

SECTION 15. B-1 – HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT

- A. **Purposes.** These districts are composed of mixed-use dwellings and structures occupied by or suitable for such uses as offices, studios and neighborhood-compatible commercial uses. Although usually located between residential areas and business areas, these districts are in some instances free-standing in residential areas or they may include hospital or college groups and related uses. The district regulations are designed to protect and encourage the transitional character of the districts by permitting a limited group of uses of a commercial nature while protecting the abutting and surrounding residential areas by requiring minimum yard areas and setbacks comparable to those called for in the residential districts.
- B. **Applicability.** The B-1 district is applicable to any area where small scale retail and services are desired to support adjacent non-retail land uses. The total area of the district should not exceed more than 20 to 30 acres without transitioning to the adjacent districts and land uses. The B-1 district requires a Grid Transportation Network with Avenue Street Design Types on the primary streets. Standard Street designs may be used on secondary or support streets if necessary.

C. **Required Lot and Building Dimensions for Non-residential uses.**

MINIMUM LOT AREA	5,000 square feet
MINIMUM LOT WIDTH	50 feet
MAXIMUM LOT WIDTH	150 feet, or ½ of a block width, whichever is less; Except lots for Civic Uses shall have no maximum lot width.
MINIMUM FRONT YARD	0' to 10'; in Neighborhood Commercial 0' to 25' in a B-1 High Density Residential
MINIMUM SIDE YARD*	0 feet, if party wall; 5 feet, if no party wall;
MINIMUM REAR YARD	0' Neighborhood Commercial - See Combined Commercial Design Standards for rear/side location parking requirements 10' High Density Residential
MAXIMUM BUILDING HEIGHT	38' - See 3.05.001 for Height exceptions

** All permitted residential uses shall have the Lot Dimensions and Standards in Table 5-2.

- D. **Permitted Uses.** The uses permitted in the B-1 district are specified in Table 5-1 as either “permitted” or “conditional” or “restricted.”
- E. **Restrictions on Particular Uses.** The following “Restricted” uses have the additional requirements specified in this section. **(Ord. No. 2012-04, §5,4-24-2012)**
1. Mixed-use Dwelling Units must meet the following specific site and building design standards:
 - a. Each unit, residential and commercial, shall have two clearly distinct areas.
 - b. Each area shall separately and independently meet the required building codes applicable to the intended use for that portion of the building.
 - c. Occupational or vocational uses allowed in the non-living portion may be any non-residential use allowed in the zoning district. The use shall not by reason of noise, odor, or physical operation create any impacts on adjacent lots that are adverse to adjacent uses. Uses with a tendency to create external impacts or visible signs of operation may be further limited in terms of site design or hours of operation in order to minimize potential impacts.
 - d. Required parking shall be based on the greater of the parking required for the non-living area or the living area.

F. **Specific Site and Building Design Standards.**

1. Due to the more compact development pattern, and the important relationship between the design of buildings, sites, open spaces and streetscapes in creating a walkable, mixed-use environment integrated into adjacent neighborhoods, the Combined Commercial Design Standards in Article 3, Section 09 of the Zoning Ordinance shall apply to all lots in the B-1 District.

PERMITTED USES BY DISTRICT	
P= Permitted generally, subject to ordinance standards	
R= Restricted, subject to specific conditions in this Ordinance	
CC= Conditional, subject to City Council review and approval	
L= Limitations as provided in Article 3, Section 18	B-1
Residential Use Category	
<i>Detached Dwelling</i>	R
<i>Duplex Dwelling</i>	R
<i>Attached Dwelling</i>	R
<i>Multi-Dwelling Structure</i>	R
<i>Mixed-Use Dwelling</i>	P
<i>Accessory Dwelling</i>	R
<i>Garden Home</i>	R
<i>Community Home</i>	L
<i>Personal Care Home</i>	P
<i>Retirement Community</i>	CC
Civic Use Category	
<i>Assembly</i>	CC
<i>Club or Lodge</i>	CC
<i>Government Facility</i>	CC
<i>Museum or Library</i>	P
Employment Use Category	
<i>Home Occupation</i>	R
<i>Neighborhood Office</i>	P

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Retail Use Category	
<i>Automobile Convenience Store</i>	CC
<i>Mobile Food Vendor</i>	P
<i>Restaurant (Convenience – non drive-thru)</i>	P
<i>Restaurant (Limited)</i>	P
<i>Grocery Store</i>	P
<i>Retail (Drive-thru)</i>	P
<i>Retail (Neighborhood)</i>	P
<i>Retail (General)</i>	P
<i>Thrift Store (without outside storage/donation bin)</i>	P
<i>Outdoor Retail Display</i>	P
<i>Outdoor Retail Sales Area</i>	P
Service Use Category	
<i>Automobile Rental</i>	P
<i>Bank Kiosks</i>	P
<i>Barber and Beauty Shop (also see Spa)</i>	P
<i>Bed & Breakfast</i>	R
<i>Day Care Nursery (more than 6 children with or without home occupation)</i>	P
<i>Day Care / Before or After School</i>	P
<i>Day Care / Adult</i>	P
<i>Group Home</i>	L
<i>Gym (Neighborhood)</i>	P
<i>Gym (General)</i>	P

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<i>Hospital</i>	CC
<i>Hotel (Boutique)</i>	P
<i>Laundry (Self Service)</i>	P
<i>Long Term Care Facility</i>	CC
<i>Medical Office</i>	P
<i>Rooming or Boarding House</i>	L
<i>Spa</i>	P
Manufacturing and Utility Use Category	
<i>Utility Station, Sub-station, or Service Center</i>	CC