

7.2.105 COMMERCIAL RESIDENTIAL ZONE (CR)

7.2.105.01 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.

7.2.105.02 Permitted Uses. *(Amended ORD 584, Effective 12/3/07)*

The following uses, when developed under the applicable development standards in the Code, are permitted in the CR zone:

A. The following residential uses are permitted in the CR zone:

1. Single family dwellings, detached
2. Duplexes.
3. Multi-family dwellings.
4. Residential care homes and facilities
5. Child day care service, including family day care provider, for 12 or fewer children.
6. Assisted living centers, nursing homes and similar institutions. These facilities are subject to the development provisions for multi-family residential development. *(Amended ORD 584, Effective 12/3/07)*

B. The following commercial uses are permitted:

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 (excepting a broadcast antennae or dish), 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.
4. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, artist supplies, hobby or photography store, florist, hardware store, appliance or stereo equipment store, pet shop, sporting goods, department store, clothing, jewelry, gift, and other types retail activities but excluding liquor stores.
5. Restaurants, bakeries, coffee and snack shops 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), parcel service, printing or photocopying, video rental, or other activities where the primary activity is the providing of a service to retail customers.
8. Accessory structures and uses customarily provided for retail activities.

7.2.105.03 Special Permitted Uses

The following uses, when developed under the applicable standards in the Code and special development requirements, are permitted in the CR zone:

- A. Partitions, subject to the provisions in Section 7.2.307.
- B. Subdivision, subject to the provisions in Section 7.2.307.
- C. Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.
- D. The following uses subject to the applicable standards in Section 7.2.4:
 1. Attached dwelling units (Section 7.2.403).
 2. Manufactured homes on individual lots (Section 7.2.404).
 3. Home occupations (Section 7.2.406).
 4. Owner occupied short-term rentals (Section 7.2.417). *(Amended Effective 06/06/16, Ordinance 633)*
 5. Short-term rentals (Section 7.2.417). *(Amended Effective 06/06/16, Ordinance 633)*
- E. Small wind energy systems, subject to the provisions in Section 7.2.413. *(Amended ORD 608, Effective 10/06/1)*
- F. Drive-through windows and walk-up windows as part of a permitted use, subject to the provisions in Section 7.2.414 and 7.2.415 respectively. *(Added ORD 610 effective 4/2/12)*

7.2.105.04 Conditional Uses *(Amended ORD 589, Effective 4/2/09)*

The following uses require a Conditional Use Permit:

- A. Public or private schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreational facilities, and other public and semi-public uses.
- C. Child day care service for 13 or more children.
- D. Churches.
- E. Park and Ride Lot: Parking spaces cannot count as required parking or be used for vehicle storage. *(Amended ORD 589, Effective 4/2/09)*
- F. Commercial activities which do not comply with the provisions in Section 7.2.105.02.B. *(Amended ORD 610, Effective 4/2/12)*

G. Wineries with retail sales. (Amended ORD 583, Effective 9/6/07)

7.2.105.05 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the CR District.

A. Minimum Lot Area and Density Standards

- | | | |
|----|---|-------------------|
| 1. | Single-family dwelling, detached | 5,000 square feet |
| | Single-family dwelling, attached | 3,500 square feet |
| 2. | Duplex | 7,000 square feet |
| 3. | Multi-family dwelling
(Multi-family development must comply with the density standards in Section 7.2.105.06). | 9,000 square feet |
| 4. | Commercial Use | 5,000 square feet |
| 5. | Mixed commercial and residential: Shall comply with the minimum for multi-family 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

- | | | |
|----|--|---------|
| 1. | Residential Uses | |
| | a. Front Yard | 15 feet |
| | b. Garage setback | 20 feet |
| | c. Rear Yard | 10 feet |
| | d. Side Yard (interior) | 5 feet |
| | e. 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 | 10 feet |
| | c. Side Yard | |
| | i. Abutting a non-residential district | None |
| | ii. Abutting a residential district | 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 10 feet
 - c. Side Yard
 - i. Abutting a non-residential district 5 feet
 - ii. Abutting a residential district 10 feet
- 4. Public
 - a. Front Yard 15 feet
 - b. Garage setback 20 feet
 - c. Rear Yard 10 feet
 - e. Side Yard (interior) 5 feet
 - f. Side Yard (adjacent to street) 15 feet
- C. Maximum Structure Height
 - 1. Principal Structure 30 feet
 - 2. Accessory Structure 20 feet

7.2.105.06 Development Standards

- A. Use Restrictions. The following use restrictions shall apply:
 - 1. No permitted, special permitted or conditionally permitted use shall in any way involve any of the slaughter, rendering or processing of animals. The processing of grains, fruits, vegetables, or dairy products for breads, wines, jams, cheeses and similar products may be allowed as part of a permitted or conditionally permitted commercial business. *(Amended ORD 583, Effective 9/6/07)*
- B. Commercial Uses. Commercial uses in the CR zone shall comply with the following additional standards: *(Amended ORD 630, Effective 12/2/15)*
 - 1. All business, service, processing or merchandise displays shall be conducted wholly within an enclosed building, except for the following:
 - a) Off-street parking and loading.

- b) Temporary display and sales of merchandise; provided it does not interfere with pedestrian or automobile circulation, or areas of a permitted drive-through window or walk-up window.
 - c) Outdoor seating for a permitted eating and drinking establishment, subject to screening and buffering provisions in Section 7.2.306.04. The greater of 12 seats or 75 percent of the indoor seating capacity of the establishment is allowed for outdoor seating. *(Added ORD 630, Effective 12/2/15)*
2. The maximum lot size for any commercial use shall be one acre.
 3. Any new commercial structure shall maintain a residential appearance. Metal buildings, pole barns and similar structures are prohibited within the CR zone.
 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.
 5. The commercial use shall have a maximum floor area of 2,500 square feet per lot.
 6. Any outside storage space maintained in the CR Zone shall be enclosed by a 6 foot sight-obscuring fence or a hedge row not less than 3 feet high and capable of attaining a height of 6 feet.
- C. Mixed Commercial and Residential Uses. Development of mixed commercial and residential uses shall be subject to the provisions in item B., above.
- D. Unless otherwise exempted, all development in the CR Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:
1. Off-street parking. Parking shall be as specified in Section 7.2.303.
 2. Yards and Lots. Yards and lots shall conform to the standards of Section 7.2.308.
 3. Subdivisions and Partitions. Land divisions shall be reviewed in accordance with the provisions of Section 7.2.307.
 4. Site Development Review: Multi-family and/or commercial uses within the CR Zone shall be subject to the Site Development Review requirements and procedures in Section 7.3.1. In addition, any conversion of an existing residence which includes a commercial use shall require a site development review.
 5. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:

a.	Residential	75%
b.	Commercial	85%
c.	Mixed Residential and Commercial	80%
 6. Landscaping: All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in Section 7.2.306 and shall comply with the following coverage requirements:

- | | | |
|----|----------------------------------|-----|
| a. | Residential | 25% |
| b. | Commercial | 15% |
| c. | Mixed Residential and Commercial | 20% |

Multiple family developments shall comply with provisions in Section 7.2.306.06.
(Added ORD 530 6/4/01 - effective 7/4/01)