVICES	--	
SELF-STORAGE	--	
ANIMAL CARE		
A. Animal Care and Services	C	
B. Kennels	C	
UNDERTAKING SERVICE	--	
D. INDUSTRIAL ACTIVITIES		
CUSTOM MANUFACTURING	--	
LIGHT MANUFACTURING	--	.
GENERAL MANUFACTURING	--	

Use Classifications	RU-X	Notes & Limitations
HEAVY MANUFACTURING	--	
WAREHOUSE, WHOLESALE & DISTRIBUTION		
OUTDOOR STORAGE		
A. General Outdoor Storage,	--	
B. Container Storage	--	
C. Salvage & Junk Yards	--	
D. Oil & Gas Storage	--	
REGIONAL FREIGHT		
A Trucking Activities	--	
RECYCLING ACTIVITIES AND WASTE RELATED ACTIVITIES		
A. Small Collection Facilities	--	
B. Large Collection facilities	--	
C. Intermediate Processing facilities	--	
D. Solid Waste Transfer Station and Landfill	--	
HAZARDOUS MATERIALS PRODUCTION OR STORAGE& WASTE MANAGEMENT		
A. Small scale transfer and storage	--	
B. Industrial transfer/storage	--	
C. Residuals Repositories	--	
PLANT NURSERY	--	
CROP AND ANIMAL RAISING	--	
MINING AND QUARRYING	--	

Note: This list of land-uses will be revised based on a final list of land use classifications forthcoming.

17.33.070 Permitted, Conditionally Permitted, and Prohibited Facilities

The following facilities, as described in the use classifications at Chapter 17.10, are permitted, conditionally permitted, or prohibited in the RU-X districts according to the following table. Facilities noted with the letter “P” are permitted. Facilities noted with the letter “C” may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure at Chapter 17.134. Where dashed lines appear in the matrix cell, the specified facility is not permitted.

Use Classifications	RU-X	Notes & Limitations
RESIDENTIAL FACILITIES		
ONE-FAMILY DWELLING	P	Permitted only if already existing. No new construction of such facilities
ONE-FAMILY DWELLING WITH SECONDARY UNIT	P	Permitted only if already existing. No new construction of such facilities
TWO-FAMILY DWELLING	P	P only if already existing. No new construction of such facilities
MULTIFAMILY DWELLING	P	
ROOMING HOUSE	P	
MOBILE HOME	--	
JOINT WORK LIVE QUARTERS:	C	See additional regulations Section 17.102.

Use Classifications	RU-X	Notes & Limitations
CATEGORY I FACILITY		
JOINT WORK LIVE QUARTERS: CATEGORY II	--	
NON-RESIDENTIAL FACILITIES		
ENCLOSED	P	
OPEN	C	
DRIVE-IN	--	
SIGNS		
SPECIAL	P	
DEVELOPMENT	P	
REALTY	P	
CIVIC	P	
BUSINESS	P	
ADVERTISING	--	
TELECOMMUNICATIONS FACILITIES		
MICRO	C	Except as provided in Chapter 17.128 and Section 17.134.020(A)
MINI	C	Except as provided in Chapter 17.128 and Section 17.134.020(A)
MACRO	C	
MONOPOLE	C	
TOWER	C	

17.31.075 Restrictions on Construction of Residential Activities on the Ground Floor.
 No Residential Activity of more than 50% of the street frontage shall be constructed to be located along the ground floor of any building that faces the subject site’s principal street, except upon the granting of a conditional use permit pursuant to Section 17.33. Pedestrian entrances which lead to such an activity elsewhere in the building, or accessory spaces serving a multi-unit residential use are permitted.

17.31.080 Performance Standards for Commercial and Civic Activities.
 All commercial and civic activities shall be subject to the applicable provisions of the performance standards in Chapter 17.120.

17.31.085 Special Regulations applying to certain Civic and Commercial activities
 A. Open Front-Yard Parking, Loading and Driveway Entrances from the Principal Street at ground Level. No parking or loading area or driveway entrance from the principal street shall be located on any portion of the front yard of the ground level of any lot except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134. Also see further parking restrictions in this Chapter 17.31.220.C.

B. As stated in the Notes and Limitations Column in the Table in Section 17.33.050, Cultural Institution or Administrative Civic, Administrative Commercial, Consultative and Financial Service uses are allowed only on the ground floor and second floor, and the total floor area devoted to a single establishment shall not exceed the amount stated in the table in Section 17.65.050 except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and the provisions of Section 17.33.090 specifying Use Permit Criteria.

C. As stated in the Notes and Limitations Column in the Table in Section 17.31.050, Food Sales, Building Materials Sales and Service Commercial uses are allowed only on the ground floor and the total floor area devoted to a single establishment shall not exceed the amount stated in the table in Section 17.65.050 except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and the provisions of Section 17.31.090 specifying Use Permit Criteria.

D. Limitation on construction of buildings containing new commercial or civic uses. Any new construction, or substantial rehabilitation, of buildings containing commercial or civic uses must be part of a mixed-use project that contains residential units except upon granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134. and the provisions of Section 17.31.090 specifying Use Permit Criteria.

17.31.090 Use Permit Criteria for Civic and Commercial Uses

A conditional use permit for any use under Section 17.31.060 may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and to the following use permit criteria:

A. Use is compatible with adjoining residential uses, and will not cause adverse impacts in terms of noise, lights, odors, traffic.

B. That the proposal incorporates sound attenuation protecting residential units from commercial uses.

C. Maintain continuous street frontage of civic, commercial, and/or residential uses along public sidewalk – with entrances onto public sidewalk.

D. Hours of operation limited to reduce conflicts with residential uses.

E. Building design combines commercial/civic and residential uses into a harmonious, well-integrated building design.

F. The proposed ground level shall have a pedestrian oriented design. For the purposes of this finding, pedestrian oriented design may include such measures as indentation and articulation in plane on the bottom floor, providing porches, patios, walks, defined seating areas, covered entries; defining a pedestrian scale through the use of canopies, trellises, and color and material that contrast with upper floors; or other features;

G. Exclusive Commercial or Civic uses, without including residential units, may be constructed in certain circumstances where the lot is too small or contains other impacting design constraints to allow viable residential development according to the standards listed herein; and the use is an essential neighborhood service.

17.31.100 Limitations on Signs, marquees, and awnings

A. General Limitations. All Signs shall be subject to the applicable limitations set forth in Section 17.104.010 and Section 17.104.020.

B. Restriction on Aggregate Sign Area. The maximum aggregate area of display surface of all Business, Civic, and Residential Signs on any one lot shall be one square foot for each one foot of abutting street line in the case of an interior lot, or 0.5 square feet for each one foot of abutting street line in the case of a corner lot. However, a larger area may be approved, pursuant to Section 17.48.020, upon determination that the signing will be of high quality and will make a definite

positive contribution to the desired visual character of the surrounding area. The aggregate area shall include only one face of double-faced Signs and shall exclude Signs behind display windows and Signs having a display surface with no face greater than one square foot.

C. Maximum Size of Individual Freestanding Signs. No single Sign, other than a Special Sign, which is not attached to a building shall have a display surface greater than seventy-five (75) square feet on any one face.

D. Prohibition of Signs Above Roof Line. No Sign, other than a Special Sign, which is attached to a building shall extend above the roof line or parapet wall thereof.

E. Maximum Projection Over Sidewalk.

1. No marquee, awning, or canopy, or Sign which is integrated in the design thereof, shall project horizontally more than seventy-five (75) percent of the distance from the lot line to the curb.
2. No other Sign shall project more than four feet beyond any street line.

F. Maximum Height of Freestanding Signs. No Sign, other than a Special Sign, which is not attached to a building shall extend more than twenty (20) feet above finished grade or more than the height of the adjacent building, if any, on the same lot, whichever is lower.

G. Prohibition of Moving and Flashing Signs. All Signs shall be nonmoving. Illumination, if any, of all Signs shall be non-flashing, except for time-and-temperature units.

H. Prohibition of Pennants and Streamers. No Signs, other than Special Signs and Signs behind a display window, shall include any pennants, streamers, propellers, or similar devices.

I. Development Signs. All Development Signs shall be located on the lot or tract referred to thereon and shall be permitted only for a one-year period, except that an off-site location or a longer period may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134.

J. Realty Signs. All Realty Signs shall be located on the same lot as the facilities advertised thereon, and shall be removed within seven days after occupancy, or change of occupancy, of the facilities.

K. Removal of Nonconforming Existing Signs. See Section 17.114.170. (Prior planning code § 4488)

17.31.110 Minimum lot area, width, and frontage

A. Lot Area. Every lot shall have a minimum lot area of four thousand (4,000) square feet, except as a lesser area is allowed by Section 17.106.010,

B. Lot Width. Every lot shall have a minimum lot width of twenty-five (25) feet, except as a lesser width is allowed by Section 17.106.010.

C. Lot frontage. Every lot shall have a minimum frontage of twenty-five (25) feet upon a street, except as this requirement is modified by Section 17.106.020.

17.31.120 Maximum residential density

The maximum density of Residential Facilities shall be as set forth below, subject to the provisions of Section 17.106.030 with respect to maximum density on lots containing both Residential and Nonresidential Facilities. Also applicable are the provisions of Section 17.102.270 with respect to additional kitchens for a dwelling unit, and the provisions of Section 17.102.300 with respect to dwelling units with five or more bedrooms.

A. Permitted Density. One regular dwelling unit is permitted for each three hundred (300) square feet of lot area, provided that one extra such unit is permitted if a remainder of two hundred (200) square feet or more is obtained after division of the lot area by three hundred (300) square feet. One efficiency dwelling unit is permitted for each two hundred (200) square feet of lot area, provided that one extra such unit is permitted if a remainder of one hundred fifty (150) square feet or more is obtained after division of the lot area by two hundred (200) square feet. One rooming unit is permitted for each one hundred fifty (150) square feet of lot area, provided that one extra such unit is permitted if a remainder of one hundred (100) square feet or more is obtained after division of the lot area by one hundred fifty (150) square feet. For a combination of different types of living units, the total required lot area shall be the sum of the above requirements for each. The number of living units permitted heretofore may be exceeded by ten percent on any corner lot, and may also be exceeded by ten percent on any lot which faces or abuts a public park at least as wide as the lot.

17.31.130 Maximum Nonresidential Floor Area Ratio

The maximum floor-area ratio (FAR) of any facility shall be as set forth below, subject to the provisions of Section 17.106.030:

A. Permitted Floor-Area Ratio. The maximum permitted floor-area ratio shall be 3.50, except that this ratio may be exceeded by ten percent on any corner lot and may also be exceeded by ten percent on any lot which faces or abuts a public park at least as wide as the lot.

17.31.140 Maximum height

Except as provided in Chapter 17.128, the maximum prescribed height is 55 feet, except that the height of facilities shall be limited, as prescribed in Section 17.108.010, on lots lying along a boundary of any of certain other zones. The maximum height may be increased to 90 feet upon granting of a conditional use permit. But see Section 17.30.120 for maximum height of Signs, and Section 17.108.130 for maximum height of facilities within minimum yards and courts. (Ord. 11904 § 5.21, 1996: prior planning code § 3869)

A conditional use permit for heights up to 90 feet may be granted only upon determination that the proposed development conforms to the general use permit criteria set forth in the conditional use permit procedures in Chapter 17.134 and to all of the following use permit criteria:

1. Project is located on a Regional Transit Corridor as defined in the LUTE of the General Plan.
2. The project site is located on a wide street, typically 4 or more travel lanes, or on a public open space of at least equivalent width.
3. Upper stories above 55 feet are stepped back from setback lines so that the perceived scale of the building is reduced and so that adequate light and air are provided for adjoining properties

17.31.150 Minimum yards and courts

The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 17.108.130:

A. Front Yard. The minimum front yard depth on every lot shall be ten feet, except as a lesser depth is allowed by Section 17.108.050 on steep lots.

B. Side Yard--Street Side of Corner Lot. A side yard shall be provided on the street side of a corner lot when and as prescribed in Section 17.108.060.

C. Side Yard--Interior Lot Line. No side yard is generally required along an interior side lot line except as follows:

1. A side yard shall be provided, when and as prescribed in Section 17.108.080, opposite a living room window which faces an interior side lot line and which is located on a lot containing Residential Facilities with a total of two or more living units.
 2. A side yard shall be provided, as prescribed in Section 17.108.090, along an interior side lot line lying along a boundary of any of certain other zones.
- D. Rear Yard. The minimum rear yard depth on every lot shall be ten feet, except as a lesser depth is allowed by Section 17.108.110.
- E. Courts. On each lot containing Residential Facilities with a total of two or more living units, courts shall be provided when and as required by Section 17.108.120. (Prior planning code § 3870)

17.31.160 Exceptions to Minimum Yard Requirements

The required yards specified in Section 17.31.150 above may be reduced as specified below, subject to the design review procedure in Chapter 17.136.

A. Front Yards (see Section 17.31.150). The minimum required front yard is 10 feet. However, the front yard (or if it is a side yard) may be reduced if it is along a local or regional transit street in the following cases:

1. The facility contains Civic or Commercial uses at ground floor and either: (a) sidewalk width is at least 12 feet; (b) proposed building paves reduced front yard and thus widens public sidewalk to 12 feet. The paved setback may be used for outdoor seating or similar use.
2. Residential uses at ground floor and privacy is protected by such means as floor level of at least 3 feet above sidewalk level.

B. A minimum of 50 percent of front yards that are not set-aside for pedestrian use shall be landscaped. Front yards in projects with ground floor residential not set-aside for pedestrian use, shall have arcades, landscape walls or similar to maintain a continuous street frontage.

C. Rear Yard. In the RU-X district, the required rear yard may be reduced to zero feet if all the following findings are met: 1) the height of the ground floor projection into the rear yard setback does not exceed 10 feet; and 2) the adjacent residential properties would not be adversely impacted by the loss of any privacy, sunlight or ventilation due to the proposed exception. A projection of higher than 10 may be allowed through the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134, and subject to the following additional criteria: that the project, when viewed in its entirety, would not deprive the adjacent properties of any greater of privacy, sunlight, or ventilation than would be provided by a design complying with the standards. Also see Section 17.108.120.

17.31.170 Minimum Usable Open Space.

On each lot containing Residential Facilities with a total of two or more living units, group usable open space shall be provided for such facilities in the minimum amount of one hundred fifty (150) square feet per regular dwelling unit plus one hundred (100) square feet per efficiency dwelling unit plus seventy-five (75) square feet per rooming unit. Private usable open space may be substituted for such group space in the ratio prescribed in Section 17.126.020. All required space shall conform to the standards for required usable open space in Chapter 17.126. (Prior planning code § 3871)

17.31.180 Transparency and Restrictions on Blank Walls.

Continuous blank building walls facing public right of way shall be avoided by the use of projections, exterior trim, architectural articulation or exterior finish textures. The minimum allowable building transparency shall be no less than 60%. Building Transparency represents the percentage of the ground floor street-fronting façade, within a zone of transparency between 2 to 8 feet above grade, which is opened to views or light from the outside. Transparency shall be provided by windows, window displays at least 3 feet deep, glass block, stained glass, glass doors or similar. Building

transparency may be reduced by 10 percent where building frontage exceeds 80 feet. Building transparency may also be reduced for residential uses pursuant to the provisions of Section 17..31.090.

17.31.190 Buffering.

All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein. (Prior planning code § 3872)

17.31.200 Site Landscaping.

All yards shall be unobstructed and landscaped or paved for vehicular or pedestrian access. A minimum of 50 percent of front yards that are not set-aside for pedestrian use shall be landscaped. If not existing, street trees shall be provided at a distance of one every 25 ft of lineal frontage.

17.31.210 Parking Lot Landscaping

Shade trees shall be provided at a ratio of 1 tree for every 10 spaces of outdoor surface parking. (See also Chapter 17.116 Off-street Parking and Loading.)

17.31.220 Driveway, Parking and Garage Restrictions.

A. No driveway shall connect or abut directly with the principal commercial street unless the determination can be made:

1. That vehicular access cannot reasonably be provided from a different street or other way,
2. That every reasonable effort has been made to share means of vehicular access with abutting properties, and
3. That the proposal is enclosed or screened from view of the abutting principal street by the measures required in Section 17.110.040B;

B. That the amount of off-street parking, if any, provided in excess of the requirements of this code will not contribute significantly to an increased orientation of the area to automobile or truck movement. (Prior planning code § 4436)

C. A conditional use permit is required for any surface parking located within 40 feet of the front lot line or side lot line abutting a local or regional transit street. Parking may be located below ground as long as first floor level is no more than 3 feet above grade.

17.31.230 Special Regulations for Mini-lot Developments and Planned Unit Developments.

A. Mini-lot Developments. In mini-lot developments, certain of the regulations otherwise applying to individual lots in the RU-X district may be waived or modified when and as prescribed in Section 17.102.320.

B. Planned Unit Developments. Large integrated developments shall be subject to the planned unit development regulations in Chapter 17.122 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the RU-X zone, and certain of the other regulations applying in said zone may be waived or modified..

C. Large-Scale Developments. No development which involves more than one hundred thousand (100,000) square feet of new floor area, or a new building or portion thereof of more than one hundred twenty (120) feet in height, shall be permitted except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134. This requirement shall

not apply to developments where a valid planned unit development permit is in effect. (Prior planning code § 3873)

17.31.240 Nonconforming Uses

Commercial uses greater than 5000 SF existing as of the date of adoption of this zoning district may be expanded only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure of Section 17.134, and to the following use permit criteria:

A. That the expansion is designed in such a way as to bring the facility more into conformity with the development standards of this chapter.

17.31.250 Other Zoning Provisions

Parking and loading. Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116.

Home Occupation. Home occupations shall be subject to the applicable provisions of the home occupation regulations in Chapter 17.112

Non-conforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.112.

General Provisions. The general exceptions and other regulations set for the in Chapter 17.102 shall apply in the RU-X zone.

Recycling Space Allocation requirements. The regulations set forth in Chapter 17.118 shall apply in the RU-X zone. (Amended during 1997 codification; Ord. 11807 Section 3 (part) 1996; prior planning code section 3774)