

27.62.040 Household Living Use Group.

A building or premises may be used for the following use types as a permitted conditional use in the designated zoning districts and in compliance with the conditions of approval applicable for that use type.

(a) Dwelling units are allowed in the O-2, B-1, B-2, ~~and B-3 and B-4~~ zoning districts under the following conditions:

~~(1) In the, O 2, B 1, B 2 and B 3 zoning districts:~~

~~(1)(i)~~ Dwellings shall only be permitted above or below the first story of a building;

~~(2)(ii)~~ The first story of the building shall be used for a nondwelling use allowed in the district, except that first floor dwellings shall be permitted in buildings that were originally constructed for a residential use prior to November 1, 1997. The first floor nondwelling use shall not: A. be an accessory use to the residential use; B. be a parking lot or garage;

~~(3)(iii)~~ The first story of the building shall not have more than twenty percent of its height below grade.

~~(2) In the B-4 zoning district from 150 feet east of 17th Street to the eastern edge of the B-4 zoning district, single family and/or two family dwellings on the first floor or in the basement of a building are prohibited.~~ (Ord. 20372 §18; August 29, 2016; prior Ord. 19733 §30; June 25, 2012)