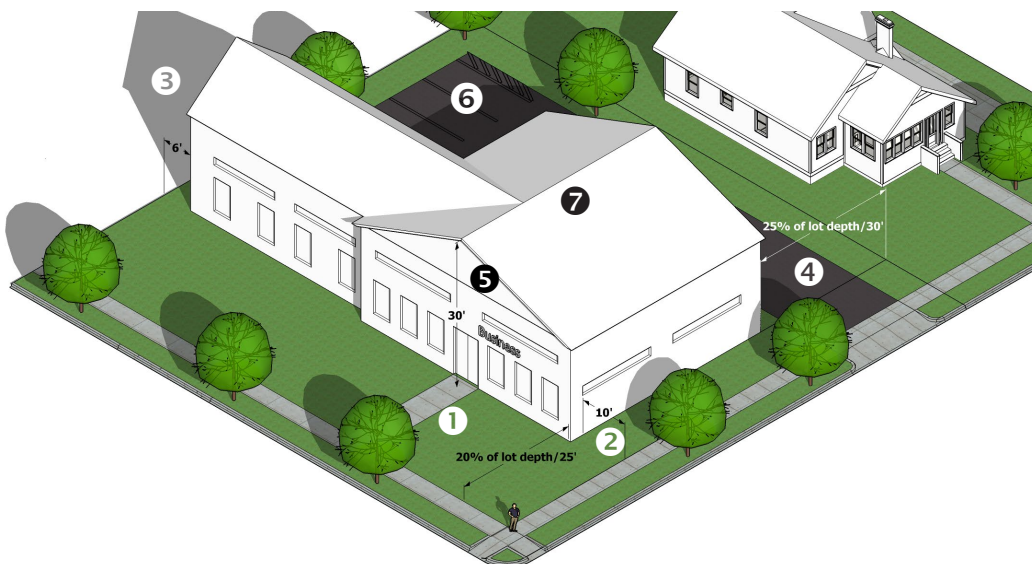


The purpose of the RB Residential/Business District is to create vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets. Development is intended to be oriented to the street and pedestrian, while acknowledging the need for automobile access and parking. This district is appropriate in areas where supported by applicable Master Plans. The standards for the district are intended to promote appropriate scaled building and site design that focuses on compatibility with existing uses.



Development Examples



Zoning Diagram of New Development Next to a Single/Two-Family Zone

RB Development Standards (21A.24.160)									
LOT WIDTH	LOT AREA	FRONT YARD ①	CORNER SIDE YARD ②	SIDE YARDS ③	REAR YARD ④	LANDSCAPE BUFFERS ⑤	HEIGHT ⑤	SURFACE PARKING ⑥	BUILDING COVERAGE ⑦
50' min.	5,000 sq ft min. ¹	Min. 20% of lot depth, need not exceed 25' ² Shall be landscape yard.	10' min. ² Shall be landscape yard.	6'/10' min. Corner lots: 6' min. ²	Min. 25% of lot depth, need not exceed 30'	None required.	30' max.	Not allowed in front/corner side yards	Max 50% of lot can be covered by buildings

1. Two-family dwelling requires 8,000 square feet lot area

2. For buildings existing on April 12, 1995, required yard shall be no greater than the existing yard.

RB Additional Standards	
NEW NONRESIDENTIAL DEVELOPMENT STANDARDS IF INVOLVING RESIDENTIAL STRUCTURE DEMOLITION	<p>Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a residential structure shall only be approved as a conditional use pursuant to chapter 21A.54, "Conditional Uses", of this title and provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:</p> <ol style="list-style-type: none"> The location of the residential structure is impacted by surrounding nonresidential structures to the extent that it does not function as a contributing residential element to the residential-business neighborhood (RB district); and The property is isolated from other residential structures and does not relate to other residential structures within the residential-business neighborhood (RB district); and The design and condition of the residential structure is such that it does not make a material contribution to the residential character of the neighborhood.

STANDARDS CONTINUE ON NEXT PAGE

The above information is a synopsis of the RB zoning regulations. The complete RB zoning regulations are located in [21A.24.160](#).

(RB ZONING STANDARDS CONTINUED)

RB Design Standards* (21A.26.030)	
PARKING LOT LIGHTING	RESIDENTIAL CHARACTER
If next to residential zone or land use, lighting limited to 16' in height. Must be shielded, directed down to minimize light encroachment. Lightproof fencing required.	<ol style="list-style-type: none"> 1. All roofs shall be pitched and of a hip or gable design <u>except additions or expansions to existing buildings may be of the same roof design as the original building;</u> 2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained; 3. The front building elevation shall contain not more than fifty percent (50%) glass; 4. Signs shall conform with special sign regulations of chapter 21A.46, "Signs", of this title; 5. Building orientation shall be to the front or corner side yard; and 6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

*These standards can be modified through the Design Review process, see [21A.59](#).

ADDITIONAL APPLICABLE STANDARDS

Additional standards in the zoning ordinance apply to development, including those related to landscaping and parking. Please see the zoning ordinance for the complete applicable regulations.

The above information is a synopsis of the RB zoning regulations. The complete RB zoning regulations are located in [21A.24.160](#).

The CB, Community Business, zoning district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

The CB zone allows for a variety of lower intensity commercial uses, such as retail uses, offices, and restaurants. Commercial development does not need to include a residential component, but such mixed-use development is allowed. Multifamily residential development, such as condominiums and apartments, are also allowed and such development does not need to include a commercial use. Front yard building setbacks are limited in this zone so as to encourage a pedestrian building orientation.



Development Examples



Zoning Diagram of New Development Next to Single/Two-Family Zone

CB Development Standards (21A.26.030)

LOT WIDTH	LOT AREA	FRONT/CORNER SIDE YARD ①	REAR YARD ②	SIDE YARDS ③	LANDSCAPE BUFFERS ④	HEIGHT ⑤	SURFACE OR STRUCTURED PARKING ⑥	FLOOR AREA LIMITATION
No min or max	No min, 4 acre max ¹	0' min, 15' max for 75% of facade ²	10' min	None	Min. 7' required next to residential zones, includes trees, shrubs, 6' fence	30' max	Located behind building or setback min. 20' from front property line. Parking structures must be setback min. 35' from front/corner property line. No limit for underground parking. ³	Design Review ⁴ required if 1 st floor area is >7,500 sq ft or total floor area is >15,000 sq ft

1. Modifiable through Design Review, see [21A.59](#).

2. Modifiable through Design Review; or by the Planning Director for expansions that increase the floor area or parking requirement by less than 50%. See [21A.26.030.F6](#) for standards.

3. Parking location limits may be modified by the Planning Director, see [21A.26.030.F7](#) for standards.

4. Design Review for exceeding floor area limit requires that development meet additional design standards, see [21A.59](#) and [21A.26.030.E](#) for standards. An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage.

STANDARDS CONTINUE ON NEXT PAGE

The above information is a synopsis of the CB zoning regulations. The complete CB zoning regulations are located in [21A.26.030](#).

(CB ZONING STANDARDS CONTINUED)

Additional Standards for Buildings Exceeding Floor Area Limitation (21A.26.030.E)

COMPATIBILITY	ROOFLINE	VEHICULAR ACCESS	FACADE DESIGN	BUFFERS	STEP BACKS
The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.	The roof shape of a new building or addition shall be similar to roof shapes found on the block face.	New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.	Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.	When located next to low density residential uses, the planning commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.	When abutting single-story development and/or a public street, the planning commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

CB Building Design Standards* (21A.37.060.B)

GROUND FLOOR GLASS	ENTRANCES	MAXIMUM LENGTH OF BLANK WALLS	PARKING LOT LIGHTING	MECHANICAL EQUIPMENT/SERVICE AREA SCREENING
Min. 40% glass & non-reflective, allows 5' of visibility into building; Reducible by 15% for residential	Min. 1 entry for each street facing facade	No blank walls over 15' long; must be broken up by windows, doors, art, or architectural detailing	If next to residential zone/land use, lighting limited to 16' in height. Must be shielded, directed down to minimize light encroachment. Lightproof fencing required.	Shall be screened from public view/sited to minimize visibility/impact. Ex: Incorporated into building design, screened with compatible building materials, on roof, or in rear/side yard. Service areas include loading docks, refuse containers, and similar. Dumpsters must be min. 25' from adjacent residential or enclosed.

*These standards can be modified through the Design Review process, see [21A.59](#). See [21A.37.050](#) for additional standard details.

ADDITIONAL APPLICABLE STANDARDS

Additional standards in the zoning ordinance apply to development, including those related to landscaping and parking. Please see the zoning ordinance for the complete applicable regulations.

The above information is a synopsis of the CB zoning regulations. The complete CB zoning regulations are located in [21A.26.030](#).

PERMITTED AND CONDITIONAL USES COMPARISON - RB AND CB

USE	CB	RB
Accessory use, except those that are specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	P	P
Alcohol, Bar establishment (2,500 square feet or less in floor area)	C ^{10,11}	C ⁹
Alcohol, Brewpub (2,500 square feet or less in floor area)	C ^{10,11}	
Alcohol, Tavern (2,500 square feet or less in floor area)	C ^{10,11}	
Animal, Veterinary office	P	C
Antenna, communication tower	P	
Antenna, communication tower, exceeding the maximum building height in the zone	C	
Art gallery	P	P
Bed and breakfast	P	
Bed and breakfast inn	P	P
Bed and breakfast manor	C ³	
Clinic (medical, dental)	P	P
Commercial food preparation	P	P
Community garden	P	P
Daycare center, adult	P	P
Daycare center, child	P	P
Daycare, nonregistered home daycare or preschool	p ²²	p ²²
Daycare, registered home daycare or preschool	p ²²	p ²²
Dwelling, accessory unit		P
Dwelling, Assisted living facility (large)	P	
Dwelling, assisted living facility (limited capacity)		P
Dwelling, Assisted living facility (small)	P	
Dwelling, Group home (large)	p ¹⁷	C ¹⁸
Dwelling, Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage ¹⁸	P	
Dwelling, group home (small)		p ¹⁹
Dwelling, Living quarter for caretaker or security guard	P	
Dwelling, Manufactured home		P
Dwelling, Multi-family	P	P
Dwelling, Rooming (boarding) house	P	C
Dwelling, Single-family attached		P
Dwelling, Single-family detached		P
Dwelling, Twin home		P
Dwelling, Two-family		P
Eleemosynary facility	P	
Financial institution	P	
Financial institution with drive-through facility	p ⁹	
Gas station	C	
Government facility	C	C
Government facility requiring special design features for security purposes	P	
Home occupation	p ²³	p ²⁴
Hotel/motel	C	
Laboratory (medical, dental, optical)		P

USE	CB	RB
Large wind energy system	P	
Library	P	C
Limousine service (small)	C	
Mixed use development	P	P ¹
Mobile food business (operation on private property)	P	
Municipal service uses, including City utility uses and police and fire stations	C	C
Museum	P	P
Nursing care facility	P	
Office, excluding medical and dental clinic and office	P	P
Office	P	
Open space	P	
Open space on lots less than 4 acres in size		P
Park	P	P
Off site	P	C
Park and ride lot	C	
Park and ride lot shared with existing use	P	P
Place of worship on lot less than 4 acres in size	P	C
Reception center	P	
Recreation (indoor)	P	P
Recycling collection station	P	
Restaurant	P	P
Restaurant with drive-through facility	P ⁹	
Retail goods establishment	P	P
Retail goods establishment, Plant and garden shop with outdoor retail sales area	P	P
Retail goods establishment, With drive-through facility	P ⁹	
Retail service establishment	P	P
Retail service establishment, Furniture repair shop	P	
Retail service establishment, With drive-through facility	P ⁹	
Reverse vending machine	P	
Sales and display (outdoor)	P	
School, College or university	P	
School, Music conservatory	P	P
School, Professional and vocational	P	P
School, Seminary and religious institute	P	C
Seasonal farm stand	P	P
Studio, art	P	P
Theater, live performance	P ¹²	C ¹³
Theater, movie	C	C
Urban farm	P	P
Utility, building or structure	P ²	P ⁵
Utility, transmission wire, line, pipe, or pole	P ²	P ⁵
Vehicle, Automobile repair (minor)	P	
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)		

QUALIFYING PROVISIONS (CONTINUED)

QUALIFYING PROVISIONS

CB:

- 9. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
- 10. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
- 11. In CN and CB Zoning Districts, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
- 12. Prohibited within 1,000 feet of a single- or two-family zoning district.
- 22. Subject to section 21A.36.130 of this title.
- 23. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.

RB:

- 1. A single apartment unit may be located above first floor retail/office.
- 5. See subsection 21A.02.050B of this title for utility regulations.
- 9. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
- 13. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
- 18. Large group homes established in the RB and RO Districts shall be located above the ground floor.
- 19. Small group homes established in the RB and RO Districts shall be located above the ground floor.
- 22. Subject to section 21A.36.130 of this title.
- 24. Subject to section 21A.36.030 of this title.