

SEC. 36.18.50. CRA zoning district special development standards.

The following special standards apply to the specified land uses in the CRA zoning district:

- a. **Hotels and motels.** Hotels and motels are allowed only on sites with an area of twenty thousand (20,000) square feet or larger, shall have a maximum FAR of one and thirty-five hundredths (1.35) and comply with the setback and height standards listed in subsection 36.18.50 b.
- b. **Accessory dwelling units.** Accessory dwelling units shall be permitted on residential sites and shall comply with the provisions of Sections 36.12.60 through 36.12.120.
- c. **Residential and mixed-use projects.** New residential and mixed-use developments shall be designed and constructed in compliance with the following requirements:

DEVELOPMENT STANDARDS FOR RESIDENTIAL AND MIXED USE

Dwelling Unit Standards	The following standards apply to multi-family housing: Standards for townhouse and rowhouse developments are listed separately in Sections 36.16.10 and 36.16.20, respectively. See Zoning Calculations: Methods, Definitions and Clarifications handout for details.	
Lot Area	Twenty thousand (20,000) square feet minimum, except that lot sizes in townhouse and rowhouse developments approved through a PUD permit are listed separately in Sections 36.16.10 and 36.16.20, respectively.	
Lot Width	None.	
Density	Forty-three (43) units per acre maximum.	
Floor Area Ratio	One and thirty-five hundredths (1.35) maximum for office, retail and housing (office portion shall not exceed thirty-five hundredths (0.35) FAR).	
Setbacks	See Section 36.14.75 for exceptions to required setbacks for properties in the R2 district.	
	Front	Five (5) feet behind sidewalk minimum.
	Rear	Fifteen (15) feet minimum but not less than the height of the adjacent wall of the subject parcel (measured to top of wall plate).
	Sides	Fifteen (15) feet minimum.
	Between Principal Structures	One-half (1/2) the sum of nearest opposing walls of the subject parcel (measured to top of wall plate).
Site Coverage	None.	
Pavement Coverage for Area Dedicated to Auto	Twenty-five (25) percent of site; the zoning administrator may approve higher percentage in proportion to commercial [space] in mixed-use development.	
Height Limits	See Section 36.08.30 for exceptions to height limits.	
	Maximum building height (to ridge): Forty-five (45) feet; and Maximum wall height to top of wall plate: Thirty-five (35) feet. Except that buildings with commercial space may have a maximum building height (to ridge) of fifty (50) feet; lower building height may be required for portions of buildings adjacent to existing residential.	

Open Area	Forty-five (45) percent, including forty (40) square feet of private open area per unit; the zoning administrator may approve reduced open area in proportion to commercial space in mixed-used development.
Personal Storage	Eighty (80) square feet of enclosed and secured storage area for bulky personal effects (such as recreational equipment) for each unit; typically in garage area.
Parking	See Article X (Parking and Loading).
Signs for Commercial Uses in Mixed Use Development	See Section 36.36.50 (Signs). The zoning administrator may modify the sign regulations as appropriate for a development that includes residential uses.

(Ord. No. 18.13, § 1, 12/10/13; Ord. No. 11.20, § 18, 11/10/20; Ord. No. 01.2024, § 14, 1/23/24.)