

Chapter 134. Zoning

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134-2. DISTRICTS

Districts Generally

134-2.1 Districts Generally

2.1.1 PURPOSE

Purpose. In addition to the general purposes of [134-1.5](#), the city is divided into districts as established in this section to apply a specific set of regulations to each category of lots. Further, these different districts are intended:¹

- A.** To achieve a balanced pattern of development, providing for mixed-use development that encourages daily uses within walking or biking distance.
- B.** To require high quality development that draws on the distinctive characteristics of the city, neighborhood, and district.
- C.** To achieve development that is appropriate in scale and intensity for neighborhoods and districts within the city.
- D.** To ensure that a mix of housing types and sizes can be developed to meet the needs of the entire community.
- E.** To promote sustainability goals, such as reductions in vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions through a focus on pedestrian-friendly design, transit-supportive development, and a mix of daily uses within a pedestrian-oriented center.
- F.** To provide a framework for greater use of public transit and for the development of transit-oriented neighborhoods where appropriate.
- G.** To regulate and restrict the location of trades and industries and the location of buildings designed for specified uses.
- H.** To ensure that adequate amounts and types of open space are available to all residents within walking distance of their homes and workplaces.
- I.** To protect the natural environment, including reducing air and water pollution, and to respond to the threat of climate change.

2.1.2 APPLICABILITY

- A.** No building, structure or land may be used and no building or structure may be erected or altered, except in conformity with the regulations prescribed in these regulations for the district in which such building, structure or land is located.

¹ Are these more specific purposes necessary if references are made to the comprehensive plan? If so, is the correct location for them?

- B.** The provisions of these regulations apply to any use or development of land or buildings that is constructed/commenced, reconstructed/recommenced, relocated, or expanded after the effective date of this ordinance.

134-2.2 Establishment of Districts

The following districts are established to regulate the location of distinct mixes of building forms and uses permitted within the city. Refer to [Chapter 134, Article 3](#) for uses and [Chapter 135, Article 1](#) for building types permitted within each district.

2.2.1 DOWNTOWN (DX) DISTRICTS

The downtown (DX) districts are established to address the mix of building forms and uses appropriate for each of the different districts within the downtown area.

- A. DX1 District.** DX1 is intended for the highest intensity of activity in the downtown, where mixed-use buildings include offices, groundfloor storefronts with shopping, services, and restaurants, and residential and lodging.
- B. DX2 District.** DX2 is intended for the mid-level intensity of activity in downtown, where storefronts, offices, and residences are mixed.
- C. DXR District.** DXR is intended for the mainly residential neighborhoods of the downtown, surrounding the downtown, and across the rivers from downtown.

2.2.2 MIXED-USE (X) DISTRICTS

The X districts establish an appropriate mix of building forms and uses to enhance existing and create new compact, walkable nodes and corridors throughout the city.

- A. MX1 District.** MX1 is intended for the mixed-use, neighborhood-scale nodes and corridors within the city, where daily uses are accessible by walking from surrounding neighborhoods.
- B. MX2 District.** MX2 is intended for mixed-use, regional-scale nodes and corridors within the city, where residents and visitors may access multiple uses by walking.
- C. MX3 District.** MX3 is intended for mixed-use nodes and corridors within the city, where residents and visitors may access multiple uses by walking and automobile. This district accommodates higher intensity commercial uses at a smaller scale.
- D. RX1 District.** RX1 is intended for transitional areas between MX districts and N districts, providing

for residential and office buildings at a scale and intensity appropriate for corridors adjacent to low-scale neighborhoods.

- E. RX2 District.** RX2 is intended for transitional areas between MX districts and N districts, providing for residential and office buildings at a scale and intensity higher than RX1.
- F. CX District.** CX is intended for nodes and corridors with larger-scale single-use commercial accommodating higher levels of vehicular traffic than MX districts and more intensive commercial uses, especially with outdoor sales.
- G. EX District.** EX is intended for locations and corridors with a mix of light industrial and heavier commercial uses, accommodating higher levels of vehicular traffic than MX districts a predominance of mid-scale employment uses, such as office, low intensity industrial, and warehouse spaces associated with offices.

2.2.3 INDUSTRIAL (I) DISTRICT

The I districts establish a mix of uses and associated site development standards pertaining to manufacturing, warehousing, and other industrial uses.

- A. I1 District.** I1 is intended for general industrial uses, warehousing, and transportation terminals.
- B. I2 District.** I2 is intended for general and higher intensity industrial uses as well as warehousing and transportation terminals.

2.2.4 PUBLIC, CIVIC, AND INSTITUTIONAL (P) DISTRICTS

The P districts are established to provide specific locations for public and institutional facilities, including parks and open space.

- A. P1 District.** P1 is intended for open space, including permanent parks and recreation areas.
- B. P2 District.** P2 is intended for civic and institutional facilities, such as religious assembly places, cultural or arts centers, community centers, schools, infrastructure, and other institutional facilities. Infrastructure includes public or private infrastructure, including rail corridors and utility corridors or sites.

2.2.5 NEIGHBORHOOD (N) DISTRICTS

The N districts are established to protect the character of existing residential neighborhoods and set the character of new neighborhoods throughout the city.

- A. N1a District.** N1a is intended for large lots for mostly single-household residential houses with a more flexible building form (see building type House A in [135-1.13](#)).
- B. N1b District.** N1b is intended for larger lot, mostly single-household residential houses within a more traditional neighborhood setting (see building type House A in [135-1.13](#)).
- C. N2 District.** N2 is intended for contemporary, mid-size lot single- and 2-household residential within a more flexible building form and located in contemporary neighborhoods (see building type House A in [135-1.13](#)).
- D. N3a District.** N3a is intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s, 1960s, and 1970s, typically in the ranch or split-level style (see building type House B in [135-1.14](#)).
- E. N3b District.** N3b is intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s through 1970s typically in the ranch, split-level, or cottage style (see building types House B in [135-1.14](#) and House C in [135-1.15](#)).
- F. N3c District.** N3c is intended to preserve the scale and character of residential neighborhoods developed predominantly in the cottage or worker cottage style (see building type House C in [135-1.15](#)).
- G. N4 District.** N4 is intended to preserve the scale and character of residential neighborhoods developed predominantly with a mix of cottages, constructed mainly of masonry and/or stone (see building type House C in [135-1.15](#)).
- H. N5 District.** [Bungalow/Manor] N5 is intended to preserve the scale and character of neighborhoods developed with a mix of bungalow and 2-story houses, predominantly in the Victorian, Revival, and Arts and Crafts styles (see building type House D in [135-1.16](#)).
- I. NM District.** NM is intended to accommodate mobile home parks in specific locations within the city.

2.2.6 NUMBER OF HOUSEHOLD UNITS IN N DISTRICTS

- A. N District Extension -2.** For N districts locations labeled with a "-2" extension, the maximum number of household units permitted per lot is 2 (see [134-3.1.2.D](#)). Refer to the building type regulations in [Chapter 135, Article 1](#) for the permitted building

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types and configuration of the units within the building types.

B. N District Extension -4. For N districts locations labeled with a “-4” extension, the maximum number of household units permitted per lot is 4 (see [134-3.1.2.D](#)). Refer to the building type regulations in [Chapter 135, Article 1](#) for the permitted building types and configuration of the units within the building types

2.2.7 NEIGHBORHOOD MIX (NX) DISTRICTS

The NX districts are established for residential neighborhoods with an existing mix of residential buildings and uses or with the potential for infill of a mix of residential buildings and uses.

A. NX1 District. NX1 is intended for a mix of single- and smaller-scaled multiple-household uses and building forms to preserve the scale and character of the existing neighborhood while allowing for new infill housing.

B. NX2 District. NX2 is intended for a mix of single-household houses with appropriately scaled and detailed multiple-household building types in the same neighborhood.

C. NX2a District. NX2a is intended for the same form as NX2, but, in addition to the typical residential uses allowed in NX2 includes commercial home occupations per [134-3.9.4](#).

D. NX3 District. NX3 is intended for a variety of heights of multiple-household buildings, including taller buildings, located along corridors and on the edges of neighborhoods.

2.2.8 AGRICULTURE (A) AND FLOOD HAZARD DISTRICTS

A. A District. A is intended for low density uses in agricultural areas.

B. F District. F is intended for flood hazard locations administered per chapter 50.²

2.2.9 PUD, PLANNED UNIT DEVELOPMENT (LEGACY) DISTRICT

A. No applications to establish new PUD zoning districts or to expand the boundaries of existing PUD zoning districts may be accepted for processing after the effective date specified in [134-1.3](#), except that any PUD rezoning applications that were in process on the effective date specified in [134-1.3](#) may continue

to be processed and may be approved in accordance with the transitional provisions of [134-1.11](#).

- B.** Land classified in a PUD zoning district on the effective date specified in [134-1.3](#) will continue to be classified in a PUD district and governed by the ordinance approving the PUD zoning designation and all applicable conditions of approval and development plans associated with the approved development until the subject PUD is abandoned or the property is rezoned to another (non-PUD) classification.
- C.** All amendments to existing PUDs and final development plans for existing PUDs must be reviewed and approved by the city council after review and recommendation of the plan and zoning commission, following the same general process as a zoning map amendment (see [134-6.3](#)).

² Current regulations for FW and U-1 districts in current chapter 134 need to be incorporated either into new chapters 134 and 135 or chapter 50.