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