

2.7.7 Barrio Center (BC)

The Barrio Center District consists of primarily single-family and two-family residential uses, with multifamily residential distributed throughout the area. These development standards strive to maintain the neighborhood's character. While setbacks are the largest in this district, allowance is made for structures that provide transition between public and private space and foster a neighborly community. For eligible multifamily housing development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.

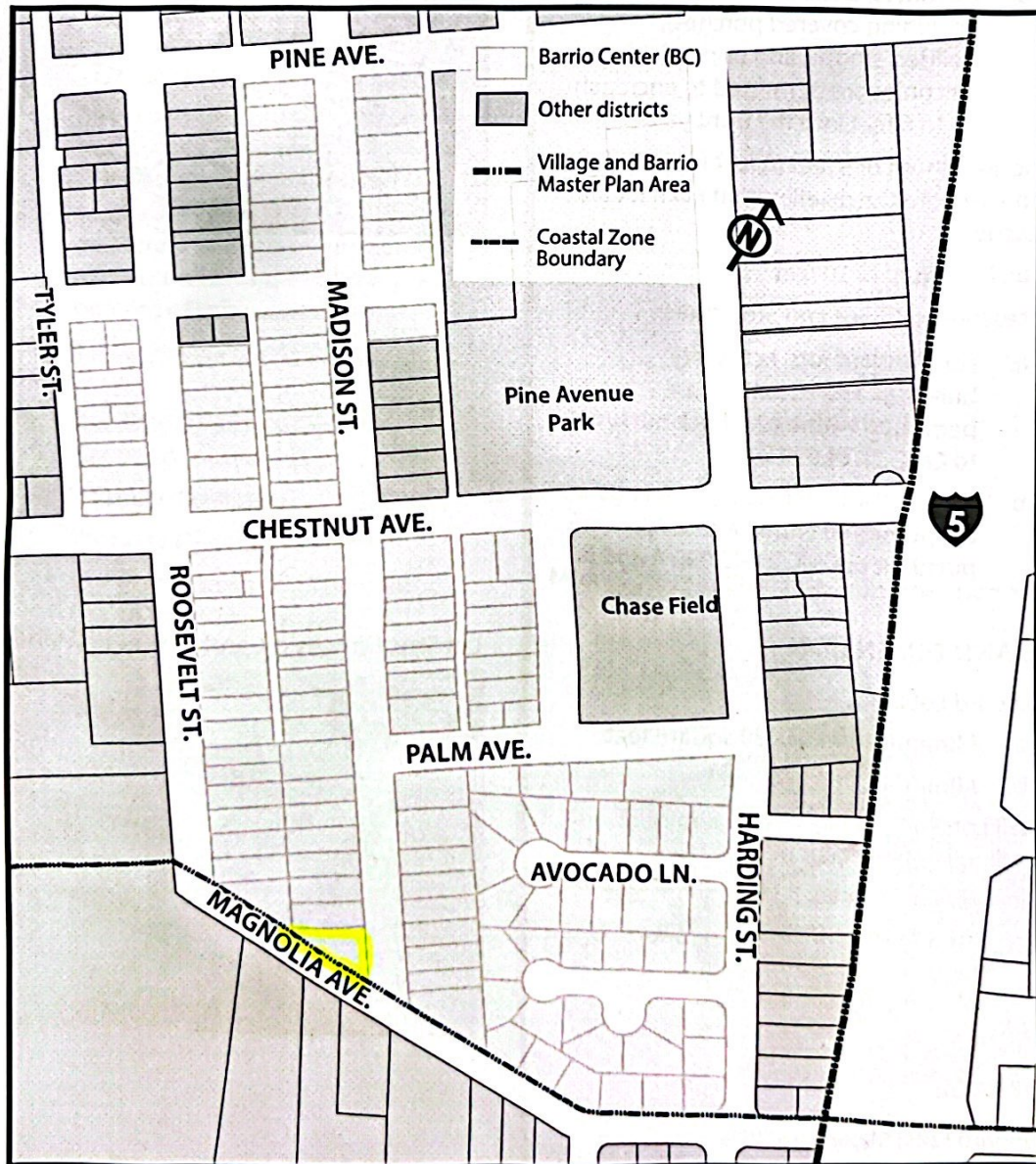


Figure 2-12, Barrio Center District Map

2.7.7 BARRIO CENTER

SUPPLEMENTAL DISTRICT STANDARDS

Standard

A. SETBACKS

1. Front: Minimum of 15 feet. Front loaded garages shall be setback a minimum of 20 feet.
 - a. Permitted Encroachments: Porches (including covered porches), trellises, stoops, and upper floor balconies are permitted to encroach up to 6 feet into the front yard
2. Side: Minimum of 5 feet (0 feet for twin homes where the dwellings on each lot are attached)
3. Rear: Minimum of 10 feet
4. Accessory Buildings and Structures:
 - a. For standard lots, accessory buildings and structures are permitted within a setback pursuant to CMC 21.24.090 D.
 - b. For small lots, accessory buildings are permitted within a setback pursuant to CMC 21.45.090 A and B.

B. LOT SIZE AND DIMENSION

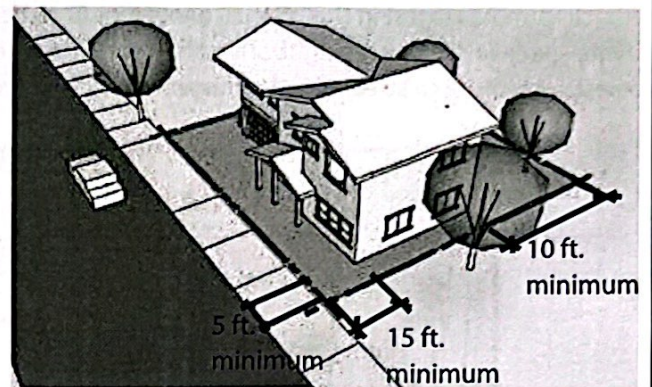
1. Standard Lots:
 - a. Minimum area: 7,000 square feet
 - b. Minimum width: 60 feet
2. Small Lots (one family or two family dwellings only; one lot per dwelling):
 - a. Minimum area: 3,500 square feet
 - b. Minimum width: 40 feet (one family); 35 feet (two family)

C. LOT COVERAGE

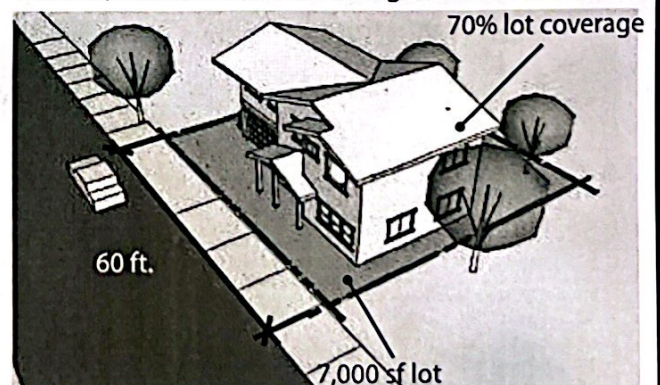
1. Standard Lots: Maximum 70%
2. Small Lots: See CMC 21. 45.070 Table D, Reference number D.4

Interpretation

Front, Side, and Rear Setbacks

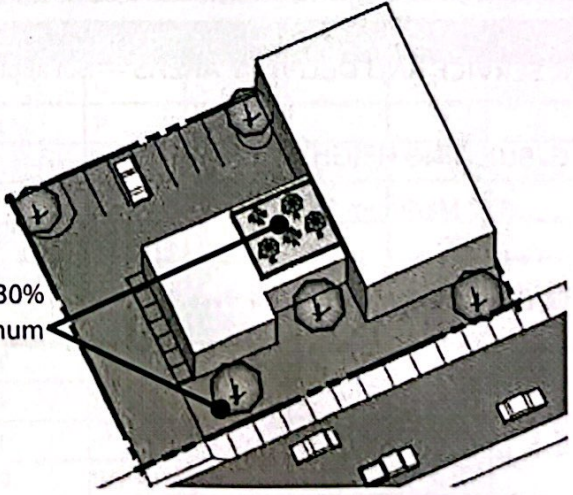


Lot Size, Dimension, and Coverage (Standard Lot)



2.7.7 BARRIO CENTER

SUPPLEMENTAL DISTRICT STANDARDS

Standard	Interpretation
<p>D. DENSITY</p> <ol style="list-style-type: none"> 1. 8 minimum and 15 maximum dwelling units per acre. <p>E. OPEN SPACE</p> <ol style="list-style-type: none"> 1. One family dwellings on standard lots: <ol style="list-style-type: none"> a. 30 percent of the property must be maintained as landscaping and may include hardscape such as courtyards and patios. Ribbon driveways or driveways with grasscrete or decorative paving may count toward a maximum 25 percent of this requirement. 2. One family or two family dwellings on small lots: <ol style="list-style-type: none"> a. See CMC 21.45.070 Table D, Reference number D.12 3. Multiple family dwellings: <ol style="list-style-type: none"> a. Property Open Space: <ol style="list-style-type: none"> i. A minimum of 30 percent of the property must be maintained as open space. ii. Open space may be public or private and may be dedicated to landscape planters, open space pockets and/or connections, roof gardens/patios, balconies, other patios, and/or outdoor eating areas. iii. No parking spaces or aisles are permitted in the open space. 	<p data-bbox="826 1249 1369 1283">Multiple Family Dwelling Property Open Space</p> 

2.7.7 BARRIO CENTER

SUPPLEMENTAL DISTRICT STANDARDS

Standard

- b. Residential Private Open Space:
 - i. Private open space shall be provided at a minimum of 100 square feet per unit with a minimum dimension of 6 feet in any direction. This requirement may be satisfied by more than one private open space area.
- c. Residential Common Open Space:
 - i. Residential common open space shall be provided for projects with more than 10 units.
 - ii. Common open space shall be provided at a minimum of 25 square feet per unit with a minimum dimension of 10 feet in any direction.
 - iii. Common open space shall be purposefully designed as active or passive recreational facilities.
 - iv. Rooftop open space may satisfy this requirement, provided it is available for use by all residents.

F. SERVICE AND DELIVERY AREAS — Not applicable.

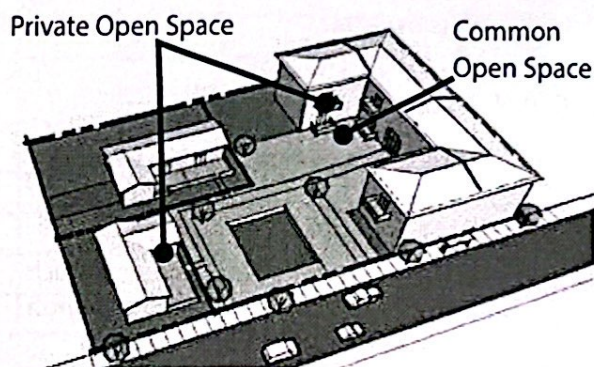
G. BUILDING HEIGHT

- 1. Maximum 35 feet

H. BUILDING MASSING — Not applicable.

Interpretation

Private and Common Residential Open Space



Maximum Building Height



Table 2-1, Permitted Uses

RESIDENTIAL	VC	VG	HOSP	FC	PT	BP	BC
Dwelling, One-Family	-	P ¹	-	-	P ¹	P ¹	P ¹
Dwelling, Two-Family (attached)	P ²	P	P ²	P	P	P	P
Dwelling, Multiple-Family ⁶	P ²	P	P ²	P	P	P	P
Accessory Dwelling Unit (accessory to a single one-family dwelling only and provided no other dwellings are on the same lot)	A	A	A	A	A	A	A
Housing for Senior Citizens	P ²	P	P ²	P	P	P	P
Live/Work Unit ^{5,6}	C ^{2,3}	C ³	-	-	C ³	-	-
Managed Living Units ⁵	C ²	C	-	-	C	-	-
Mixed-use ⁶ (subject to the uses permitted in this table)	P	P	P	P	P	-	-
Residential Care Facilities (serving 6 or fewer persons)	P ²	P	P ²	P	P	P	P
Residential Care Facilities (serving more than 6 persons)	-	C	C ²	-	C	C	-
Supportive Housing	P ²	P	P ²	P	P	P	P
Transitional Housing	P ²	P	P ²	P	P	P	P

LODGING	VC	VG	HOSP	FC	PT	BP	BC
Bed and Breakfast Inn ⁵	C ³	C ³	C ³	C ³	C ³	C ³	C ³
Hotel	C	C	P	P	-	-	-
Motel	-	C	P	P	-	-	-
Timeshare Project (prohibited in combination with residential uses in the same building or on the same lot)	C	-	-	C	-	-	-

RETAIL	VC	VG	HOSP	FC	PT	BP	BC
Brewery ⁵	C	-	C	C	C	-	-
Convenience Store	P	C ³	P	P	C ³	-	-
Distillery ⁵	C	-	C	C	-	-	-
Drive-Thru Facility	-	-	-	C	-	-	-
Financial Institution	P	P	C ³	P	P	-	-
Personal Services	P	P	P	P	P	-	-
Restaurant	P	P	P	P	P	-	-
Restaurant, Delicatessen	P	P	P	P	P	-	-
Restaurant, Fast Food	P	P	P	P	P	-	-
Restaurant, Limited Take-Out Service	P	P	P	P	P	-	-
Retail	P	P	P	P	P	-	-
Winery ⁵	C	-	C	C	C	-	-

Table 2-1, Permitted Uses (Continued)

OFFICE	VC	VG	HOSP	FC	PT	BP	BC
Business/Professional Office	P ²	P	P ²	P	P	-	-
Medical Office	P ²	P	P ²	P	P	-	-
CIVIC	VC	VG	HOSP	FC	PT	BP	BC
Community Gardens	-	Cm	-	-	Cm	Cm	Cm
Cultural Facility	P	P	P	P	P	-	-
Mobility Hub	C	-	-	-	-	-	-
Mobility Support Services	C	C	C	C	-	-	-
Parking Lot (surface), Stand-alone	Cm	Cm	Cm	Cm	Cm	-	-
Parking Structure	C	C	C	C	-	-	-
Parks and Open Space	C	C	C	C	C	C	C
Public/Quasi-public Uses	C	C	C	C	C	C	C
EDUCATION	VC	VG	HOSP	FC	PT	BP	BC
Child Day Care Center	C ^{2,3}	C ³	C ^{2,3}	C ³	C ³	C ³	C ³
Educational Facilities, Other	P ²	P	P ²	P	P	-	-
Educational Institutions or Schools, Public and Private	C ^{2,3}	C ^{2,3}	C ^{2,3}	-	-	-	-
OTHER	VC	VG	HOSP	FC	PT	BP	BC
Accessory Structure	A	A	A	A	A	A	A
Athletic and Health Club, Gymnasium, and Physical Conditioning Business	P	P	P ²	P	P	-	-
Automobile Service	-	-	-	-	C ^{3,4}	-	-
Church, other Places of Worship	C	C	C	C	C	C	C
Cinema, Theater	C	C	C	C	-	-	-
Farmer's Market	C	-	-	-	-	-	-
Gasoline Station	-	-	-	C	-	-	-
Laundromat	-	P	P	P	P	-	-
Light Industrial	-	-	-	-	C ^{3,4,6}	-	-
Professional Care Facility	-	-	C ^{2,3}	-	-	-	-
Right of way Uses	R	R	R	R	R	-	-
Veterinarian and Small Animal Hospital	-	P	-	P	P	-	-
Wireless Communication Facility	C ³	C ³	C ³	C ³	C ³	C ³	C ³

Table 2-1, Permitted Uses (Continued)

EXPRESSLY PROHIBITED USES	VC	VG	HOSP	FC	PT	BP	BC
Adult Businesses (CMC 8.60)	-	-	-	-	-	-	-
Bars and Cocktail Lounges Not Part of a Restaurant	-	-	-	-	-	-	-
Camping on Public Property (CMC 8.36)	-	-	-	-	-	-	-
Cannabis Activities (CMC 8.90)	-	-	-	-	-	-	-
Card Rooms (CMC 5.12)	-	-	-	-	-	-	-
Drug Paraphernalia Stores	-	-	-	-	-	-	-
Escort Services (CMC 5.17)	-	-	-	-	-	-	-
Hookah or Tobacco Lounges	-	-	-	-	-	-	-
Mini-satellite Wagering (CMC 8.80)	-	-	-	-	-	-	-
Retail Sale of Dogs and Cats (CMC 7.16)	-	-	-	-	-	-	-
Tattoo Parlors	-	-	-	-	-	-	-

P = Permitted Use

C = Conditional Use

Cm = Minor Conditional Use

A = Accessory Use

R = Right of Way Use

- = Prohibited Use

¹ One-family dwellings are permitted when developed (1) as two or more detached units on one lot (VG, PT, BP and BC districts only) or (2) on a small lot (BC district only). Also, a single one-family dwelling shall be permitted in all districts on any legal lot that existed as of October 28, 2004. Any proposal to subdivide land or construct more than one dwelling shall be subject to the density and intent of the underlying residential land use designation.

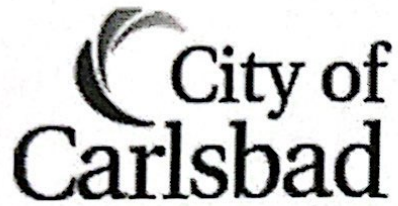
² Not permitted on the ground floor street frontage as identified in Figure 2-2. See exception for "Educational Institutions or Schools, Public or Private," in Section 2.7.3.J., Hospitality Supplemental District Standards.

³ For these conditional uses only, the city planner may approve minor conditional use permits up to the square footage and dwelling unit limitations for minor site development plans specified in Section 5.3.2.1. For wireless communication facilities the city planner may approve minor conditional use permits pursuant to CMC 21.42.140.B.165.

⁴ Automobile service and light industrial uses are permitted on the west side of Tyler Street only, as identified in Figure 2-2.

⁵ For these uses, refer to Section 2.6.8, Conditional Use Permit and Minor Conditional Use Permit Special Regulations.

⁶ For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.



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