

**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**

<b>Dwelling Unit Standards</b>	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.	
<b>Lot Area</b>	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.	
<b>Lot Width</b>	None.	
<b>Density</b>	Forty-three (43) units per acre maximum.	
<b>Floor Area Ratio</b>	One and thirty-five hundredths (1.35) maximum for office, retail and housing (office portion shall not exceed thirty-five hundredths (0.35) FAR).	
<b>Setbacks</b>	See Section 36.14.75 for exceptions to required setbacks for properties in the R2 district.	
	<b>Front</b>	Five (5) feet behind sidewalk minimum.
	<b>Rear</b>	Fifteen (15) feet minimum but not less than the height of the adjacent wall of the subject parcel (measured to top of wall plate).
	<b>Sides</b>	Fifteen (15) feet minimum.
	<b>Between Principal Structures</b>	One-half (1/2) the sum of nearest opposing walls of the subject parcel (measured to top of wall plate).
<b>Site Coverage</b>	None.	
<b>Pavement Coverage for Area Dedicated to Auto</b>	Twenty-five (25) percent of site; the zoning administrator may approve higher percentage in proportion to commercial [space] in mixed-use development.	
<b>Height Limits</b>	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.	

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<b>Open Area</b>	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.
<b>Personal Storage</b>	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.
<b>Parking</b>	See Article X (Parking and Loading).
<b>Signs for Commercial Uses in Mixed Use Development</b>	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.)