Chapter 16.045
Neighborhood Community Zone (NC)

16.045.000 Purpose

The Neighborhood Community zone (NC) incorporates a number of design, development and infrastructure features indicative of a self-reliant neighborhood, including but not limited to: quality and craftsmanship in the built environment; an appropriate mix of architectural styles, residential types and densities and neighborhood commercial opportunities to serve the surrounding neighborhood; advantageous and sensitive use of natural resource features and open space; and innovative and imaginative site planning in order to develop a sense of place where amenities, facilities, features and overall urban design could not be achieved through application of individual or a combination of zones. The NC zone shall be used to implement the Neighborhood Community Comprehensive Plan designation. Master planning of the non例外 expansion areas is necessary to achieve a cohesive vision for the build out of these areas.

16.045.005 Objectives

The following objectives shall be considered in reviewing an application for a master plan:

A. To provide for a master planned neighborhood(s) that provide a mix of uses and densities as illustrated on the Density/Land Use Plans prepared for the north and east non-exception expansion areas and adopted by reference in the Comprehensive Plan.

B. To encourage complete, pedestrian-oriented neighborhoods with a variety of housing types, neighborhood-scale commercial uses, open spaces and parks, and appropriate institutional uses.

C. To encourage development of the Urban Growth Boundary expansion areas consistent with Chapter 15 of the Comprehensive Plan.

16.045.010 Permitted Uses

The following uses are permitted outright within the NC zone when associated with an approved master plan:

A. Single family detached housing.
B. Single family attached housing.
C. Duplexes or Triples.
D. Rowhouses/Townhomes.
E. Multifamily dwellings.
F. Accessory Dwellings and Accessory Structures, subject to Chapter 16.105, Accessory Uses, Structures & Dwellings.

G. Mixed-Use (including residential, commercial and/or institutional uses).

H. Parks and permanent open space.

I. Neighborhood commercial uses

J. Certified Family Child Care Home

K. Residential Homes

L. Residential Facility

M. Manufactured Homes on Individual Lots, Subject to Chapter 16.110, Manufactured Homes

16.045.015 Conditional Uses

The following uses and their accessory structures may be permitted in the NC zone when authorized by the Planning Commission pursuant to this chapter.

A. Church / Religious Institution.

B. Governmental structure or use, including a fire station, library or museum.

C. School: nursery, elementary, junior high, senior high, college or university.

D. Geriatric care or assisted living facility.

E. Community service facility.

F. Uses permitted outright in the Light Industrial (M-1) Zoning District, as identified in Section 16.050.005.

16.045.020 Development Standards

A. No development may occur within the NC zone prior to master plan approval. Master plans in these areas shall include a mix of uses that may include residential, commercial, institutional and light industrial. The land use mix shall generally reflect the concept plan adopted when an area is brought into the Urban Growth Boundary, or as modified through master plan approval. The following standards apply to all development in the NC zoning district:

1. Municipal parks shall be provided at a minimum rate of 400 square feet for every one (1) dwelling unit. In addition, municipal parks shall be provided at a minimum rate of 5,000 square feet for every one (1) acre of land that is not designated exclusively residential
such as commercial, industrial, institutional or mixed-use). Municipal parks are intended for active recreational use. Wetlands, water quality facilities (swale), and other types of passive open space may not count toward the minimum municipal park requirement. The Planning Commission will utilize the master plan review process to determine the location, size and functionality of proposed parks.

2. In order to promote a variety of housing types and efficient land use, a minimum of 30% of the proposed residential development in a master plan shall be either attached single-family or multi-family housing. If a master plan includes a minimum of twenty percent (20%) of the total proposed housing as multi-family residential, a twenty percent (20%) increase in density will be permitted to the multi-family housing proposed.

B. Development within the NC District shall comply with the standards for lot size and dimensional requirements, lot coverage, building height and setbacks as contained within Table NC-1: Development standards, or as modified and approved during the Master Plan process. Builders and developers are encouraged to create dwellings that meet contemporary lifestyles.

C. Development within the NC District shall provide off street vehicular and bicycle parking per Section 16.155 of this Code, or as modified and approved during the Master Plan process.

D. In the NC zoning district, a minimum of two acres shall be reserved from exclusive residential development so that commercial, institutional and/or mixed-use development options are available. This reserved area shall be included in one of the development phases proposed with the master plan. If development has not occurred in this reserved area for a minimum of five years from the issuance of the final occupancy permit of the final residential unit in the same development phase as the reserved area, then the applicant may submit an application for subdivision or design review to the City for exclusive residential development, with the Planning Commission as the review and decision authority. The reserved area can be used as temporary open space in the interim.

16.045.030 Standards and Requirements for Master Plans

The following standards and requirements shall govern the application for master plan approval within the NC zone:

A. The land uses in a master plan shall generally reflect the concept plan adopted when an area is brought into the Urban Growth Boundary, or as modified through master plan approval. Flexibility in arrangement of uses and densities is permitted provided that the overall master plan is in substantial compliance with the area totals and density ranges as identified in the adopted Concept Plan.

B. A master plan application may address the entirety of any expansion area individually or may combine expansion areas within the Urban Growth Boundary (UGB).

C. A phasing plan shall be included with the submitted Master Plan for any expansion area. The phasing plan shall indicate the acreage of each proposed phase to be developed,
the number of housing units and square footage of other development projected within the phase and the approximate timing of the construction of each phase. The phasing plan shall provide a reasonable sequence of development for the expansion area with regards to the transportation system, utilities and topography of the area as well as market conditions and development within the City as a whole. The Planning Commission shall approve the phasing plan as part of the master plan. Revisions to the phasing plan after master plan approval are permitted as reviewed and approved by the Planning Commission.

D. Master plans shall have public spaces, such as a plaza, park, school, or community square.

E. Garages, carports and accessory structures shall be accessed from the rear of the building via an alley where appropriate and feasible. If front access garages are proposed, the applicant must provide justification as to why rear access garages are not appropriate or feasible.

A garage, carport, accessory dwelling or accessory structure shall not extend beyond the front building elevation of the principle structure by more than six (6) feet.

F. A minimum of 10% of the single-family detached housing units proposed with a Master Plan shall be single-level construction, or as modified through the Master Plan review process.

G. Commercial buildings shall be designed to front on pedestrian-friendly streets rather than parking lots or arterial roadways.

16.045.040 Procedure

The following procedure shall be observed when a Master Plan proposal is submitted for consideration:

A. The applicant shall submit 1 copy of a master plan application with all exhibits and one electronic copy of all submittal materials to the City for review. The master plan submittal shall include the following information in graphic and written form:

1. Proposed land uses and housing unit densities.

2. Tables detailing the dimensional, area, and setback requirements for each of the proposed use categories.

3. Proposed access and circulation.

4. Proposed open space uses.

5. Preliminary grading and drainage pattern.

6. Preliminary utility plan for sanitary sewer and water.
7. Relation of the proposed master plan to the surrounding area and the Comprehensive Plan.

8. Phasing schedule identifying anticipated sequence and timing of each phase or phases.

B. Public notice of the proposed Master Plan shall be provided in accordance with the public notice provision of this chapter.

C. In considering the Master Plan, the Commission shall determine whether:

1. The minimum residential density of the north and east non-exception expansion areas, as included within the City Limits prior to December 31, 2017, shall be 8.4 units per net acre. The density of the North Expansion Area is calculated independently of the East Expansion Area, and vice versa. If an applicant is seeking Master Plan approval for either the East or North expansion area, the applicant must demonstrate that the single Master Plan achieves a minimum 8.4 residential units per net acre in that entire expansion area. The residential portion of any mixed-use development shall be included in the overall density calculation of the expansion area.

2. In all expansion areas brought into the City Limits, the residential development shall be split as follows, or as modified through Master Plan approval:
   • 70% Single-Family Detached
   • 30% mix of Single-Family Attached and Multi-Family

   The following deviation to this residential split standard is permitted to accommodate flexibility in land development:
   • A Master Plan proposing 50 or more dwelling units – 2% deviation
   • A Master Plan proposing 49 or fewer dwelling units- 10% deviation

3. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

4. The proposed circulation system (including proposed street sections) is adequate to support the anticipated traffic and the development will not exceed the adopted functional/performance standard of the streets outside the boundaries of the Master Plan. No roadway straight line tangent shall exceed 600 feet in length, except where deemed necessary by the Planning Commission due to issues such as: topographic constraints, existing developed conditions, existing property boundaries or master plan design features. Where such an exception is allowed, roundabouts or curb extensions at intersections and other traffic-calming measures shall be evaluated.

D. If, the Planning Commission finds that the provisions of Sections 16.145.010
through 16.145.040 are satisfied, the proposal shall be approved. If the Commission finds the provisions are not satisfied, it may deny the application or return the plan to the applicant for revision. In addition to the requirements of this section, the Commission may attach conditions it finds are necessary to carry out the purposes of this Ordinance.

E. Applications for individual phases within the Master Plan, such as subdivision or design review applications, may be applied for concurrently with or subsequent to Master Plan approval. If applications for individual phases are applied for concurrently with the Master Plan, the Applicant shall extend, in writing, the state-mandated 120-day review period by 30 days for the individual phase application. The Planning Commission will review the Master Plan first and will review the individual phase application at a subsequent Planning Commission meeting. If the Planning Commission requires a second meeting to complete review of the Master Plan, the Applicant agrees to an additional 30-day extension to the review period. Applications for individual phases within the Master Plan shall be reviewed under the provisions and requirements of this chapter.

F. In the process of reviewing applications for individual phases within an approved Master Plan, the Commission may approve the refinements to the Master Plan. Refinements to the Master Plan are defined as:

1. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.

2. Changes to the nature or location of park type, trails, or open space that do not significantly reduce land area, function, livability, usability, connectivity, or overall distribution or availability of these uses in the Master Plan area.

3. Changes to the location or mix of land uses, or configuration of individual lots or site plan elements, that do not significantly alter the overall distribution or availability of uses or density in the Master Plan area.

G. Refinements meeting the above definition may be approved by the Commission upon finding that:

1. The refinement(s) will equally or better meet the conditions of the approved Master Plan.

2. The refinement will not preclude an adjoining phase from development consistent with the approved Master Plan.

Significant changes to an approved Master Plan shall be submitted to the Planning Commission for processing as an amendment to an approved Master Plan. Significant changes would be defined as any change not covered by Subsection F (1-3) above.
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1. Single-Family detached homes- minimum standards for alley-loaded
2. Single-Family detached homes- minimum standards for front-loaded
3. 3-foot setback required on one side, 0-foot setback on the other side
4. The garage setback from an alley shall be between 3 and 5 feet, or if providing an off-street parking space between the garage and alley the garage must be setback from the alley a minimum of 20 feet.
5. Street-loaded garages shall have a minimum 20-foot setback to the face of garage and the garage face shall not extend beyond the front building elevation of the principle structure by more than six (6) feet.
6. Porches, stoops, decks, balconies, and other similar building projections may extend 4 feet beyond a front setback.
7. Accessory structures not attached to the principal structure shall maintain a 3-foot rear and side yard setback and shall not be located within the front yard setback.
8. Commercial/institutional/mixed use structures adjacent to a residential use shall have a minimum setback of 10 feet along the adjoining yard.
9. Lot sizes, widths and/or depths may be reduced to 90% of the standard provided the overall lot average meets the corresponding lot size requirement.
10. Townhomes shall not exceed three (3) stories in height.