

17.33.040 - Development regulations.

A. Consideration for Approval.

1. Plans should comply with the intent and requirements of a mix of land uses set forth herein and not be used for a single land use.
2. Plans must include residential and nonresidential uses within or in close proximity to the district with shared access and adequate pedestrian linkages.
3. The total area of the proposed development must be a minimum of two (2) acres, but may be smaller with an approved conditional use permit.
4. Plan may also include civic or community building, public utility and/or public spaces within the district.

B. Development Review Process.

1. An applicant wishing to develop property zoned C-2 must submit a master plan and design and development guidelines for the mixed use development for a preliminary review.
2. Following preliminary review, the application will be subject to the review and approval of the planning and zoning commission.
3. Upon approval, the master plan and accompanying documents will be used as the official guide for future development within the district.
4. Site development within the district will require the submission of a site development permit application. The site development permit application will be evaluated based on compliance with the approved master plan and guidelines.

C. Landscaping. Landscaping shall provide visual relief of the zoning district, with safe, comfortable and attractive spaces for pedestrians. Landscaping will be evaluated as part of the submittal process. Landscaping requirement for buffering shall be as established in the M-1 Zone.

D. Lighting. Lighting shall comply with the Night Sky Protection Act and be shielded and placed to direct the light away from adjacent properties.

(Ord. No. 2015-14, 11-16-2015)