

3.220 Land Use Table for Mixed-Use Zoning Districts.

- A. Uses that are permitted are marked with a "P", with specific standards for the use listed in the far-right column as shown below.
- B. Uses that require conditional use approval in accordance with Section 6.300 of this Code are marked with a "C", with specific standards for the use listed in the far-right column as shown below.
- C. Uses that are not permitted are marked with a "N".

Land Use	MU-1	MU-2	MU-3	Specific Standards
Residential Dwellings and Uses				
Single-family detached	N	P	N	8.110
Duplex	N	P	N	8.110
Triplex	N	P	P	8.120
Quadplex	N	P	P	8.120
Townhouse	P	P	P	8.130
Cottage cluster	N	P	N	8.140
Multi-family (residential units only)	P	P	P	8.150
Multi-family (vertical mixed-use)	P	P	P	varies, see 8.200
Manufactured home	N	N	N	
Manufactured home park	N	N	N	
Accessory dwelling units	N	P	P	8.170
Shared dwellings	N	C	C	8.180
Residential facility	N	C	N	
Mixed-Uses				
Live-Work units (residential/commercial)	P	P	P	
Live-Make units (residential/industrial)	N	N	C	
Flex units (commercial/industrial)	N	N	C	
Home-based child care	P	P	P	
Commercial Uses				
General retail (up to 15,000 s.f.)	P	P	P	
General retail (above 15,000 s.f.)	C	C	P	
Offices (up to 15,000 s.f.)	P	P	P	
Offices (above 15,000 s.f.)	C	P	P	
Eating & drinking establishments				
Restaurants & bars (no drive-thru)	P	P	P	
Restaurants & bars (with drive-thru)	C	P	P	
Kiosks (drive-thru only)	C	C	N	5.200
Mobile food vendor (individually placed, in park or right-of-way)	P	P	P	5.200
Mobile food vendor (individually placed, on privately owned lot)	P	P	N	5.200
Food cart pod, micro-retail pod, or outdoor market	P	P	C	

Financial institutions (no drive-thru)	P	P	P	
Financial institutions (with drive-thru)	P	P	P	
Personal services	P	P	P	
Human services	C	P	C	
Vehicular and equipment services				
Fueling stations	N	C	N	
Repair shops	N	C	N	
Sales or rentals	C	C	N	
Lodging facilities	P	P	P	
Bed & breakfast inns	P	P	C	
Entertainment facilities (major)	N	N	C	
Entertainment facilities (minor)	P	P	P	
Storage facilities	N	N	N	
Marijuana facilities	N	N	N	
Industrial Uses				
Marijuana processors	N	N	N	
LI permitted uses (unless otherwise listed in table)	C	N	C	
Other Uses				
Community service uses	C	C	C	
Recreation facilities (active)	C	C	C	
Recreation facilities (passive)	P	P	P	
Utility facilities (major)	C	C	C	
Utility facilities (minor)	P	P	P	

3.230 Dimensional Standards for Mixed-Use Zoning Districts.

A. Non-residential uses (including vertical mixed-use with upper floor residential units):

Dimensional Standard	MU-1	MU-2	MU-3
Minimum lot size (sq. ft.)	None	None	None
Minimum lot width (ft.)	None	None	None
Minimum lot depth (ft.)	None	None	None
Minimum lot frontage (ft.)	15	15	15
Setbacks (ft):			
when abutting a park (regardless of zoning district)	0	0	10
when abutting a non-residential zoning district	0	0	0
when abutting a residential zoning district	20	20	20
for building facades over 35 ft. in height	N/A	N/A	15
Maximum building height (ft.)	35	35	see 3.235.D
Maximum building footprint size (sq. ft.)	N/A	20,000 see note 1	60,000 footprint
Table Notes			
1. There is no maximum building size applicable if the building was in existence prior to March 10, 1950.			

B. Residential uses (excluding vertical mixed-use with upper floor residential units):

Dimensional Standard	MU-1	MU-2	MU-3
Minimum lot size (sq. ft.)	see 3.235.A	see 3.235.A	see 3.235.A
Minimum lot width (ft.)	15	15	15
Minimum lot depth (ft.)	see 3.235.B	see 3.235.B	see 3.235.B
Minimum lot frontage (ft.)	15	15	15
Minimum setbacks (ft):			see 3.230.A
Front yard:			
without alley access			
to the garage door of units with a driveway from street	20	20	
to the front façade of a residential unit	15	15	
to the front porch of a residential unit	10	10	
with alley access			
to the front façade of a residential unit	10	10	
to the front porch of a residential unit	5	5	
Side yard	see 3.235.C.2	see 3.235.C.2	
Building side	0	0	0
Street side yard	0 or 18 see note 1	0 or 18 see note 1	
Rear yard	see 3.235.C.5	see 3.235.C.5	
Accessory structures	see 5.010	see 5.010	see 5.010
Maximum front yard setback (ft.)	N/A	N/A	20
Minimum building height (ft.)	N/A	N/A	25
Maximum building height (ft.)	35	35	see 3.235.D
Maximum building footprint size (sq. ft.)	N/A	20,000 see note 2	60,000

Density standards	see 3.140	see 3.140	see 3.140
Table Notes			
1. Street side yard setback is 18 feet if driveway access is taken from street side yard.			
2. There is no maximum building size applicable if the building was in existence prior to March 10, 1950.			

3.235 Detailed Dimensional Standards.

Listed below are detailed dimensional standards referenced from the tables found in Sections 3.130 and 3.230 of this Code that require additional context or explanation.

- A. Minimum lot size for residential uses. The minimum lot size shall be based on the minimum lot width and minimum lot depth standards.
- B. Minimum lot depth for residential uses.
 - 1. Seventy feet for residential units with a driveway from the public street or with access from an alley within a separate tract from the lot.
 - 2. Ninety feet for residential units with access from an alley within an easement that is part of the lot.
 - 3. There is no minimum lot depth for lots within the area between Historic Columbia River Highway and 2nd Street extended west to its intersection with 257th Avenue from 257th Avenue to the SE Sandy Street right-of-way.
- C. Minimum setbacks.
 - 1. Front yard. See table in Section 3.230 of this Code.
 - 2. Side yard.
 - a. Abutting a non-residential or HDR zoning district: Five feet.
 - b. Abutting all other residential zoning districts.
 - i. Single-story construction: Minimum of 5 feet from an adjoining side yard and a minimum of 15 feet from an adjoining rear yard.
 - ii. Two-story or greater construction: Minimum of 7 1/2 feet from an adjoining side yard and a minimum of 15 feet from an adjoining rear yard.
 - iii. The minimum side yard setback from an adjoining rear yard may be reduced as provided in Subsection 3.235.C.6 of this Section.
 - 3. Building side. See table in Section 3.230 of this Code.
 - 4. Street side yard. See table in Section 3.230 of this Code.
 - 5. Rear yard.
 - a. Abutting a non-residential zoning district:
 - i. Without an alley: Ten feet.
 - ii. With an alley that is platted either as an easement or as a separate tract that is at least 20 feet in width: Five feet from the nearest edge of the alley.
 - b. Abutting a residential zoning district:
 - i. Without an alley:

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- (a) Single-story construction: Fifteen feet.
 - (b) Two-story and greater construction: Twenty feet.
 - (c) The minimum rear yard setback may be reduced as provided in Subsection 3.235.C.6 of this Section.
 - ii. With an alley that is platted either as an easement or as a separate tract that is at least 20 feet in width: Five feet from the nearest edge of the alley.
 - 6. Reduced setback allowed. The minimum side yard setback for residential uses adjoining a rear yard in a residential zoning district other than HDR, and the minimum rear yard setback (without an alley) adjoining a residential district, may be reduced by as much as 5 feet based on the following:
 - a. A maximum building height ceiling shall first be determined for the subject property. The maximum building height ceiling is the plane established at the maximum building height as measured at the highest point along the shared property line of the adjoining parcel from which the setback is being measured.
 - b. For each 1-foot reduction in the minimum setback, the building height ceiling shall be reduced by 2 feet. Thus, a building that is set back the maximum 5 feet closer to the common property line has a building height ceiling that is 10 feet lower than the maximum.
 - c. The height of the building may not exceed the maximum building height, nor may it project above the reduced ceiling height.
 - D. Maximum building height in the MU-3 zoning district.
 - 1. Building heights of up to 55 feet shall be subject to a Type II site development review provided there are no other circumstances in an application requiring a higher review.
 - 2. Building heights between 55 feet 1 inch and 75 feet shall be subject to a Type IV site development review.
 - 3. Exceptions to the building height limit are listed in Section 5.020 of this Code.