

Sec. 117-118. - The COR District.

- (a) *Intent.* The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and development framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.
- (b) *The COR subdistrict definition.* The COR district consists of five subdistricts that define the type and intensity of land use.
- (1) *COR-1 mixed-use core subdistrict.* The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station. The broadest variety and highest intensity of uses, including high density housing and lodging facilities, are encouraged near the station. Vertically-integrated mixed use projects with retail, restaurant and service uses, especially at corner locations, are strongly encouraged. This district incorporates the highest architectural and design standards to encourage pedestrian mobility and street activity. The majority of the uses within this district will rely on parking structures to accommodate the parking needs of customers and employees. In order to contribute to an active pedestrian environment, each block within the COR-1 subdistrict shall include at least two of the following uses: commercial, office, civic and/or residential use.
- (2) *COR-2 (COR-2 and 2b) commercial subdistrict.* The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses. Such uses tend to benefit from direct highway access and good visibility, and may have market areas that extend beyond the community. These commercial and auto-oriented uses shall be clustered in compact identifiable areas and not present the look of typical strip suburban development. Buildings shall be designed with a pedestrian orientation and relationship to the primary street that is compatible with the adjacent COR-1 subdistrict. The COR-2 subdistrict is further defined by a COR-2b subdistrict that allows for additional flexibility in allowing larger-scale retail that is intended to anchor the development and support the mixed-uses within the development.
- (3) *COR-3 and COR-3a workplace subdistrict.* The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support serve employees and office visitors. Uses with high concentrations of employees are most desirable. The COR-3 subdistrict is further defined by a

COR-3a subdistrict that allows exclusively schools. Due to the unique design and site layout needs of a school, different standards are in place in the COR-3a subdistrict than other development within the COR-3 subdistrict.

- (4) *COR-4 (COR-4a, COR-4b and COR-4c) neighborhood subdistrict.* The neighborhood subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners). Neighborhood design incorporates many traditional single-family neighborhood features such as alleys, carriage houses (secondary units), front porches, and traditional street lighting. Neighborhoods shall be designed with suitable transitions between different housing types, and with well-integrated open space and natural amenities within walking distance of all homes. Traditional neighborhood design of streets, sidewalks and paths provide easy pedestrian mobility throughout the subdistrict. Protection of natural areas and corridors that link the natural environment to everyday life is emphasized in this area. The COR-4 subdistrict is further defined into three categories according to the residential net density:
- a. The COR-4a subdistrict is the lowest density area in the COR-4 district allowing up to ten dwelling units per acre.
 - b. The COR-4b subdistrict is the medium density area in the COR-4 district allowing up to 15 dwelling units per acre. This area is located along higher volume roadways within the COR and along its perimeter.
 - c. The COR-4c subdistrict shall provide the highest densities in the COR-4 District requiring a minimum of 15 dwelling units per acre. This area is adjacent to the mixed-use core.
- (5) *COR-5 park and open space subdistrict.* The park and open space subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the COR.

(c) *The COR development regulations.*

- (1) *Uses.* Table 1 specifies permitted and conditional uses within each subdistrict of the COR district. Any use may be combined within buildings (vertically) or in separate buildings (horizontally), unless otherwise specified.

Table 1: Permitted, conditional and prohibited uses

Use List	COR-1	COR-2		COR-3 and 3a		COR-4a, b and c			COR-5
		2	2b	3	3a	a	b	c	
RESIDENTIAL									

Single-family detached	N	N	N	N	N	P	N	N	N
Twinhomes	N	N	N	N	N	P	N	N	N
Duplexes	N	N	N	N	N	P	N	N	N
Row houses/townhouse	P	N	N	N	N	P	P	P	N
Multistory apartments/condominiums	P	N	N	N	N	N	P	P	N
Secondary units	N	N	N	N	N	P	N	N	N
Live-work units	P	C*	N	P	N	P	P	H	N
PERSONAL SERVICES such as laundry, barbershops and beauty shops									
<2,500 sq. ft.	P	P	P	P	N	H			N
>2,500 sq. ft.	P	P	P	P	N	N			N
PROFESSIONAL AND MEDICAL OFFICES AND CLINICS									
<5,000 sq. ft.	P	P	P	P	N	H			N
>5,000 sq. ft.	P	P	P	P	N	N			N
GENERAL OFFICES									
<5,000 sq. ft.	P	P	P	P	N	C			N
5,000—35,000 sq. ft.	P	P	P	P	N	N			N
>35,000 sq. ft.	N	P	P	P	N	N			N
ACCOMMODATION AND FOOD SERVICE USES									

Bed and breakfast residence	P	P	P	N	N	H			N
Brewpubs, microbreweries, and taprooms.	C	C	C	C	N	N			N
Lodging facilities	P	P	P	C	N	N			N
Restaurant, café (including seasonal)	P(a)	P	P	P	N	P	C	C	C <2,500 sq. ft.
<2,500 sq. ft.									
Tavern, bar	P	P	P						
Outdoor Seating for food services uses meeting the requirements in subsection <u>117-118(c)(1)d.</u> below.	A	A	A	A	A	A	A	A	A
ENTERTAINMENT AND RECREATION USES									
Theater, cinema	P	P	P	C	N	N	N	N	N
Health club, fitness center	P	P	P	P	N	N			N
Health club, fitness center <5,000 sq. ft.	P	P	P	P	N	N			N
GENERAL RETAIL AND SERVICES (including grocery, etc.)									
<2,500 sq. ft.	P	P	P	P	N	C	C	P	N
<35,000 sq. ft.	P	P	P	C	N	N			N
>35,000 sq. ft.	C	C	P	C	N	N			N
Uses with drive-thrus	P	P(e)	P(e)	P(e)	N	N			N

Accessory car washes	N	C	C	C	N	N	N
Gas stations	N	A (b)	C (c)	C	N	N	N
RESTRICTED USES							
Private clubs and lodges	N	N	N	N	N	N	N
Motor vehicle implement, and recreation equipment sales and service	N	N	N	N	N	N	N
Adult uses—principle and accessory	N	N	N	N	N	N	N
Open and outdoor services, sales, display or rental	N	N	N	N	N	N	N
PUBLIC USES AND SERVICES							
Municipal buildings	P	N	N	N	N	N	C
Post office - service no distribution facility	P	N	N	N	N	N	N
Museums/cultural centers	C	N	N	N	N	N	C
Religious institutions	C	P	P	C	N	C	N
Commercial day care centers	P	P	P	P	N	C	N
Hospitals	N	C	P	P	N	N	N
Libraries	P	P	P	P	N	C	N

Educational facilities (excludes daycares)	N	N	N	N	C	N	N
Essential public services	P	P	P	P	P	P	P
INDUSTRIAL							
Manufacturing	N	N	N	N	N	N	N
Warehousing	N	N	N	N	N	N	N
Outside storage	N	N	N	N	N	N	N

Key:

P - Permitted Use

C - Conditionally Permitted Use

A - Permitted Accessory Use

N - Use Not Permitted

H - Permitted with home occupation permit

- a. In the COR-1 subdistrict, one story restaurants are allowed when the facade cornice height is a minimum of 22 feet in height.
- b. In the COR-2 subdistrict, accessory gas uses are allowed under the following conditions:
 1. Gas operations that are accessory to a permitted principle use.
 2. Gas and convenience item sales shall not comprise more than 25 percent of the gross receipts of the principle use business.
 3. Payment for sale of gas must be paid at the pump or inside the principle building. No accessory structures are allowed as part of the gas operations.
 4. No more than five percent of the square footage of the principle use building may be dedicated for the gas operations and convenience item sales.
 5. No franchise food operations can be contained in the area designated within the principle building for gas operation and convenience item sales
 6. Gas operations located in the side or rear of the principle use building.

7. Gas operations are located within 100 feet of principle use building
8. Gas islands and canopy are architecturally harmonious and contain the same exterior building materials as the principle use building.
9. Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.
10. Gas operations that are located in the city's wellhead protection area must meet the following standards:
 - (i) Double walled storage tanks with corrosion protection.
 - (ii) Spill protection to catch spills that may occur during delivery of products.
 - (iii) Overfill protection including automatic shutoff devices, overfill alarms and ball float valves or approved equal.
 - (iv) Leak detection, including interstitial monitoring of the double walled tank.
 - (v) Product release monitoring, including installation of groundwater monitoring wells and monthly monitoring of these wells will be required only after a reportable leak or spill has been detected.
 - (vi) Tank tightness testing on an annual basis.
 - (vii) Annual reports summarizing monthly monitoring results, monthly inventory control, and tank tightness testing.
- c. In the COR-2b subdistrict, convenience store with motor fuel sales/car wash are a conditional use under the following conditions:
 1. Convenience/deli food is of the take out type only and that no provision for seating or consumption on the premises is provided. Furthermore, that the enclosed area devoted to such activity shall not exceed 15 percent of the gross floor area.
 2. The storage, preparation and serving of food items are subject to the approval of the zoning administrator who shall provide specific written sanitary requirements based upon the applicable state and county regulations.
 3. Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.
 4. Canopy height. The total height of any overhead canopy or weather protection shall not exceed 20 feet in height. All canopies shall be architecturally harmonious and contain the same exterior building materials as the principle use.
 5. Goods For Sale: All goods for sale by a motor fuel station convenience store other than commercial freezers for ice and petroleum based products required for the operation and maintenance of motor vehicles shall be displayed within the principle motor fuel structure. No displays shall be permitted in required parking or driveway areas, landscape areas,

required setback areas, or any right-of-way or other public property. Displays may be permitted on sidewalks, only if they leave at least four feet of sidewalk width available to pedestrians.

6. Motor fuel dispenser location: Motor fuel dispensers shall be located at least 30 feet from a property line, and 100 feet from a residential structure.
 7. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
 8. The hours of operation shall be limited to 6:00 a.m. to 11:00 p.m., unless extended by the council as part of the conditional use permit.
 9. Accessory car wash uses shall be allowed subject to the following requirements:
 - (i) Car wash stacking spaces shall accommodate a minimum of three waiting vehicles.
 - (ii) No more than one car wash shall be permitted.
 - (iii) The car wash shall be designed to be an integral part of the principle building or if freestanding shall be designed with the same materials as the principle structure.
 - (iv) Neither the car wash or accessory vacuum shall be located within 300 feet of any residential use unless completely screened or located across an arterial or major collector roadway from the residential use.
 10. Gas stations are only permitted by conditional use on parcels that are located at intersections of both destination and arterial roadways as defined by the development framework.
- d. Outdoor seating for food service uses are an accessory use under the following conditions:
1. The seating shall be located on private property (or could allow on joint/abutting open space/plaza area owned and managed by association).
 2. The seating shall be of good patio or café type furniture that enhances the appearance of the business.
 3. The outdoor seating area shall be defined with the use of landscaping, temporary fencing or other means that contains the tables and chairs for the use as demonstrated on a site plan and approved by city staff.
 4. No alcoholic beverages or food shall be served to persons outside of the designated outdoor seating area. Signage shall be posted that restricts consumption on alcohol outside of the designated outdoor seating area as approved by staff.
 5. Patrons shall access the outdoor seating area through the main entrance or host station and shall be seating by a staff person.
 6. Seating shall be located so as not to compromise safety. Seating shall not obstruct the entrance or any required exits or be located on landscaping or parking areas. If located on

private sidewalks or walkways, it shall be located so as to leave a minimum of a four-foot wide passageway for pedestrians.

7. No additional parking is required for 30 seats or less. If public parking is available either in a ramp or adjacent on street, then no additional parking is required. Any additional seating over 30 seats shall provide required parking based on one space per three seats. Shared parking will be considered and may be approved by city staff.
 8. Any proposed outdoor seating plan over 50 or more seats shall be by conditional use permit.
 9. All exterior sound equipment shall be shut off at 10:00 p.m.
 10. Lighting shall be permitted provided it only illuminates the designated area. Lighting cannot shine or cause a glare upon other public or private property outside the designated area.
- e. Drive-thrus serving permitted and conditional uses are a permitted use under the following conditions:
1. Drive-thru lands are not permitted in the front yard or within the front build-to-line except as approved as part of the official development plan and design framework.
 2. Adequate stacking distance of not less than five vehicles shall be provided. A site plan shall be prepared to demonstrate provision for stacking space does not interfere with other drive areas, parking spaces, sidewalks or pedestrian access to the main entry of the building.
 3. Electronic speaker devices, if used, shall not be audible beyond the property being served.
 4. Screening shall be provided of automobile headlights in the drive-thru land to windows and doors of adjacent uses. Such screen shall be at least three feet in height at installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change.
 5. A bypass lane shall be provided for each drive-thru use, allowing cars to leave the drive-thru land from the stacking area.
 6. Within the COR-2 and COR-3 subdistricts there shall be no more than one drive-thru land serving a given use.
 7. Within the COR-2b subdistrict there shall be no more than two drive-thru lands serving a given use.
 8. Within the COR-1 subdistrict, the drive-thru lane shall be located in the rear or side yard only. A drive thru lane shall not be located adjacent to any destination street as classified in the COR design framework.

(2) Development standards.

(d) *General development standards.* All development within the COR district shall meet the COR development framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012. These standards will be used by the city as the minimum

requirements for evaluating development proposals and site plans. However, the standards are not intended to restrict creativity in design. An applicant may request modification or waiver of any standard in favor of an alternate approach that will achieve the same design objective.

- (e) *Development review process within the COR district.* The review process for the COR shall follow the standard review process for site plan review and subdivision found in this chapter and shall include subdivision and site plan review.
- (f) *Relationship to other Code sections.* The COR district is structured to establish a regulatory framework intended to be administered separate from certain sections of this chapter. In order to prevent overlapping development regulations, the following portions of this chapter are not applicable to the COR district: article II, divisions 3 (zoning districts), 6 (performance standards), and 8 (signs), unless it is determined by the city that provisions from these sections are better suited to address any particular aspect of a development proposal. The provisions contained in article III of this chapter shall regulate land subdivision of The COR district.

(Code 1978, § 9.20.25; Ord. No. 82-02, 3-20-1982; Ord. No. 86-2, 8-25-1986; Ord. No. 93-06, 4-23-1993; Ord. No. 96-12, 7-29-1996; Ord. No. 97-09, 7-28-1997; Ord. No. 03-21, 8-25-2003; Ord. No. 03-22, 8-25-2003; Ord. No. 03-40, 11-3-2003; Ord. No. 04-11, 5-17-2004; Ord. No. 04-41, 12-6-2004; Ord. No. 05-11, 5-30-2005; Ord. No. 05-15, 8-15-2005; Ord. No. 07-06, § 2, 2-27-2007; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 10-17, § 1, 12-14-2010; Ord. No. 11-05, § 1, 4-12-2011; Ord. No. 12-03, § 1, 2-28-2012; Ord. No. 12-19, § 1, 11-27-2012; Ord. No. 13-02, § 1, 2-12-2013; Ord. No. 14-08, § 2, 8-11-2014; Ord. No. 14-14, § 2, 11-12-2014; Ord. No. 22-11, § 2, 2-22-2022)