



General Commercial: C3 MIX OF USES

- **Manufacturing** - allow on-site production of goods from raw materials for up to 10,000 Square Feet (SF): 'artisan manufacturing' model.
- **Auto oriented** - limit new car wash, gas station, new and used car sales, car repair uses, drive-thrus.
- **Storage** - prohibit new self-storage and commercial storage developments.
- **Outdoor uses** - prohibit outdoor storage and limit outdoor uses to cafe seating, street vendors, and sidewalk sales.

Broad range of commercial, employment and multifamily residential uses to remain permitted uses

All existing development in the district remains permitted even if standards changed for new uses

General Commercial - C3 DEVELOPMENT INTENSITY

- **Commercial scale:** maintain existing requirements to preserve flexibility.
- **Residential scale:**
 - No maximum density, minimum density of 22.5 units/acre
 - No height limit
 - 15% site landscaping

Medium Density Residential: MR-1 DEVELOPMENT INTENSITY & USES

- Maintain 12 units/acre maximum density for townhouses, duplexes, triplexes, multifamily and manufactured dwelling parks
- Allow cottage cluster developments in addition to existing uses:
 - 24 units/acre
 - 900 SF footprint and 1,400 SF max
 - Attached & detached units
 - 5-10 foot perimeter setbacks
 - Common central open space
 - 1 parking space/unit



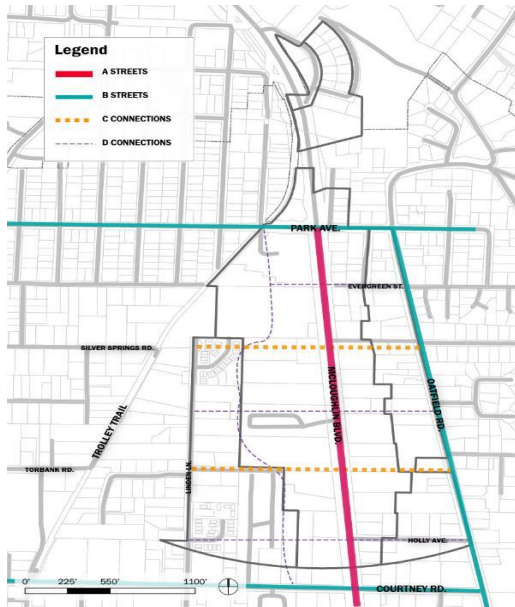
ACTIVE STREET DESIGN

- Landscaping and plazas in front setback areas
- Minimum 15-foot ground-floor height
- Ground floor commercial type construction
- Active ground-floor use for residential: not retail, but any community space other than dwelling units
- High-quality building materials
- In addition to: parking at side or rear of site, building articulation



OFF-STREET PARKING

- **Reduce minimum parking ratios for residential development:**
 - 1 space per unit for multifamily (any size), cottages
 - 0.75 spaces per unit for affordable housing
 - 0.3 spaces per unit for 55+ restricted housing
- **Exempt parking for commercial development in mixed-use:**
 - No parking for first 5,000 SF of commercial space
- **Allow site-specific parking reductions:**
 - On-street parking credits in General Commercial C-3 (existing)
 - 20% reduction within ¼ mile of transit (bus or MAX)
 - Shared parking within 500 ft
 - Car sharing space counts for two parking spaces
 - Reduce one space for each five additional bike spaces



Street Types

- Required street improvements and design standards keyed to type of street frontage:
 - A Streets
 - B Streets
 - C Connections
 - D Connections

A Streets

- McLoughlin
- 5-15 ft setbacks, with landscaping or plaza area
- 50% development frontage
- Primary entrance
- 60% window coverage

B Streets

- Park, Courtney, Oatfield
- 5-10 ft setbacks, with landscaping or plaza area
- 50% development frontage
- Primary entrance
- Weather protection
- 60% window coverage

C Connections

- Silver Springs, Torbank
- 0-15 ft setbacks, with landscaping or plaza area
- 60% development frontage
- Primary entrance
- 60% window coverage

D Connections

- Other east-west, north-south connections
- 0-10 ft setbacks, with landscaping or plaza area
- 40% development frontage
- Primary entrance
- 40% window coverage, 20% residential