

Division 4 Development Node

Section 16.3.410. Intent.

- (a) The Development Node Zone District captures key intersections within the Town's Growth Management Area (GMA) but outside the Town Core Zone District area. These nodes are important to the future economic vitality of the community and are planned to be served by urban infrastructure, which may offer the opportunity for higher intensity land uses.
- (b) Development Node Industrial Sub-zoning (see Section 16.3.440) is intended for the concentration of industrial land uses and will include separate requirements intended to provide adequate mitigation to potential impacts.
- (c) The Town expects that future development within these areas will be a collective vision created through collaboration between the landowner/developer and the Town, incorporating the guiding principles of the comprehensive plan and other adopted Town plans. The Town shall adhere to these guiding principles while evaluating the development proposals within the development nodes.
- (d) The uses, development patterns, and standards for this zone district are intended to promote and guide development that is suitable to the location, aesthetically complementary to the overall vision of the Town, economically viable, and conforming to the Comprehensive Plan.

Section 16.3.420. Lot and building standards.

- (a) *Density, height, and setback criteria.* The following Table 16.3.420 includes the minimum density, lot size, setback criteria, and maximum height allowed within the Development Node zone district. Cells with n/a means the specific criteria is not applicable in that situation. Supplemental criteria is included below the table.

Table 16.3.420. Development Node Lot and Building Standards

	Minimum Gross Density	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	Minimum Corner Side Setback	Minimum Rear Setback	Maximum Height
Single-family detached	8 units per acre	6,000 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Single-family attached (duplex)	8 units per acre	4,000 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Townhomes	8 units per acre	1,400 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Multi-family	8 units per acre	1,600 square feet	20 feet	20 feet	20 feet	20 feet	3 stories
Accessory dwelling unit	n/a	n/a	Behind the front of a principal dwelling	7.5 feet	15 feet	15 feet	2 stories
Accessory Structure	n/a	n/a	25 feet	5 feet	15 feet	5 feet	2 stories
Non-Residential	n/a	n/a	20 feet	10 feet	20 feet	15 feet	3 stories

- (1) Accessible elements are permitted to extend above the maximum building height.
- (2) An attached dwelling unit with a shared party wall may have a zero-foot side yard setback on the side of the lot where the dwelling units combine.
- (3) The rear setback for an alley loaded attached dwelling unit project may have a reduced rear setback, at the discretion and approval of the Town.
- (4) The corner side setback requirement applies to a side lot line bordering a public road or street that is not designated as the front yard. This does not apply to a designated alleyway.
- (5) Attached accessory structures shall meet the requirements of the main structure.
- (6) Detached accessory structures shall maintain a minimum separation from the main structure as required by adopted building and fire codes.
- (7) Steeples, chimneys, roof-mounted mechanical equipment, and similar architectural and mechanical elements may exceed the maximum height by no more than 20 percent.
- (8) A height and shadow study may be required by the Town as part of the review of a three-story structure and a use by special review approval shall be required for any requests over three stories.
- (9) Where applicable, building heights shall transition to adjacent residential properties and be no greater than two stories taller than the tallest adjacent residential structure.

Appropriate buffering and landscaping shall be incorporated as required in this Code. See Articles 5 and 6 for development and design criteria.

- (10) The Town may approve a reduced side and rear setback through an administrative adjustment process during the site plan review in the Development Node Zone District when the following criteria are met.
- a. The reduced setback shall be no less than 10 feet from all property lines;
 - b. The reduced setback is not adjacent to the Suburban Perimeter Zone District containing single-family housing;
 - c. The height of the building within the reduced setback area is no more than a single story in height; and
 - d. Required easements, utilities, and landscaping and buffering criteria can be accommodated within the reduced setback area.

Section 16.3.430. Land uses.

(a) Uses by right. These may require a site plan at the direction of Town staff based on the intensity and potential impacts of the proposal.

- (1) Residential land uses include the following.
 - Bed and breakfast establishments
 - Family child care homes
 - Adult day centers
 - Long-term care facilities
 - Multi-family dwellings
 - Senior housing
 - Single-family attached dwellings and Townhomes
- (2) Mixed land uses include the following.
 - Flex buildings (that start as residential and shift to commercial over time)
 - Live/work units and buildings
 - Mixed-use buildings (residential, commercial, office, workshops, etc.)
- (3) Commercial, retail, or service land uses include the following.
 - Administrative, office, and research facilities
 - Appliance sales and service facilities
 - Automobile service and repair (minor) facilities
 - Banks and financial institutions
 - Bars/taverns/microbreweries
 - Business offices (for contractors, electronic repair, small engine, motorcycle)
 - Car/motor vehicle washes
 - Child care centers
 - Commercial and retail businesses with indoor sales and service
 - Entertainment facilities, commercial theaters, etc.
 - Equipment (small) rental establishments without outdoor sales
 - Gasoline/fueling stations

- Greenhouses, whether public or private
 - Grocery stores
 - Hospitals
 - Hotels/motels (no room limit)
 - Inns (no room limit)
 - Laundromats and dry-cleaning retail outlets
 - Medical and dental offices and clinics
 - Movie theaters
 - Office buildings
 - Parking lots and parking garages (principal use)
 - Passenger terminals or park-n-rides
 - Personal and business service shops
 - Professional offices
 - Restaurants
 - Retail sales—general stores
 - Retail sales buildings
 - Vehicle sales businesses, including automobiles, motorcycles, RVs, boats, and trucks
 - Veterinary clinics for small animals with no outside kennels
 - Veterinary hospitals for large animals
- (4) Public, quasi-public, other land uses include the following.
- Accessory buildings and uses incidental to the principal use
 - Clubs and lodges.
 - Community gardens
 - Conference/convention centers.
 - Farmer's markets
 - Fire stations
 - Municipal use facilities
 - Museums
 - Outdoor amphitheaters
 - Parks and open spaces
 - Parks and playgrounds—neighborhood
 - Places of worship and assembly
 - Public or other nonprofit recreational use facilities
 - Public utility main lines and substations
 - Rest stops
 - Schools, public and private

(b) Uses by special review. Land uses not identified may be considered with additional review as determined by Town staff.

- (1) Residential land uses include the following.
 - Boarding and rooming houses
 - Group homes
 - Safe houses for adults or children with up to eight people
 - Single-family detached dwellings
 - Single-room occupancy boarding houses

- (2) Commercial, retail or service land uses include the following.
 - Agriculture, commercial
 - Agriculture, noncommercial
 - Automobile service and repair (major) facilities
 - Cremation facilities
 - Dry cleaning Plants
 - Equipment rental (heavy) establishments with outdoor sales
 - Kennels for small animals
 - Roadside or temporary retail stands/tents
 - Sales of farm implements, heavy equipment, mobile/manufactured homes

- (3) Public, quasi-public, other land uses include the following.
 - Alternative power generation facilities
 - Bus shelters
 - Wireless telecommunications facilities (no antenna)

Section 16.3.440. Development node industrial sub-zoning.

The development node industrial sub-zoning is contemplated and approved at the time of annexation for a specific property. Upon approval of an annexation and zoning with this designation, the following land uses become allowed rather than by additional review. The following list of uses is not necessarily comprehensive, and during the annexation and zoning process, additional uses may be included by annexation agreement. Additional standards for setbacks, landscaping, fencing, and infrastructure are outlined as follows. Any other requirements are determined through development review.

- (a) Industrial land uses include the following.
 - Laboratory and/or research facilities
 - Light industrial facilities
 - Manufacturing Plants, including assembly, sales, and service of commodities
 - Retail supply yards and storage facilities
 - Recycling facilities (including biofuel) processing and sales facilities
 - Solar facilities (see Article 9 for Solar Facilities Development)
 - Storage facilities (both indoor and outdoor)
 - Truck depots and truck maintenance facilities
 - Warehouse, distribution, and wholesale use facilities
 - Workshops and custom small industry facilities, including art studios with/without sales

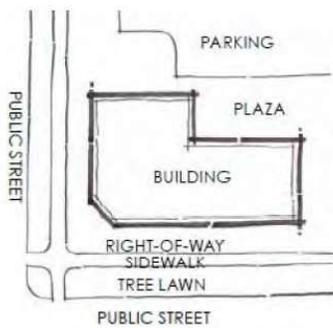
(b) Architectural Standards.

Architectural standards within the development node industrial zone shall mimic the materials and type shown for standard development node uses such as commercial (see Article 6 of this Code).

Section 16.3.450. Layout standards.

The Town’s adopted development and design criteria can be found in Article 5 Development Standards and Article 6 Design Criteria. The intent of these regulations are to promote creative and unique developments and projects within the Development Node district. Examples of the intended character represented by the criteria in Articles 5 and 6 are illustrated below.

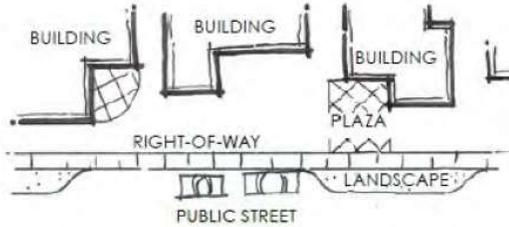
- (a) *Public Street Orientation Diagram.* In areas where a state highway or arterial street is not present, buildings shall be oriented toward the public right-of-way to keep parking lots behind the buildings.



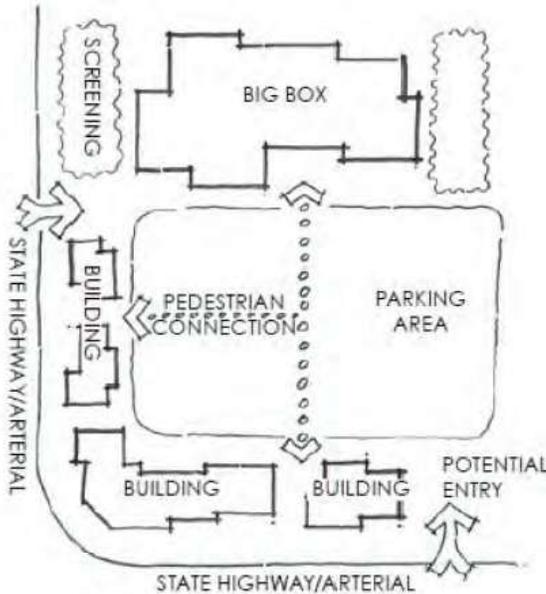
- (b) *State Highway/Arterial Orientation Diagram.* Where property abuts a state highway or arterial street, large landscape buffers are required. Delivery areas and trash enclosures shall be screened from the public right-of-way.



- (c) *On-Street Parking Diagram.* In areas where the right-of-way is narrow, on-street parking, a variety of building setbacks and building edges articulated toward the street are encouraged.



(d) *Big Box Orientation Diagram.* Big box retailers shall be oriented away from the right-of-way with frontage buildings to screen parking.



Section 16.3.460. Fencing.

Front-yard fencing in the development nodes shall be open wood picket or wrought iron and shall not exceed 42 inches in height. Brick or stone columns are encouraged. Privacy fencing between users or to screen users shall be allowed per review and approval as a part of a final plat or site plan approval. Privacy fencing shall not exceed six feet in height and shall be minimized and placed so that the visual impact to surrounding uses and the public right-of-way is minimized. Landscape buffering in place of or associated with privacy fencing is encouraged. Privacy fencing, if located adjacent to the public right-of-way, shall be separated from the public right-of-way by a landscape buffer.

Section 16.3.470. Entries and signage.

Entries to commercial areas shall be identified by high-quality, ground-mounted signs and/or monumentation. Landscaping shall identify entries with enhanced plantings as shown (flower beds, ornamental trees, etc.). Signage shall be designed to be appropriate to the scale of the development and consistent with the sign regulations of this Code. Signage shall be shown on the site plan.