

19.78.051 Village mixed use PD-WK/1.

NOTE: Per letter from Department of Planning dated December 18, 2008 – Special Use Permit Approvals, Automobile Services and Wholesale Distribution Storage Use in the 57 acre VMX(CR) Subdistrict is permitted without conditions.

The village mixed use PD-WK/1 district is intended to provide flexibility in the planning and development of a village/commercial district with an integrated residential community. There shall be two village mixed use subdistricts, as follows:

A. Village mixed use residential (VMX/R) shall be a residential subdistrict in close proximity to the neighborhood commercial/residential core.

1. Permitted Uses. Within the VMX/R subdistrict, the following uses shall be permitted:

a. Principal uses and structures:

- i. Single-family dwelling;
- ii. Two-family or duplex dwelling;
- iii. Multifamily dwelling;
- iv. Park;
- v. Public facility or public use;
- vi. Recreation, active;
- vii. Recreation, indoor;
- viii. Recreation, open land;
- ix. Recreation, passive; and
- x. Utility facilities, minor.

b. Accessory Uses and Structures. The following uses shall be clearly

incidental to and customarily found in connection with the principal uses:

- i. Energy systems, small-scale;
- ii. Garage, private;
- iii. Home occupation;
- iv. Parking areas, covered or uncovered;
- v. Play equipment;
- vi. Recreation buildings and pools;
- vii. Restrooms; and
- viii. Walls not exceeding five feet in height, and fences.

c. Special Uses. The following uses shall be permitted subject to the approval of the appropriate planning commission:

- i. Day care facility;
- ii. Education, general;
- iii. Education, specialized;
- iv. Group shelters;
- v. Uses and structures, which are similar to the character or nature of any of the principal uses or structures or which conform to the intent of this chapter.

d. Development standards for the VMX/R subdistrict shall be:

- i. Minimum lot size, three thousand square feet;
- ii. Minimum lot width, forty square feet;
- iii. Minimum building setbacks:

(A) Front yard, ten feet for single-family dwellings; twenty feet for carports and garages; fifteen feet for two-family and multifamily dwellings,

(B) Side yard, six feet for one-story buildings and ten feet for two-story buildings for single-family dwellings; five feet for two-family dwellings, for any exterior walls with openings for light, air, and/or access; the sum of both side yards on any lot must total a minimum of ten feet; common walls must be constructed of masonry or of equal fire and sound retardant material; ten feet for multifamily dwellings,

(C) Rear yard, five feet for one-story buildings; ten feet for two- and three-story buildings;

iv. Maximum building height, two stories, not to exceed thirty feet, for single-family and two-family dwellings; three stories, not to exceed forty-five feet, for multifamily dwellings;

v. Maximum floor area ratio, 0.5 FAR for single-family, not to include carport or garage; 0.9 FAR for two-family and multifamily, not to include carport or garage;

vi. Maximum overall density, ten units per acre for single-family dwellings; and fifteen units per acre for two-family and multifamily dwellings.

C. Village mixed use commercial/residential (VMX/C-R) shall be a subdistrict of mixed residential and commercial uses incorporated into the village concept.

1. Permitted Uses. Within the VMX/C-R subdistrict, the following uses shall be permitted:

a. Principal uses and structures:

i. Single-family dwelling;

ii. Two-family or duplex dwelling;

iii. Multifamily dwelling;

iv. Living quarters;

v. Lodginghouse;

vi. Animal boarding facility;

vii. Animal hospital;

viii. Day care facility;

- ix. Eating and drinking establishments;
 - x. Education, general;
 - xi. Education, specialized;
 - xii. Eleemosynary organizations;
 - xiii. Food and beverage, retail;
 - xiv. Garage, storage;
 - xv. General merchandising;
 - xvi. General office;
 - xvii. Group shelters;
 - xviii. Light manufacturing and processing;
 - xix. Medical center, minor;
 - xx. Park;
 - xxi. Parking area, public;
 - xxii. Personal and business services;
 - xxiii. Public facility or public use;
 - xxiv. Quasi-public use or quasi-public facility;
 - xxv. Recreation, active;
 - xxvi. Recreation, indoor;
 - xxvii. Recreation, open land;
 - xxviii. Recreation, passive;
 - xxix. Self-storage, provided it is within an enclosed building; and
 - xxx. Utility facilities, minor.
- b. Accessory Uses and Structures. The following uses shall be clearly

incidental to and customarily found in connection with the principal uses:

- i. Energy systems, small-scale;
- ii. Garage, private;
- iii. Home occupation;
- iv. Outdoor storage yards that are ancillary to a permitted principal use, provided the storage yards are appropriately screened from the public right-of-way;
- v. Parking areas, covered or uncovered;
- vi. Park equipment, including, but not limited to, play equipment, backstops, dugouts, scoreboards, and bleachers;
- vii. Recreation buildings and pools;
- viii. Restrooms;
- ix. Walls not to exceed five feet in height, and fences; and
- x. Warehouses which are ancillary to a permitted principal use.

c. Special Uses. The following uses shall be permitted subject to the approval of the appropriate planning commission:

- i. Medical center, major;
- ii. Utility facilities, major; and
- iii. Uses and structures that are similar to, and compatible with, the principal uses and structures of the subdistrict and which conform to the intent of this chapter may be approved by the appropriate planning commission.

d. Development standards for the VMX/C-R subdistrict shall be:

- i. Minimum lot size, five thousand square feet;
- ii. Minimum lot width, sixty feet;
- iii. The following minimum building setbacks for single-family, two-family, and multifamily residential use shall apply, except for row type

dwellings where no setbacks shall be required:

(A) Front yard, fifteen feet,

(B) Side yard, six feet for one-story buildings and ten feet for two- and three-story buildings for single-family and multifamily dwellings; five feet for two-family dwellings, for any exterior walls with openings for light, air, and/or access; the sum of both side yards on any lot must total a minimum of ten feet; common walls must be constructed of masonry or of equal fire and sound retardant material,

(C) Rear, six feet for one-story buildings and ten feet for two- and three-story buildings;

iv. Minimum building setbacks for commercial/residential use:

(A) Front yard, no setback,

(B) Side and rear yard, no setbacks, except when adjacent to residential and noncommercial uses, where the setbacks for the adjacent use shall apply;

v. Maximum building height, two stories, not to exceed thirty feet for single-family and two-family dwellings; three stories, not to exceed forty-eight feet for commercial and multifamily dwellings;

vi. Maximum lot coverage ratio, 0.6 for commercial, two-family and multifamily dwellings; and

vii. Maximum floor area ratio, 0.5 FAR for single-family, not to include carport or garage; 1.0 FAR for commercial, two-family and multifamily dwellings, not to include carport or garage. (Ord. 3364 § 4, 2006)