

Chapter 16.045 Neighborhood Community Zone (NC)

16.045.000 Purpose

The Neighborhood Community zone (NC) incorporates a number of design, development and infrastructure features indicative of a self-reliant neighborhood, including but not limited to: quality and craftsmanship in the built environment; an appropriate mix of architectural styles, residential types and densities and neighborhood commercial opportunities to serve the surrounding neighborhood; advantageous and sensitive use of natural resource features and open space; and innovative and imaginative site planning in order to develop a sense of place where amenities, facilities, features and overall urban design could not be achieved through application of individual or a combinations of zones. The NC zone shall be used to implement the Neighborhood Community Comprehensive Plan designation. _

Master planning of the non-exception expansion areas is necessary to achieve a cohesive vision for the build out of these areas. ~~No development may occur within the subject non-exception expansion areas prior to master plan approval. Master plans in these areas shall generally reflect the land use pattern and density ranges illustrated on the "Density/Land Use Plans" adopted as part of the Comprehensive Plan. Identification of multiple use areas and adjustments to the specific locations of proposed uses and/or street pattern may be considered during the master plan process.~~

16.045.005 Objectives

The following objectives shall be considered in reviewing an application for a master plan:

- A. To provide for a master planned neighborhood(s) that provide a mix of uses and densities as illustrated on the Density/Land Use Plans prepared for the north and east non-exception expansion areas and adopted by reference in the Comprehensive Plan.
- B. To encourage complete, pedestrian-oriented neighborhoods with a variety of housing types, neighborhood-scale commercial uses, open spaces and parks, and appropriate institutional uses.
- C. To encourage development of the Urban Growth Boundary expansion areas consistent with Chapter 15 of the Comprehensive Plan.

16.045.010 Permitted Uses

The following uses are permitted outright within the NC zone when associated with an approved master plan:

- A. Single family detached housing.
- B. Single family attached housing.
- C. Duplexes or Triplexes.
- D. Row homes/Town homes.
- E. Multifamily dwellings.
- F. Mixed-Use (including residential, commercial and/or institutional uses). ~~(In this case, mixed use is defined as a development in which a site or building provides more than one type of use, such as commercial, residential, or institutional.)~~
- G. Permanent open space.
- H. Neighborhood commercial uses. ~~(Neighborhood commercial uses are defined as small to medium sized shopping and service facilities and limited office use. Neighborhood commercial uses are intended for the shopping and service needs of the immediate urban neighborhood. Neighborhood commercial locations should be easily accessible by car and foot from neighborhoods in the area. These uses should have minimal negative impact on surrounding residential properties.)~~
- I. Certified Family Child Care Home
- J. Residential Homes
- K. Residential Facility

16.045.015 Conditional Uses

The following uses and their accessory structures may be permitted in the NC zone when authorized by the Planning Commission pursuant to this chapter.

- A. Church / Religious Institution.
- B. Governmental structure or use, including a fire station, library or museum.
- C. School: nursery, elementary, junior high, senior high, college or university.
- D. Geriatric care or assisted living facility.
- E. Community service facility.

16.045.020 Standards and Off Street Parking Requirements

- A. No development may occur within the NC zone prior to master plan approval. Master plans in these areas shall generally reflect the land use pattern, density ranges and parks/open spaces illustrated on the "Density/Land Use Plans" adopted as part of the Comprehensive Plan. Identification of multiple use areas and adjustments to the specific locations of proposed uses, street patterns, parks and/or open spaces may be considered during the master plan process.
- B. Development within the NC District shall comply with the standards for lot size and dimensional requirements, lot coverage, building height and setbacks as contained within Table NC-1: Development Standards, or as modified and approved during the Master Plan process. Builders and developers are encouraged to create dwellings that meet contemporary lifestyles.
- C. Development within the NC District shall provide off street vehicular and bicycle parking as addressed in table NC-2: Off Street Parking Requirements, or as modified and approved during the Master Plan process.

16.045.030 Standards and Requirements for Master Plans

The following standards and requirements shall govern the application for master plan approval within the NC zone:

- A. The land uses in a master plan shall be those identified on the corresponding Density/Land Use Plan for each of the expansion areas. Flexibility in arrangement of uses and densities is permitted provided that the overall master plan is in substantial compliance with the area totals and density ranges as identified in Chapter 15 of the Comprehensive Plan.
- B. A master plan application ~~must~~ may address the entirety of ~~each~~ any expansion area individually or may combine ~~the two~~ expansion areas within the UGB.
- C. A phasing plan shall be included with the submitted Master Plan for any expansion area. The phasing plan shall indicate the acreage of each proposed phase to be developed, the number of housing units projected within the phase and the approximate timing of the construction of each phase. The phasing plan shall provide a reasonable sequence of development for the expansion area with regards to the transportation system, utilities and topography of the area as well as market conditions and development within the City as a whole. The Planning Commission shall approve the phasing plan as part of the master plan. Revisions to the phasing plan after master plan approval are permitted as reviewed and approved by the Planning Commission.
- D. Neighborhoods shall have ~~defined centers which include~~ public spaces such as a plaza, park, school, and/or community square.

~~DE.~~ Garages, carports and accessory structures shall be accessed from the rear of the building via an alley where appropriate and feasible. If front access garages are proposed, the applicant must provide justification as to why rear access garages are not appropriate or feasible.

Garages, carports, accessory dwellings and accessory structures with front access shall be recessed behind the front building elevation of the principle structure.

~~Residential uses are encouraged to be designed so that garage doors and driveways face rear alleys where practicable to diminish conflicts with sidewalks along the public streets.~~

~~EF.~~ Commercial buildings shall be designed to front on pedestrian-friendly streets rather than parking lots or arterial roadways.

16.045.040 Procedure

The following procedure shall be observed when a Master Plan proposal is submitted for consideration:

- A. The applicant shall submit 1 copy of a master plan application ~~and with 20 copies of all exhibits~~ and one electronic copy of all submittal materials to the City for ~~study at least 45 days prior to the scheduled public hearing review~~. The master plan submittal shall include the following information in graphic and written form:
1. Proposed land uses and housing unit densities.
 2. Tables detailing the dimensional, area, and setback requirements for each of the proposed use categories.
 3. Proposed access and circulation.
 4. Proposed open space uses.
 5. Preliminary grading and drainage pattern.
 6. Preliminary utility plan for sanitary sewer and water.
 7. Relation of the proposed master plan to the surrounding area and the Comprehensive Plan.
 8. Phasing schedule identifying anticipated sequence and timing of each phase or phases.
- B. Public notice of the proposed Master Plan shall be provided in accordance with the public notice provision of this chapter.

C. In considering the Master Plan, the Commission shall determine whether:

1. The minimum residential density of the north and east non-exception expansion areas shall be 8.4 units per net acre. The density each expansion area is calculated independently of one another. If an applicant is seeking Master Plan approval for a single expansion area, the applicant must demonstrate that the single Master Plan achieves a minimum 8.4 residential units per net acre in that entire expansion area. The residential portion of any mixed-use development shall be included in the overall density calculation of the expansion area.

~~2. The distribution of land uses and their associated acreage for each expansion area is consistent with Chapter 15 of the Comprehensive Plan.~~

~~3~~2. The proposed circulation system (including proposed street sections) is adequate to support the anticipated traffic and the development will not overload the streets outside the boundaries of the Master Plan. No roadway straight line tangent shall exceed 600 feet in length, except where deemed necessary by the Planning Commission due to issues such as: topographic constraints, existing developed conditions or existing property boundaries. Where such an exception is allowed, roundabouts or curb extensions at intersections and other traffic-calming measures shall be evaluated.

~~4~~3. Proposed utility ~~and drainage~~ facilities are adequate for the population densities and type of development proposed.

D. If, in the opinion of the Commission, the provisions of Section 16.145.040 (C) are satisfied, the proposal shall be approved. If the Commission finds the provisions are not satisfied, it may deny the application or return the plan to the applicant for revision. In addition to the requirements of this section, the Commission may attach conditions it finds are necessary to carry out the purposes of this Ordinance.

E. Applications for individual phases within the Master Plan may be applied for concurrently with or subsequent to Master Plan approval. Applications for individual phases within the Master Plan shall be reviewed under the provisions and requirements of this chapter.

F. In the process of reviewing applications for individual phases within an approved Master Plan, the Commission may approve the refinements to the Master Plan. Refinements to the Master Plan are defined as:

1. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.
2. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, livability, usability, connectivity, or overall distribution or availability of these uses in the Master Plan area.

3. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the Master Plan area.

G. Refinements meeting the above definition may be approved by the Commission upon finding that:

1. The refinement(s) will equally or better meet the conditions of the approved Master Plan.
2. The refinement ~~will not~~ preclude an adjoining phase from development consistent with the approved Master Plan.

Significant changes to an approved Master Plan shall be submitted to the Planning Commission for processing as an amendment to an approved Master Plan. Significant changes would be defined as any change not covered by Subsection F (1-3) above.

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TABLE NC-1: DEVELOPMENT STANDARDS

Building Type	Min. Lot Size (sq. ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Max. Lot Coverage (percent)	Max. Building Height (feet)	Min. Front Setback Front / Alley Loaded	Min. Rear Setback Front / Alley Loaded	Min. Side Setback	Min. Street Side Setback
Single Family—small lot	2,500	30	70	75	35	12/10	5/0	0	7
Single Family—med. lot	4,200	45	85	65	35	15/12	15/0	0	7
Single Family—large lot	6,500	55	90	55	35	15/12	15/0	5	10
Duplexes (includes ancillary units)	4,000	45	85	65	35	12/10	10/0	4	7
Townhomes	N/A	15	50	80	45	12/10	none	none	7
Multifamily/Apartments	5,000	50	85	50	45	15/12	10/0	5	10
Mixed Use Buildings	6,000	55	85	50	45	none	none	none	none
Commercial/Institutional	7,000	60	85	50	45	none	none	none	none

TABLE NC-1: DEVELOPMENT STANDARDS

Building Type	Min. Lot Size (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (%)	Max. Bldg. Height (ft.)	Min. Front Setback Front/Alley Loaded	Min. Rear Setback Front/Alley Loaded	Min. Side Setback (ft.)	Min. Street Side Setback (ft.)
<u>Single Family- Alley Loaded</u>	<u>1,850</u>	<u>30</u>	<u>70</u>	<u>80</u>	<u>35</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>7</u>
<u>Single Family- Front Loaded</u>	<u>3,800</u>	<u>40</u>	<u>80</u>	<u>70</u>	<u>35</u>	<u>15</u>	<u>10</u>	<u>0</u>	<u>7</u>
<u>Single Family Med. Lot</u>	<u>4,800</u>	<u>45</u>	<u>85</u>	<u>60</u>	<u>35</u>	<u>15/12</u>	<u>15/0</u>	<u>0</u>	<u>7</u>
<u>Single Family Large Lot</u>	<u>7,000</u>	<u>55</u>	<u>90</u>	<u>60</u>	<u>35</u>	<u>15/12</u>	<u>15/0</u>	<u>5</u>	<u>10</u>
<u>Duplex (incl. ancillary units)</u>	<u>3,800</u>	<u>45</u>	<u>85</u>	<u>65</u>	<u>35</u>	<u>12/10</u>	<u>10/0</u>	<u>4</u>	<u>7</u>
<u>Townhomes</u>	<u>N/A</u>	<u>15</u>	<u>50</u>	<u>80</u>	<u>45</u>	<u>12/10</u>	<u>0</u>	<u>0</u>	<u>7</u>
<u>Multifamily</u>	<u>4,800</u>	<u>50</u>	<u>85</u>	<u>80</u>	<u>45</u>	<u>15/12</u>	<u>10/0</u>	<u>5</u>	<u>10</u>
<u>Mixed Use Building</u>	<u>6,000</u>	<u>55</u>	<u>85</u>	<u>80</u>	<u>45</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Commercial/Institutional</u>	<u>7,000</u>	<u>60</u>	<u>85</u>	<u>80</u>	<u>45</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Notes:

- 1 The garage setback from an alley shall be between 3 and 5 feet, or if providing an off-street parking space between the garage and alley the garage must be setback from the alley a minimum of 20 feet.
- 2 Street-loaded garages shall have a minimum 20-foot setback to the face of garage and the garage face must be set back a minimum of 5 feet from nearest front façade, front porch or stoop. In no cases shall the garage face extend beyond the front façade of the residential structure.
- 3 Porches, stoops, decks, balconies, and other similar building projections may extend 4 feet beyond a front setback.
- 4 Commercial/institutional/mixed use structures adjacent to a residential use shall have a minimum setback of 10 feet along the adjoining yard.
- 5 Lot sizes, widths and/or depths may be reduced to 90% of the standard provided the overall lot average meets the corresponding lot size requirement.
- 6 Townhomes shall not exceed three (3) stories in height.

TABLE NC-2: OFF STREET PARKING REQUIREMENTS		
Permitted or Conditional Uses	Min. Vehicle Spaces	Min. Bike Spaces
Single Family Detached Dwellings* [^]	2.0 / dwelling	none
Duplex/Triplex * [^]	2.0 / dwelling	none
Townhome* [^]	1.0 / 1 bedroom 1.5 / 2 bedroom 2.0 / 3 bedroom	none
Multifamily/Apartment [^]	1.0 / 1 bedroom 1.5 / 2 bedroom 2.0 / 3 bedroom	1 per 10 units minimum of 2
Commercial Uses		
Convenience store	3 / 1000 square feet	1 per 5000 s.f. minimum of 2
Restaurant / Pub	3 / 1000 square feet	1 per 5000 s.f. minimum of 2
Child Day Care	0.2 per student/staff	none
Medical / Dental	3 / 1000 square feet	1 per 10000 s.f. minimum of 2
All other commercial uses	3 / 1000 square feet	1 per 10000 s.f. minimum of 2
Conditional Uses		
Church / Religious Institution	.25 per seat	1 per 2000 s.f. minimum of 2
Elementary or Middle Schools	1 per classroom plus 1 per administrative employee, or 1 per 4 seats or 8 feet of bench length in the auditorium whichever is greater	6 per classroom
High School	.20 per student and staff member	4 per classroom
Government structure or use, including fire station, library or museum	3 / 1000 square feet	1 per 2000 s.f. minimum of 4
All other Conditional Uses	3 / 1000 square feet	1 per 10000 s.f. minimum of 2

* Ancillary dwelling units require 1 off-street parking space

[^]Garages count toward off-street parking requirements. Garages need not be physically attached to the residential structure to count toward off-street parking requirement.