



City of Clarkston

City Hall: (509) 758-5541 • Police: (509) 758-1684 • Fire: (509) 758-8681 • Fax: (509) 769-6018

829 5th Street • Clarkston, WA 99403 • www.clarkston-wa.com

PLANNING COMMISSION

AGENDA

January 20, 2014

CITY HALL

829 5TH STREET

CALL TO ORDER: 5:30 P.M.

ROLL CALL:

APPROVAL OF MINUTES:

November 18, 2013

REGULAR BUSINESS:

- A. Discussion of possible updates to Zoning Matrix
- B. Zoning regulations related to Recreational Marijuana Businesses

UNFINISHED BUSINESS:

COMMUNICATIONS:

- A. From Public
- B. Written
- C. From Planning Commission
- D. Staff Reports

ADJOURN:



TREE CITY USA.

**CITY OF CLARKSTON
PLANNING COMMISSION MINUTES
November 18, 2013**

CALL TO ORDER: 5:30 P.M., Clarkston City Hall, Larry Moser

ROLL CALL: Bob Gilbertson, Larry Moser, Jim Merrill
Excused: Margo McCroskey, John Murray
Staff: Jim Martin, Vickie Storey

APPROVAL OF MINUTES:

Minutes of the October 7, 2013 meeting were approved on a motion by GILBERTSON/MERRILL. Motion carried.

REGULAR BUSINESS:

A. Discussion of updates to Zoning Matrix

Martin explained that there are some areas where our zoning code and the matrix are not compatible. Things are not addressed in the matrix that the city has received inquiries about. There are also uses in the matrix that indicate a different allowed use than in the zoning description.

Martin gave a list of some examples for the members to review and consider.

Martin discussed some specific non-conforming uses, such as the dentist office, chiropractor office, and former real estate office in the area of 6th and Highland. There is also a former gas station building on the northeast corner of 6th & Highland that is zoned residential. The city has had numerous inquiries over the years about how that property could be used. He asked the commission to give some consideration as to whether the zoning should be changed.

Martin said he had some discussion with the Port and they provided some comments. One suggestion was to implement some design standards. The Port is interested in mixed use of ground floor commercial with second floor residential to take advantage of waterfront property.

Moser said there are lots of potential questions on uses. He would prefer to see ideas come to the commission in a timely manner and is willing to have more frequent meetings to address them.

Martin said he had an inquiry from someone who was interested in a number of small separate dwellings on a single property. That is not allowed in the current code. Martin also mentioned that there are some apartment complexes that don't meet current zoning. They would not be allowed to increase the number of units under this code. Possibly a conditional use process would work.

Martin said he has received complaints about fences from a resident who thinks there should be standards for fences. Members were not sure they want to dictate aesthetics.

Martin brought up a situation that currently exists on a downtown property. The occupant of a building in the downtown zone has had a business for years converting marine engines. He would like to purchase a vacant lot to the east and build a warehouse type building, but the use is not allowed.

The commission said that as these issues come up, they should be addressed right away. Merrill said addressing some issues we are aware of now would be prudent.

Martin said he will go through the code and prepare a list of potential changes. He also asked the commission to think about density and whether some changes should be made.

COMMUNICATIONS:

Planning Commission:

Staff: Martin said that John Murray has changed jobs and cannot get to meetings here before 6:00. Commission was okay with changing the time of the meetings to 6 or 6:30.

Storey asked the members if they are willing to be reappointed to new terms. They answered in the affirmative.

Margo McCroskey informed staff that she is not able to attend meetings until possibly February. She is willing to resign if the commission feels that would be best. The commission did not want to ask for her resignation and was willing to give her some time.

ADJOURNMENT:

Meeting adjourned at 6:15 p.m.

Larry Moser, Acting Chair

City of Clarkston
Public Works Director
829 5th St.
(509) 758-1662
(509) 769-6019fax

Memo

To: Planning Commission

From: James E. Martin, PWD

CC:

Date: Jan. 15, 2014

Re: Next Meeting Jan. 20, 2014, 5:30 pm

It's been quite some time since our last meeting and we need to get our noses to the grindstone on a number of issues. We've got some changes needed in our zoning and need to address marijuana retailing as to not drag our feet. There has been legislative talk that the state may step in if jurisdictions appear to be dragging their feet relating to the passage of 502.

On the zoning, I've attached a memo I got from John pointing out some of his concerns. Please review and we can discuss if you do or don't agree.

Thanks,



Jim

MEMORANDUM

December 1, 2013

TO: Jim Martin, Public Works Director
FROM: John Murray, Planning Commission
RE: Updates to the Zoning Ordinance

Jim:

Thanks for the opportunity to recommend updates to the zoning ordinance, especially the zoning matrix. Here are some comments/suggestions:

1. Readability

First, while I like the Land Use Matrix idea, I find it difficult to navigate. In general, it's hard to find what you're looking for. A simple fix would be to categorize the uses into subheadings, like "Commercial", "Residential", "Industrial", etc. and then list those types of uses under the subheading. You'd still have every use, but it might be easier to find.

Also, I'd like to see a cross-reference to the page on which the definition is listed. That could be done with a separate column on the matrix. It would ensure that there's always a definition of the use.

2. Obsolete Uses/Renaming

Following is a list of uses I consider to be obsolete and that should either be removed or renamed, and the definitions should be changed accordingly:

Boardinghouse or rooming house: It might be better to state somewhere in the zoning code that each dwelling unit must meet building codes established at the time of construction or renovation. It would be nearly impossible to establish an old-timey boardinghouse with today's codes. And, how is this different from shared living quarters or a dormitory?

Bowling alley/commercial amusement: I'd split these up or just call a bowling alley a commercial amusement facility. Or, mash it all together with "Health/recreation facility". What about a *public* recreational center; are they allowed in any zone?

Commercial or Industrial Laundry: Let's call this a "Laundry – Commercial or Industrial" so I can find it next to "Laundry – Self Service".

Drive-in Restaurant and Drive-in Theatre: How about "Theatre-drive in" and "Restaurant-Drive in", so I can find them next to "Theatre – interior" (see below).

Flea Market: "What's a flea market?" my kids ask. How about "Outdoor resale/retail" or "Outdoor crafts and resale"?

Garden Apartments: An apartment is an apartment.

Gift Shop: It's a store, just a retail store.

Health/Recreation Facility: Which is it? If you mean a "health club", say so. If you mean a *public* recreation facility, you'll have to split that out.

Interior Theatre: I wouldn't have found this without really looking. Let's just call it a "Theatre", or "Theatre – interior".

Self Service Laundry: See Commercial Laundry above.

Manufactured Housing Park: Same as a Mobile Home Park.

3. Uses Not Included in the Matrix - New

Food Truck: Is it a restaurant? It might be nice to limit these to Bridge Street and have specific requirements for them (I think we've done that, but it's not in the matrix).

Government/Public Uses: It's sometimes nice to ensure that new government or buildings owned by taxing authorities are placed in the same general area. That's a really good conversation for a later date.

Coffee Stand-Drive through: Is it a retail store? Is it a restaurant? We should figure it out and it would be nice to have a discussion about where to allow and building requirements. Maybe we should have a separate Coffee Cart-Walk up.

Meat Processing – retail: I'm thinking of the butcher shop on Bridge that wanted to have a small slaughter operation. It's not a meat packing plant (too small) and it's not just a retail store (nasty kinds of waste). We could talk about requirements for waste disposal, etc., and limit to particular areas. How do we handle the "home" processors that dress deer and elk? I remember a few of them in Lewiston, and luckily the neighbors all hunted.

4. Uses Not Included in the Matrix – Existing

1. Adult Concessions
2. Amusement Arcade
3. Professional Office
4. Self-Service Station

5. Definitions

In general, every definition should define the use as either "commercial" or "residential", and we could go further to state things like "retail commercial" or "commercial use allowed as a home occupation". I know that's a lot of work, but it would help with any disagreement about definitions. I.e., "Machine shop" means a commercial premise wherein there are....."

6. Other Things

Zone Boundaries: We've talked about this issue in the past. The code says, "Zone boundaries are section lines, subdivision lines, lot lines, centerlines of streets, alleys, or such lines extended."

In *Pink v. Shaler Twp.*, 2006 Pa. Dist. & Cnty. Dec. LEXIS 91 (Pa. C.P. 2006), the court held that "A municipality has a duty to create a zoning map that clearly delineates zoning district boundaries so that individuals can rely on the zoning map when making land use decisions. A municipality that fails to create a zoning map that clearly delineates zoning district boundaries may *not place the onus of that failure upon an applicant.*" The court further held that "Official zoning maps that are adopted by a municipality are a part of the municipality's zoning ordinance." The Clarkston zoning ordinance meets those criteria in 17.05.080.

A lot of municipalities use the following:

"Where a zoning district boundary divides a lot or parcel of land, the location of such boundary, unless indicated by dimensions shown on the zoning district maps, shall be determined by the use of the scale appearing on said maps. Further, such zoning district line shall be treated as a property line for applying all zoning district requirements." This is more definitive than your interpretation has been in past. In order to make this work, we'd have to have a better map. Maybe it would be worth investing in GIS work with the county to create a Clarkston zoning layer on the digital maps.

Regarding the zone line splitting the Highland Apartments lot, I don't see any way around having the owner apply for a variance from the number of units allowed. The back part of his lot is zoned medium density, with a maximum number of units at one per 2,500 square feet.

EXCLUSIONARY ZONING

17.03.030

	R-1	R-2	R-3	S-C	D-C	M-C	P-C	H-I	Parking
Aircraft Hanger									
Adult Concession									
Adult Family Home	Y	Y	Y	N	N	Y	N	N	D
Apartment houses	N	Y	Y	N	N	N	N	N	B
Arcade									
Asphalt plant	N	N	N	N	N	N	N	Y	O
Automobile body repair shop	N	N	N	Y	N	N	Y	N	M
Automobile rental	N	N	N	Y	N	N	Y	N	M
Automobile sales or service	N	N	N	Y	N	N	Y	N	M
Automobile storage	N	N	N	Y	N	N	Y	Y	O
Bakery	N	N	N	Y	Y	N	Y	N	N
Bank/financial institution	N	N	N	Y	Y	N	N	N	L
Bar, tavern or cocktail lounge	N	N	N	Y	Y	N	Y	N	P
Beauty, barbershop	N	N	N	Y	Y	Y	N	N	K
Bed and breakfast inn	CU	CU	Y	Y	Y	Y	N	N	C
Billboard	N	N	N	N	N	N	N	N	Q
Boat building or repair	N	N	N	Y	N	N	Y	Y	N
Boat/mobile home sales/service	N	N	N	Y	N	N	Y	N	M
Boat Moorage Commercial	N	N	N	Y	N	N	Y	Y	L
Bottling plant	N	N	N	N	N	N	N	Y	O
Bowling alley/emrel-amusement	N	N	N	Y	Y	N	Y	N	I
Building supply outlet	N	N	N	Y	Y	N	Y	Y	L
Business or professional office	N	N	CU	Y	Y	Y	Y*	N	K
Cabinet/furniture shop	N	N	N	Y	N	N	Y	Y	N
Car wash	N	N	N	Y	N	N	N	N	Q
Cement/clay products mfg	N	N	N	N	N	N	N	Y	O
Cemetery	Y	Y	Y	Y	Y	Y	N	N	Q
Chemical storage and mfg	N	N	N	N	N	N	N	Y	O
Child day care center	CU	CU	CU	CU	CU	CU	N	N	H
Church	Y	Y	Y	Y	Y	Y	N	N	E

Concrete batch plant	N	N	N	N	N	N	N	Y	N
Congregate housing									
	R-1	R-2	R-3	S-C	D-C	M-C	P-C	H-I	Parking
Contractors' storage yard	N	N	N	N	N	N	Y	Y	L
Convenience store	N	N	N	Y	N	N	Y	N	J
Dairy products processing	N	N	N	N	N	N	Y	Y	N
Dance, music, voice studio	N	N	N	Y	Y	N	Y	N	L
Dormitory	N	Y*	Y	N	N	N	N	N	D
Drug store (need?)	N	N	N	Y	Y	Y	N	N	K
Dry cleaning establishment	N	N	N	Y	Y	N	N	N	M
Duplex dwelling	Y	Y	Y	N	N	N	N	N	A
Equipment rental/sales yard	N	N	N	Y	N	N	Y	Y	L
Espresso / Food Stand									
Farming (with livestock)	N	N	N	N	N	N	N	N	Q
Farming (without livestock)	N	N	N	N	N	N	N	N	Q
Farm or heavy equipment sales/service	N	N	N	Y	N	N	Y	Y	L
Funeral home	N	Y	Y	Y	N	N	N	N	L
Food processing plant	N	N	N	N	N	N	Y	Y	O
Food store (floor area<2,500 sq. ft.)	N	N	N	Y	Y	N	Y	N	M
Food store (floor area>2,500 sq.ft.)	N	N	N	Y	N	N	Y	N	M
Fraternity/sorority house	N	Y*	Y	N	N	N	N	N	D
Freight terminal	N	N	N	N	N	N	Y	Y	O
Frozen food locker	N	N	N	Y	N	N	N	N	M
Fuel yard	N	N	N	N	N	N	N	Y	Q
Furniture refinishing	N	N	N	Y	N	N	Y	Y	M
Garage, private	Y	Y	Y	Y	N	Y	N	N	Q
Garage, repair	N	N	N	Y	N	N	Y	Y	N
Garden apartments	N	Y	Y	N	N	N	N	N	B

Photo studio	N	N	N	Y	Y	N	Y	N	K
Planned development	Y	Y	Y	Y	Y	Y	N	N	A
	R-1	R-2	R-3	S-C	D-C	M-C	P-C	H-I	Parking
Print shop	N	N	N	Y	Y	N	Y	N	M
Public utility yard	N	N	N	N	N	N	Y	Y	Q
Recreational Facility / Public									
Recreational vehicle park	N	N	CU	Y	N	N	N	N	B**
Recycling center	N	N	N	N	N	N	N	Y	Q
Recycling collection point	Y	Y	Y	Y	Y	Y	Y	Y	Q
Recycling plant	N	N	N	N	N	N	N	Y	O
Rendering plant	N	N	N	N	N	N	N	N	O
Research laboratory	N	N	N	Y	N	Y	Y	Y	L
Restaurant	N	N	N	Y	Y	N	Y	N	P
Restaurant, Drive-in	N	N	N	Y	N	N	N	N	P***
Retail store	N	N	N	Y	Y	N	Y	N	M
Sanitary landfill	N	N	N	N	N	N	N	N	Q
Sales / Occasional	N	N	N	Y	Y	N	Y	N	K
Schools (College)	N	N	N	Y	N	Y	N	N	H
Schools (K-12)	Y	Y	Y	Y	N	N	N	N	H
Second-floor apartment (all zones)	Y	Y	Y	Y	Y	Y	N	N	B
Service Station	N	N	N	Y	N	N	Y	N	L
Sign shop	N	N	N	Y	Y	N	Y	N	N
Single-family dwelling	Y	Y	Y	N	N	N	N	N	A
Storage rental unit	N	N	N	Y	N	N	Y	N	Q
Terminal yard, trucking	N	N	N	N	N	N	Y	Y	Q
Tire shop	N	N	N	Y	N	N	Y	Y	M
Theater, Drive-in	N	N	N	Y	N	N	Y	N	Q
Theater / Interior	N	N	N	Y	Y	N	N	N	E
Transportation facilities	N	N	N	N	N	N	Y	Y	Q
Truck and tractor repair	N	N	N	N	N	N	Y	Y	M
Upholstery shop	N	N	N	Y	Y	N	Y	N	N
Veterinary clinic	N	N	N	Y	N	N	Y	N	M
Warehouse	N	N	N	Y	N	N	Y	Y	O

Wholesale distributing facility	N	N	N	Y	N	N	Y	Y	O
Wireless Telecommunication facility	Y*	CU							
Wood processing plant	N	N	N	N	N	N	Y	Y	O
Wrecking yard	N	N	N	N	N	N	N	N	O

** Maximum of four (4) attached units (four-plex).

*** In addition to the parking requirement, eight stacking spaces for the drive up window, with a minimum of four such spaces designated for the ordering station. Such spaces shall be designed so as not to impede pedestrian or vehicular Circulation on the site or on any abutting streets.

Note: Review density standards for possible infill of existing properties such as apartments.

	R-1	R-2	R-3	S-C	D-C	M-C	H-I & P-C
Minimum Lot Size	5,000 s.f.	5,000 s.f.	5,000 s.f.	5,000 s.f.	NA	5,000s.f.	NA
Area required for additional dwelling units	3,500 s.f. ¹	2,500 s.f. ²	1,500 s.f.	NA	NA	NA	NA
Minimum lot width	50	50	50	50	NA	NA	NA
Minimum lot depth	100	100	100	100	NA	NA	NA
Primary building:							
Front yard setback	25	20	20	15	0	20	0
Rear yard setback	15	15	15	15	0	15	0
Side yard setback	7 or 10 ⁵	7 or 10 ⁵	7 or 10 ⁵	5	0	5	0
Side yard setback, corner lot, street side	15	15	15	0	0	0	0
Auxiliary building: (less than 120 s.f.)							
Front yard setback	25	20	20	15	0	20	0
Rear yard setback	3	3	3	0 or 15 ³	0	0 or 15 ³	0
Side yard setback	3	3	3	0 or 15 ³	0	0 or 15 ³	0
Auxiliary building: (more than 120 s.f.)							
Front yard setback	25	20	20	15	0	20	0
Rear yard setback	3 or 10 ⁴	3 or 10 ⁴	3 or 10 ⁴	0 or 15 ³	0	0 or 15 ³	0
Side yard setback	5	5	5	0 or 15 ³	0	0 or 15 ³	0
Maximum lot coverage by structures	40%	45%	50%	60%	100%	60%	100%
Building height limit	35	35	35	35	35	35	35

¹ To a maximum of 2 units contained within a single structure (Duplex), and one structure per lot.

² To a maximum of four (4) units contained within a single structure, and one structure per lot.

³ The larger setback is required where the yard adjoins a residential property.

⁴ The larger setback is required where no alley adjoins the rear lot lot. The larger setback also applies to garages on alleys where the vehicular access to the garage is perpendicular to the alley or at an angle between 45 and 90 degrees to the alley, to allow for safe visibility.

⁵ Seven foot setback required on each side if alley access, 7 on one side & 10 on the other if no alley access.

NOTE: The maximum eave overhang or other building projection allowed is four inches for every twelve inches of required setback. The required setback is measured from the property line to the outside of the foundation wall.

Jan. 17, 2014

Zoning Code Review

Matrix Revisions (possible)

Additions:

- Aircraft Hanger
- Adult Concession
- Adult Family Home or Assisted Living Facility (see Congregate Housing)
- Arcade
- Espresso / Food Stand
- Gas Station / Motor Fuel Dispensing
- Health Club / Private
- Manufacturing
- Recreational Facility / Public
- Sales / Occasional (see Flea Market)
- Theater / Interior (auto-views or drive ins are antiquated)
- Marijuana Retail Sales

Omissions:

- Commercial Amusement (see Arcade)
- Congregate Housing (see Adult Family Home)
- Garden Apartments (apts are apts)
- Mobile Home Park (see Manufactured Home Park)
- Multifamily Dwelling (see Apartments)
- Flea Market (see Occasional Sales)

Definitions Needed:

- Adult Family Home or Assisted Living Facility (see IBC)
- Arcade (sec 17.01.040)
- Espresso / Food Stand (sec 17.01.040)
- Gas Station / Motor Fuel Dispensing (see IBC)
- Health Club / Private (see IBC)
- Manufacturing (see IBC)
- Recreational Facility / Public (sec 17.01.040)
- Sales / Occasional (sec 17.01.040 Flea Market)
- Marijuana Retail (review State Law)

Assorted Details:

- Insure Matrix matches actual Code language.
- Review density application to property. (infill possibilities allowing best use of property)
- Medical Commercial zone encourages residential use while Matrix denies it.
- Port Commercial zone is in a flux. (review Port Mngr's submittal)
- Omit reference to "Board of Adjustment" (now Hearing's Officer process in place)
- Zone Boundaries (address lots split by zones)
- Conditional Use applicability
- Expand allowance of 2nd floor apartments
- Review "under one roof" language
- Avoid Architectural design criteria or committee

Definitions (possible):

Aircraft Hanger – means a storage structure for the protection of aircraft.

Adult Family Home – means a residential home in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

Arcade – means an entertainment venue featuring primarily video games, simulators, and / or other amusement devices where persons under twenty-one years of age are not restricted.

Espresso / Food Stand – means a structure used primarily for the sale of beverages and foods designed for drive-through and pedestrian service having no indoor seating or appurtenances and limited outdoor seating.

Gas Station – the retail sales of motor fuels from fixed equipment into the tanks of motor vehicles and the sales of related automotive products and services other than repair and the replacement of parts.

Health Club / Private – means an indoor facility including uses such as game courts, exercise equipment, locker rooms, showers, hot tubs and / or sauna and pro shop with membership required for use.

Manufacturing – the making of goods or wares by manual labor or by machinery, especially on a large scale.

Recreational Facility / Public – means an indoor and / or outdoor facility including uses such as game courts or fields, exercise equipment, locker rooms, showers, etc. open for public use.

Sales / Occasional – means an occasional or periodic sales activity held within a building, structure or open area where groups of individual sellers offer goods, new and used, for sale to the public. This does not include private yard or garage sales.

Marijuana Retail – means a location where licensed marijuana retailers sell only usable marijuana, marijuana infused products, and marijuana paraphernalia to persons twenty one years of age and older.

DEFINITIONS SEC 17.01.040

EXCLUSIONARY ZONING

17.03.030

	R-1	R-2	R-3	S-C	D-C	M-C	P-C	H-I	Parking
Aircraft Hanger	N	N	N	N	N	N	Y	Y	Q
Adult Concession									
Adult Family Home	Y	Y	Y	N	N	Y	N	N	D
Apartment houses	N	Y [*]	Y	N	N	NY	NY	N	B
Arcade	N	N	N	Y	Y	N	N	N	Q
Asphalt plant	N	N	N	N	N	N	N	Y	O
Automobile body repair shop	N	N	N	Y	N	N	Y	N	M
Automobile rental	N	N	N	Y	N	N	Y	N	M
Automobile sales or service	N	N	N	Y	N	N	Y	N	M
Automobile storage	N	N	N	Y	N	N	Y	Y	O
Bakery	N	N	N	Y	Y	N	Y	N	N
Bank/financial institution	N	N	N	Y	Y	N	N	N	L
Bar, tavern or cocktail lounge	N	N	N	Y	Y	N	Y	N	P
Beauty, barbershop	N	N	N	Y	Y	Y	N	N	K
Bed and breakfast inn	CU	CU	Y	Y	Y	Y	N	N	C
Billboard	N	N	N	N	N	N	N	N	Q NA
Boat building or repair	N	N	N	Y	N	N	Y	Y	N
Boat/mobile home sales/service	N	N	N	Y	N	N	Y	N	M
Boat Moorage Commercial	N	N	N	Y	N	N	Y	Y	L
Bottling plant	N	N	N	N	N	N	N	Y	O
Bowling alley/entertainment	N	N	N	Y	Y	N	Y	N	I
Brewery/Distillery/Winery	N	N	N	Y	Y	N	Y	Y	Q
Building supply outlet	N	N	N	Y	Y	N	Y	Y	L
Business or professional office	N	N	CU	Y	Y	Y	Y*	N	K
Cabinet/furniture shop	N	N	N	Y	N	N	Y	Y	N
Car wash	N	N	N	Y	N	N	N	N	Q
Cement/clay products mfg	N	N	N	N	N	N	N	Y	O
Cemetery	Y	Y	Y	Y	Y	Y	N	N	Q
Chemical storage and mfg	N	N	N	N	N	N	N	Y	O
Child day care center	CU	CU	CU	CU	CU	CU	N	N	H
Church	Y	Y	Y	Y	Y	Y	N	N	E
Concrete batch plant	N	N	N	N	N	N	N	Y	N
Congregate housing	~~~~~								
Contractors' storage yard	N	N	N	N	N	N	Y	Y	L

?

	R-1	R-2	R-3	S-C	D-C	M-C	P-C	H-I	Parking
Rendering plant	N	N	N	N	N	N	N	N	Ø NA
Research laboratory	N	N	N	Y	N	Y	Y	Y	L
Restaurant	N	N	N	Y	Y	N	Y	N	P
Restaurant, Drive-in	N	N	N	Y	N	N	N	N	P***
Retail store	N	N	N	Y	Y	N	Y	N	M
Sanitary landfill	N	N	N	N	N	N	N	N	Q
Sales / Occasional	N	N	N	Y	Y	N	Y	N	K
Schools (College)	N	N	N	Y	N	Y	N	N	H
Schools (K-12)	Y	Y	Y	Y	N	N	N	N	H
Second-floor apartment (all zones)	Y	Y	Y	Y	Y	Y	N Y	N	B
Service Station	N	N	N	Y	N	N	Y	N	L
Sign shop	N	N	N	Y	Y	N	Y	N	N
Single-family dwelling	Y	Y	Y	N	N	N Y	N	N	A
Storage rental unit	N	N	N	Y	N	N	Y	N	Q
Terminal yard, trucking	N	N	N	N	N	N	Y	Y	Q
Tire shop	N	N	N	Y	N	N	Y	Y	M
Theater, Drive-in	N	N	N	Y	N	N	Y	N	Q
Theater / Interior	N	N	N	Y	Y	N	N	N	E
Transportation facilities	N	N	N	N	N	N	Y	Y	Q
Truck and tractor repair	N	N	N	N	N	N	Y	Y	M
Upholstery shop	N	N	N	Y	Y	N	Y	N Y	N
Veterinary clinic	N	N	N	Y	N	N	Y	N Y	M
Warehouse	N	N	N	Y	N	N	Y	Y	O
Wholesale distributing facility	N	N	N	Y	N	N	Y	Y	O
Wireless Telecommunication facility	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	CU
Wood processing plant	N	N	N	N	N	N	Y	Y	O
Wrecking yard	N	N	N	N	N	N	N	N	Ø NA

** Maximum of four (4) attached units (four-plex).

*** In addition to the parking requirement, eight stacking spaces for the drive up window, with a minimum of four such spaces designated for the ordering station. Such spaces shall be designed so as not to impede pedestrian or vehicular Circulation on the site or on any abutting streets.

Note: Review density standards for possible infill of existing properties such as apartments.

DO NOT USE. 3/00

REQUIREMENTS

	R-1	R-2	R-3	S-C	D-C	M-C	H-I & P-C
Minimum Lot Size	5,000 s.f.	5,000 s.f.	5,000 s.f.	5,000 s.f.	NA	5,000s.f.	NA
Area required for additional dwelling units	3,500 s.f. ¹	2,500 s.f. ²	1,500 s.f.	NA	NA	NA	NA
Minimum lot width	50	50	50	50	NA	NA	NA
Minimum lot depth	100	100	100	100	NA	NA	NA
Primary building:							
Front yard setback	25	20	20	15	0	20	0
Rear yard setback	15	15	15	15	0	15	0
Side yard setback	7 or 10 ⁵	7 or 10 ⁵	7 or 10 ⁵	5	0	5	0
Side yard setback, corner lot, street side	15	15	15	0	0	0	0
Auxiliary building: (less than 120 s.f.)							
Front yard setback	25	20	20	15	0	20	0
Rear yard setback	3	3	3	0 or 15 ³	0	0 or 15 ³	0
Side yard setback	3	3	3	0 or 15 ³	0	0 or 15 ³	0
Auxiliary building: (more than 120 s.f.)							
Front yard setback	25	20	20	15	0	20	0
Rear yard setback	3 or 10 ⁴	3 or 10 ⁴	3 or 10 ⁴	0 or 15 ³	0	0 or 15 ³	0
Side yard setback	5	5	5	0 or 15 ³	0	0 or 15 ³	0
Maximum lot coverage by structures	40%	45%	50%	60%	100%	60%	100%
Building height limit	35	35	35	35	35	35	35

¹ To a maximum of 2 units contained within a single structure (Duplex), and one structure per lot.

² To a maximum of four (4) units contained within a single structure, and one structure per lot.

³ The larger setback is required where the yard adjoins a residential property.

⁴ The larger setback is required where no alley adjoins the rear lot lot. The larger setback also applies to garages on alleys where the vehicular access to the garage is perpendicular to the alley or at an angle between 45 and 90 degrees to the alley, to allow for safe visibility.

⁵ Seven foot setback required on each side if alley access, 7 on one side & 10 on the other if no alley access.

3 REVIEW

NOTE: The maximum eave overhang or other building projection allowed is four inches for every twelve inches of required setback. The required setback is measured from the property line to the outside of the foundation wall.