

22.30.490 - Residential Uses in Office or Commercial Land Use Categories.

Single family and multi-family dwellings in the Office and Professional, Commercial Retail, or Commercial Service land use categories are subject to the standards of this Section; except for caretaker residences, which are subject to Section 22.30.430.

- A. **Limitation on Use.** Except where prohibited by planning area standards (Article 9) and community planning standards (Article 10), [A] single-family dwellings are allowed in Office and Professional and Commercial Retail land use categories and [B] multi-family dwellings are allowed in Office and Professional, Commercial Retail, and Commercial Service land use categories, in accordance with the requirements of this section.
- B. **Existing Non-Conforming Uses.** In Office and Professional, Commercial Retail, and Commercial Service land use categories, a detached single-family dwelling which is the principal use of its site may be continued as a residential use as set forth in Section 22.72.050.d (Nonconforming Uses of Land).
- C. **Permit Requirements.** Permit requirements are as follows unless a higher permit level is otherwise required by this Title or is required for an accompanying nonresidential use.
 - 1. **Office Professional and Commercial Retail Land Use Categories.** Permit requirements are based on the project characteristics per Table 2-3 in Section 22.08.030.
 - 2. **Commercial Service Land Use Category.** Minor use permit required, unless Table 2-3 requires a Conditional Use Permit.
- D. **Number of Dwelling Units.** The maximum number of units per acre shall be based on intensity factor in accordance with Section 22.10.130.B, or applicable standards in Chapters 9 or 10,
- E. **Required Commercial Use.** For sites that are either [A] one acre or larger or [B] within a central business district, ground-level floor area that faces or has frontage on an access road shall be for commercial uses.
 - 1. **Exception for Guaranteed Affordable Housing.** Commercial use is not required if 10% of total dwelling units is provided as guaranteed affordable housing in the low- or very low-income category in accordance with Section 22.12.030 (Housing Affordability Standards).
 - 2. **Design requirements.** The following requirements apply to ensure that commercial uses are not precluded from ground floor space:
 - a. **Structural.** Structural design shall take into account all necessary building code requirements for commercial uses, such as those for accessibility and fire safety.
 - b. **Building façade.** The ground floor building façade must abut front and street side property lines. Setbacks of up to 10 feet may be approved if needed to provide useable public space such as a plaza or dining area.
 - c.

Ceiling height. Ground floor space shall have a minimum floor-to-floor ceiling height of 12 feet.

- d. **Windows.** A minimum of 60 percent of the street-facing façade between two feet and eight feet in height shall be comprised of transparent storefront windows that allow views of indoor space or product display areas.
- e. **Primary entrance.** The primary entrance to ground floor commercial space shall be oriented towards the public street.

[Amended 1981, Ord. 2063; 1982, Ord. 2091; 1986, Ord. 2256, 2269; 1992, Ord. 2539, 2553; 1994, Ord. 2696; 2016, Ord. 3340; 2025, Ord. 3547] [22.08.162]