

2.104 RESIDENTIAL COMMERCIAL DISTRICT (RC)

2.104.01 Purpose

To provide areas for the development of a mixture of single family, multi-family, and manufactured homes, and limited retail and service commercial uses. The RC District is consistent with the Multi-family Residential Comprehensive Plan Designation.

2.104.02 Permitted Uses

Unless otherwise subject to Conditional Use provisions or requirements of this Ordinance, the following uses are permitted in the RC District:

- A. The following residential and non-commercial uses are permitted in the RC District:
1. Single family dwelling unit, detached, subject to Section 2.316, Architectural Standards for Dwellings.
 2. Single family dwelling units, attached
 3. Manufactured homes on individual lots, subject to the provisions of Section 2.305
 4. Duplexes
 5. Multi-family housing, including apartments, townhouses, and condominiums, subject to the Site Development Review procedures of Section 3.105
 6. Bed and breakfast establishments, subject to the Site Development Review procedures of Section 3.105
 7. Residential care homes and facilities
 8. Child care facilities
 9. Home occupations, subject to the provisions of Section 2.306
 10. Parks and open space areas
 11. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 2.104.06, House of Worship Uses.

12. Partitioning, subject to the provisions in Section 3.106.
 13. Subdivisions, subject to the provisions in Section 3.107.
 14. Accessory dwelling units, subject to the provisions of Section 2.312.
- B. The following commercial uses are permitted, subject to the provisions in Section 3.105, Site Development Review and the provisions in Subsection 2.104.02,C.
1. Business offices including, but not limited to, insurance, real estate and title insurance; credit agencies, brokerages, loan companies, and investment companies; television and radio broadcast studios, and, miscellaneous offices such as detective agencies, drafting services or contractors offices.
 2. Professional offices and clinics including, but not limited to, medical, dental, engineering and legal services, but excluding veterinary clinics.
 3. Banks and other financial institutions without a drive-through window.
 4. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, artist supplies, hobby or photography store, florist, liquor store, hardware store, appliance or stereo equipment store, nursery or greenhouse, pet shop, sporting goods, automobile parts and accessories, department store, clothing, jewelry, gift, and other types retail activities.
 5. Restaurants, bakeries, coffee and snack shops and eating and drinking establishments, but excluding taverns, bars and similar establishments.
 6. Retail and service related stores such as TV and radio sales and service, bicycle shop, gunsmith, upholstery shop or other similar activities where a service department is customarily a secondary activity to the retail use.
 7. Service related businesses such as barber shops, beauty shops, tailors, advertising agencies, travel agencies, art or craft studios, self-serve laundry, dry cleaning (except bulk dry cleaning plants), self-store lockers including food storage lockers, parcel service, printing or photocopying, video rental, or other activities where the primary activity is the providing of a service to retail customers.

8. Entertainment facilities such as movie theaters, theaters, bowling alleys, amusement centers including those featuring video games.
 9. Public automobile parking.
 10. Accessory structures and uses customarily provided for retail activities.
- C. Commercial uses permitted outright shall be subject to the following limitations:
1. The activity shall be conducted wholly within an enclosed structure.
 2. The maximum lot size for any commercial use shall be one acre.
 3. The lot shall abut a collector or arterial street if the commercial use exceeds 2,500 square feet in area.
 4. Commercial uses shall not engage in the manufacturing, processing, assembly or compounding of products other than those clearly incidental to the business conducted on the premises.

2.104.03 Conditional Uses

The following uses may be permitted in the RC District when authorized pursuant to, Section 3.103, Conditional Use Permits. These uses shall also be subject to Site Development Review in Section 3.105:

- A. Government or public facility structures
- B. Cemeteries
- C. RV parks
- D. Commercial activities which do not comply with the provisions in Section 2.104.02,C.
- E. Park and ride lot: parking spaces cannot count as required parking or be used for vehicle storage.
- F. Public and private schools K-12.

2.104.04 Dimensional Standards

The following minimum dimensional standards shall be required for all development in the RC District, except for modifications permitted under Section 2.402, General Exceptions.

A. Minimum Lot Area and Density Standards

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|----|---|--|
| 1. | Single-family dwelling, detached
Single-family dwelling, attached | 5,000 square feet
4,000 square feet |
| 2. | Duplex | 8,000 square feet |
| 3. | Multi-family dwelling | |
| a. | First three units | 9,000 square feet |
| b. | Each additional units | 2,000 square feet |
| 4. | Commercial Use | 5,000 square feet |
| 5. | Mixed commercial and residential: Shall comply with the minimum for residential development. | |
| 6. | Public utility structures: Lot area shall be adequate to contain all proposed structures within the required yard setbacks. | |

B. Minimum Yard Setback Requirements

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| 1. | Residential Uses | |
| a. | Front Yard
Garage setback | 15 feet
20 feet |
| b. | Rear Yard | 10 feet |
| c. | Side Yard (interior) | 5 feet |
| d. | Side Yard (adjacent to street) | 15 feet |
| 2. | Commercial Uses | |
| a. | Front Yard | None |
| b. | Rear Yard | |
| i. | Abutting a non-residential district | None |
| ii. | Abutting a residential district, excluding R-C | 10 feet |

	c.	Side Yard	
		i. Abutting a non-residential district	None
		ii. Abutting a residential district, excluding R-C	10 feet
3.		Mixed commercial and residential	
	a.	Front Yard	5 feet
	b.	Rear Yard	
		i. Abutting a non-residential district	5 feet
		ii. Abutting a residential district, excluding R-C	10 feet
	c.	Side Yard	
		i. Abutting a non-residential district	5 feet
		ii. Abutting a residential district, excluding R-C	10 feet
4.		Public	
	a.	Front Yard	15 feet
		Garage setback	20 feet
	b.	Rear Yard	10 feet
	c.	Side Yard (interior)	5 feet
	d.	Side Yard (adjacent to street)	15 feet
C.		<u>Maximum Structure Height</u>	
	1.	Principal Structure	30 feet
	2.	Accessory Structure	20 feet
D.		<u>Minimum Lot Width on a Public Right-of-Way</u>	40 feet
E.		<u>Minimum Average Lot Depth</u>	65 feet

2.104.05 Development Standards

All development in the RC District shall comply with the applicable provisions of Section 2.400, General Provisions. In addition, the following standards shall apply:

- A. Off-Street Parking. Parking shall be as specified in Section 2.203.
- B. Subdivisions and Partitions. Land divisions shall be reviewed in accordance with the provisions of Section 2.208.

- C. Multi-family Residential. Multi-family development shall comply with the following additional standards:
1. Multi-family developments shall be subject to Section 3.105, Site Development Review.
 2. Multi-family development shall comply with Section 2.207, Landscaping Design, and the following:
 - a. A minimum of 25 percent of the gross site area shall be landscaped.
 - b. The landscaping may include buffer areas and outdoor recreation areas.
 - c. All required yard areas adjacent to a public street shall be landscaped, except private drive aisles and private walkways.
 3. All multi-family residential structures within a development shall maintain a minimum horizontal separation distance of 15 feet.
 4. Vehicle access points to public streets, including but not limited to driveways and accesses required by the Fire code shall minimize traffic congestion and shall not access collector or arterial streets when a local street is available.
 5. Refuse and recycling containers shall be screened with a 100 percent sight obscuring fence or masonry wall at least 6 feet high.
- D. Commercial Uses. Commercial development in the RC District shall be subject to Section 3.105, Site Development Review and shall comply with the following additional standards:
1. The building exterior shall comply with the provisions in Section 2.105.04.B.4,g, of the Commercial Core District (C-1).
 2. Any outside storage space shall be enclosed by a 6 foot high sight-obscuring fence or a hedge row not less than 3 feet high and capable of attaining a height of 6 feet.
 3. Vehicle access points to public street, including but not limited to driveways and accesses required by the Fire Code, shall minimize traffic congestion and shall not access collector or arterial streets when a local street is available.

4. Off-street parking for commercial uses shall be provided in accordance with the standards of Section 2.203, Off-Street Parking and Loading.
 5. Except as set forth in 2.104.05, E, a minimum of 6 percent of the gross site area shall be devoted to landscaping in commercial developments.
- E. Mixed Commercial and Residential Uses. Development of mixed commercial and residential uses shall be subject to the provisions in item D., above, except that the minimum landscaped area shall be 15%.
 - F. Signs. Signs shall conform to the requirements of Section 2.206.
 - G. Yards and Lots. Yards and lots shall conform to the standards of Section 2.209.
 - H. Accessory structures. Accessory structures as provided for in Section 2.209.10
 - I. Garage/Carport. A garage or carport of like material and color of the home is required, except for ADUs. If a carport is used, than a minimum 50 square foot storage area shall be provided. The carport or garage shall be at least 240 square feet in size and shall meet building code requirements.

2.104.06 House of Worship Uses

House of worship uses include, but are not limited to:

- A. Worship services;
- B. Religious classes;
- C. Weddings;
- D. Funerals;
- E. Meal programs
- F. Child care, but not including private or parochial school education for pre-kindergarten through grade 12 or higher education;
- G. Where a house of worship is in a residential district, the housing permitted outright or permitted conditionally in the residential district is allowed in accordance with the development standards of the residential district and is not required to comply with Subsection H, 1-4, below.

- H. Where a house of worship is in a residential district, in addition to, or in place of, the housing allowed in Subsection G, above, affordable housing or space for affordable housing in one or more buildings detached from the place of worship, is
1. At least 50 percent for the residential units provided under this paragraph are affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located;
 2. The real property is in an area zoned for residential use that is located within the urban growth boundary; and
 3. The housing or space for housing complies with applicable land use regulations and meets the standards and criteria for residential development for the underlying zone.
 4. Housing and space for housing provided under subsection 7, a-c, of this section must provide a covenant appurtenant that restricts the owner and each successive owner of the building or any residential unit contained in the building from selling or renting any residential unit described in subsection 7, a-c, of this section as housing that is not affordable to households with incomes equal to or less than 60 percent of the median family income for the county in which the real property is located for a period of 60 years from the date of the certificate of occupancy.