

URBAN FORM DISTRICTS, LAND USES AND BUILDING TYPES

2

Section 2 identifies the Urban Form Districts, allowed Land Uses, and associated Building Types for all properties within the Badger Mountain South community.

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2.A INTRODUCTION

In order to achieve the intent of the LUDR as set forth in Section 1.A, as well as the other provisions of the Master Agreement, Badger Mountain South is divided into eight Urban Form Districts. Each District allows certain types of buildings and uses, identifies development intensity, employs District-specific development standards and defines the relationship of the parcels in the District to public right of ways.

The Districts and boundaries of the Districts are established as shown in Figure 2.B. Regulating Plan for Land Use and Urban Form.

The official Badger Mountain South map, called the Regulating Plan for Land Use and Urban Form, is found at Figure 2.B. The boundaries of the Districts shown, govern the uses of land, buildings, and structures within that District. Districts also govern the size of yards, the types of buildings and the heights of those buildings and other structures. These are the regulations that have been established and declared to be in effect on all land included within the boundary of each and every District shown in the official Badger Mountain South map.

DISTRICT LEGEND

The legend identifies the color associated with each District and provides a short introduction to the District intent. The Regulating Plan for Land Use and Urban Form, 2.B, shows where each District is located within Badger Mountain South.

BMS-VMU: VILLAGE MIXED-USE (3.B)

The Village Mixed-Use (VMU) Districts are the most urban areas of Badger Mountain South. They allow commercial uses, housing located above ground floor commercial spaces, Live/Work, Stacked Units and Row Houses.

BMS-NC: NEIGHBORHOOD COLLECTOR (3.C)

The Neighborhood Collector District allows a variety of Multi-family attached housing options as well as smaller scale commercial and Mixed-Uses.

BMS-NG: NEIGHBORHOOD GENERAL (3.D)

The Neighborhood General District makes up the largest area of Badger Mountain South. This District allows Single-Family detached residential with a mix of smaller scale attached housing options.

BMS-NE: NEIGHBORHOOD EDGE (3.E)

The Neighborhood Edge District allows residential uses in detached Single-Family houses and related uses that are compatible and common to Single-Family houses.

BMS-CIVIC (3.F)

The Civic District contains the open space, parks, schools, civic and community spaces. Development in this District is primarily intended for Civic, Community and Institutional Facilities. See also Illustrative Plan for Civic Space Layout, 5.B for detail.

SPECIAL DESIGNATION "-P" OVERLAY DISTRICT

SPECIAL DISTRICT LEGEND

BMS-SD-SR: SPECIALTY RETAIL (4.B)

The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.

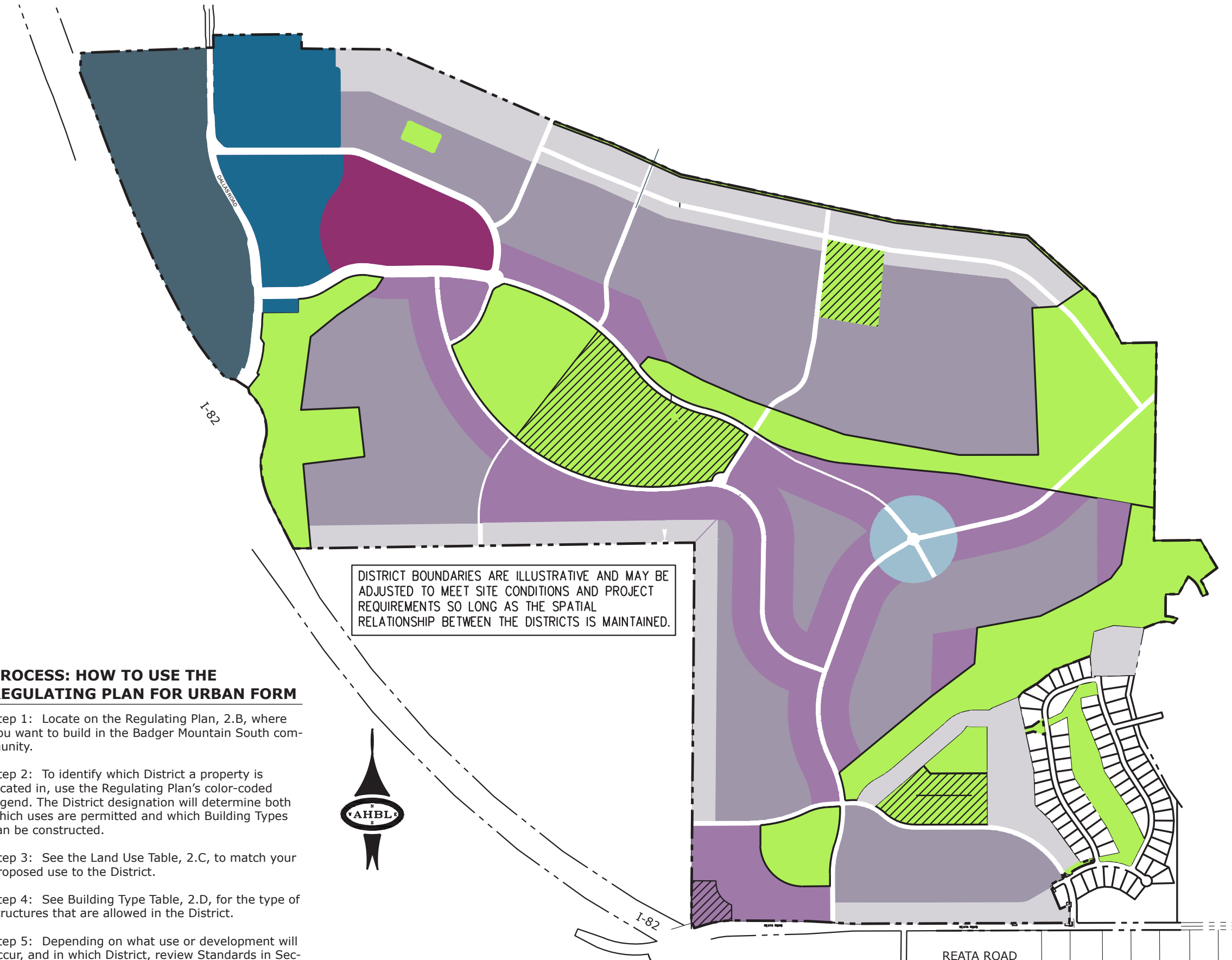
BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C)

The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.

BMS-SD-DR: DESTINATION RETAIL (4.D)

The Destination Retail Special District contains large scale retail uses serving the entire region.

2.B REGULATING PLAN FOR LAND USE AND URBAN FORM



PROCESS: HOW TO USE THE REGULATING PLAN FOR URBAN FORM

Step 1: Locate on the Regulating Plan, 2.B, where you want to build in the Badger Mountain South community.

Step 2: To identify which District a property is located in, use the Regulating Plan's color-coded legend. The District designation will determine both which uses are permitted and which Building Types can be constructed.

Step 3: See the Land Use Table, 2.C, to match your proposed use to the District.

Step 4: See Building Type Table, 2.D, for the type of structures that are allowed in the District.

Step 5: Depending on what use or development will occur, and in which District, review Standards in Sections 3 - 13 for applicability.

2.C LAND USE TABLE

| LAND USES ALLOWED BY DISTRICT | | | | | | | | | | | |
|-------------------------------|--|---------|-----------|------|--------|--------|-----------|------|-----------|------------|-----------|
| Land Use Types | P= Permitted by right P+Number = see Land Use Notes | BMS-VMU | BMS-NC | -P | BMS-NG | BMS-NE | BMS-CIVIC | -P | BMS SD-SR | BMS SD-CMU | BMS SD-DR |
| | | | | | | | | | | | |
| Residential | Single-family | - | P | | P | P | - | P-29 | P | - | - |
| | Multi-family | P-1 | P-2, 3 | | P-3 | - | - | P-29 | P-4 | P-4 | P-4 |
| | Senior Housing | P-5 | P | | - | - | - | P-29 | - | P-6 | P-6 |
| | Assisted Living/Nursing Home | P-7 | P | | - | - | - | P-29 | - | P | - |
| | Accessory Unit | - | P-8 | | P-8 | P-8 | - | P-29 | P | - | - |
| | Adult Family Home | - | - | | P | P | - | P-29 | - | - | - |
| Retail | Neighborhood Retail | P | P | | - | - | - | P-29 | P | P | P |
| | General Retail | P | P | | - | - | - | P-29 | P | P | P |
| | Large Scale Retail | - | - | | - | - | - | P-29 | P-11 | P-10 | P |
| | Parking Structures | P-13 | - | | - | - | - | P-29 | P | P | P |
| Services | Neighborhood Personal Services | P | P/P-12 | | P-12 | P-12 | - | P-29 | P | P | P |
| | General Services | P | P | | - | - | - | P-29 | P-11 | P | P |
| | Eating and Drinking Establishments | P | P-14 | | - | - | - | P-29 | P | P | P |
| | Child Care | P-15 | P-15/P-16 | | P-16 | P-16 | - | P-29 | - | P-15 | P-15 |
| | Vehicular Services | P-17 | - | | - | - | - | P-29 | - | P-18 | P-18 |
| | Storage | - | - | P-19 | P-19 | - | - | P-29 | - | P-13 | P-13 |
| | Hospitality/Lodging | P | - | | - | P-20 | - | P-29 | P | P | P |
| Office | Neighborhood Office | P | P/P-12 | | P-12 | P-12 | - | P-29 | P | P | P |
| | General Office | P | P | | - | - | - | P-29 | P | P | P |
| | Accessory Office | P | - | | - | - | - | P-29 | P | P | P |
| Civic | Public Facilities | P | - | | P-30 | - | P | P-29 | P | P | P |
| | Recreation and Cultural Facilities, Public and Private | P | - | | P | - | P | P-29 | P | P | P |
| | Place of Worship | P | P-21 | | P | - | P-33 | P-29 | - | - | - |
| | Solar Panels or Arrays | P | P | | P | P | P-22 | P-29 | P | P | P |
| Other | Vineyards and Other Agricultural Uses | - | - | | - | P-23 | P | P-29 | P-24 | - | - |
| | Telecommunications Facilities | P-25 | - | | - | - | P-32 | P-29 | - | P-32 | P-32 |
| | Parking lots | P | P | | - | - | P-33 | P-29 | P | P | P |
| | Drive-through Window Service | P-26 | P/P-26 | | - | - | - | P-29 | P-26 | P-26 | P-26 |
| | Vending Carts | P-27 | - | | - | - | - | P-29 | P-27 | P-27 | P-27 |
| | Temporary Uses | P-28 | - | | - | - | - | P-29 | P-28 | P-28 | P-28 |
| | Special Events | P | - | | - | - | P | P-29 | P | P | P |
| | Gambling Premises | - | - | | - | - | - | P-29 | - | - | P |

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as "P", permitted by right, or "P-Number" which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City's Administrative Official may allow a use that is unlisted in the Land Use Table if all conditions of LUDR 1.G.3 apply.



Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.

2.C.1 LAND USE TABLE NOTES

- Multi-family housing includes the following Building Types – Live/Work; Commercial/Mixed-Use/Liner over commercial or office; Stacked Units; Row Houses.
 - Alley-access, Single-family Building Type is permitted.
- Multi-family housing includes the following Building Types – Duplex; Mansion Apartment; Courtyard Housing; Row House; Live/Work; Commercial/Mixed-Use/Liner and Stacked Units.
- Multi-family housing includes: Duplex - up to two per Block face, Courtyard Housing, and Mansion Apartments limited to block ends across from open space.
- Multi-family housing includes the following Building Types – Live/work; Row house; Commercial/Mixed-use/Liner over commercial and Stacked Units
- Unused
- Senior Housing permitted above ground floor commercial or office, or when constructed in a multi-story building.
- Assisted Living/Nursing Homes permitted on corner lots at intersection of two Arterial Collector Streets.
- One Accessory Unit, not to exceed 600 sq. ft., per lot is permitted either within the principal structure or an accessory structure. Other provisions of RMC 23.42.020 apply.
- Unused
- When one part of a larger office-retail development.
- When food or winery-related.
- Permitted when operated as a Home Occupation without any occupational vehicles associated with the Home Occupation, and as otherwise defined and regulated in RMC 23.42.090.
- When totally enclosed within a building or in a Liner Building Type.
- For areas other than those across the street from the BMS-VMU District: Eating establishments located in buildings on a corner lot of two Collector Streets, or within a larger building as an ancillary use; not more than one per block; May seat 20 and fewer patrons, not operate between 11 p.m. and 6 a.m., and not sell alcoholic beverages.
- When licensed as a Child Care Center and meets RMC 23.42.080(A-D, F) requirements. In the BMS-NC District, must be located on corner lots.
- When licensed for Family Home Child Care only and meets other requirements of RMC .23.42.080 (A-D, F) requirements.
- Within the East Market BMS-VMU District when located on an Arterial Collector Street; may include a convenience store as an incidental use. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.
- Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.
- In the BMS-NG District only one neighborhood storage area up to 1 acre in size for boats, vehicles and/or recreational vehicles shall be permitted within each of the five residential neighborhoods; no storage of junk, materials or other items permitted. Subject to landscape screening standards found in Sec.11.C.8 and fencing standards found in Section 13.A.3. Storage area larger than 1 acre in size for boats, vehicles and/or recreational vehicles permitted in BMS-NC-P Overlay District subject to standards in Sec. 3.C.
- A Bed and Breakfast facility providing a maximum of four rental rooms and subject to the provisions of RMC 23.42.045 (A)-(D).
- Maximum lot size of 6 acres.
- Solar panels, or arrays, which serve individual residences or buildings, are permitted accessory uses in all zones. A grouping of multiple solar panels to serve multiple users may be placed within the BMS-Civic Districts, subject to Administrative review that: the size and dimension of the site is adequate; they do not interfere with planned or sited public amenities; and any identified impacts to adjacent properties have been adequately mitigated.
- Vineyards are considered landscape materials in residential Districts when planted by the homeowner for personal use.
- Vineyards including wine making facilities, enclosed storage and related production.
- Micro facilities and Macro facilities permitted as defined and regulated in RMC 23.62.
- Must meet additional requirements of RMC 23.42.047 and any unique master site plan.
- Subject to standards found in RMC 5.14.
- When ancillary and seasonal to primary retail.
- BMS-Civic-P Overlay District: Use restricted to school site until such time as restrictions on land use set forth in the BMS-Master Agreement are removed. At that time, all of the uses that are marked with the P-29 footnote are permitted, subject to any further conditions imposed by other applicable footnotes.
- Block Parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.
- Unused
- When accessory to an adjacent use and subject to Section 11.C standards.
- When co-developed with another facility.

2.D BUILDING TYPE TABLE

Each District in Badger Mountain South regulates what can happen on the land by how it is to be used and also by Building Types. The table to the right shows which Building Types are allowed in each District and offers illustrative examples of the Building Types in 2.E below.

Each building in the Badger Mountain South community, with the exception of development in the Special Districts, shall be one of the Building Types listed here. The Special Districts included in Section 4 are regulated by use and intent rather than by Building Type.

Other than Special Districts, each Building Type must meet the standards for the District it is located in, as described in Section 3, Urban Form Standards by District, as well as the standards as described in Section 8, Building Type Standards.

Process: What do you want to build and how can it be built?

Step 1: Use the Building Type Table, 2.D, to identify the types of buildings that are allowed to be built in each District. The color-coded legend refers to the Districts as identified in 2.B Regulating Plan for Land Use and Urban Form.

Step 2: The Building Type examples in 2.E below illustrate one style of the possible Building Types allowed.

Step 3: See Urban Form Standards by District, Section 3, for standards that apply to all buildings except those in the SD Special Districts. See Section 4 for Special District Standards.

Step 4: See Building Type Standards, Section 8, for standards that apply to particular types of buildings.

Step 5: See additional Standards for Landscaping, Sustainability and Site Improvements, Sections 11-13.

X = Allowed Building Type

-P = Allowed Building Type only in -P Overlay District, if Land Use conditions are met.

2.E BUILDING TYPE EXAMPLES

| BUILDING TYPE | BUILDING TYPES ALLOWED BY DISTRICT | | | | | | | |
|---|------------------------------------|--------|--------|--------|-----------|-----------|------------|-----------|
| | BMS-VMU | BMS-NC | BMS-NG | BMS-NE | BMS-CIVIC | BMS SD-SR | BMS SD-CMU | BMS SD-DR |
| 1. Civic/Community/Institutional Facilities (8.D) | X | X | X | | X | | | |
| 2. Neighborhood Goods & Services Buildings (8.E) | X | X | | | | | | |
| 3. Commercial / Mixed-Use / Liner (8.F) | X | X | | | | | | |
| 4. Live/Work Building (8.G) | X | X | | | | | | |
| 5. Stacked Unit Building (Apartment) (8.H) | X | X | | | | | | |
| 6. Row House (8.I) | X | X | | | | | | |
| 7. Courtyard Housing (8.J) | | X | X | | | | | |
| 8. Mansion Apartment (3 - 6 Plex) (8.K) | | X | X | | | | | |
| 9. Paired House (Duplex) (8.L) | | X | X | | | | | |
| 10. Cottage Court (8.M) | | X | X | | | | | |
| 11A. Single Family House - Alley Access Garage (8.N) | | X | X | X | | | | |
| 11B. Single Family House - Street Access Garage (8.O) | | X | X | X | | | | |
| 12. Accessory Unit (8.P) | | X | X | X | | | | |

Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts.



1. Civic/Community/Institutional



2. Neighborhood Goods & Services



3. Commercial / Mixed-Use / Liner



4. Live/Work Building



5. Stacked Unit Building (Apartment)



6. Row House



7. Courtyard Housing



8. Mansion Apartment



9. Paired House (Duplex)



10. Cottage Court



11. Single Family House



12. Accessory Unit