

CHAPTER 3.15 RIVERFRONT (RF) ZONE

Section 3.15.10 - PURPOSE

The Riverfront (RF) Zone implements the Central Business Comprehensive Plan designation for a portion of the core downtown area. It is intended to provide an area for commercial, civic, and residential uses, and to merge downtown with the Riverfront Commemorative Park in a pedestrian-friendly, multi-use neighborhood that focuses on the river. While the zone does not permit new low density building types, it does encourage dwelling units in, or attached to, buildings containing commercial activities.

Development in the Riverfront Zone is intended to enhance public safety and the pedestrian experience by encouraging the presence of citizens 24 hours a day. Allowed uses such as retail office and restaurants with windows to the sidewalk and a residential neighborhood promote the greatest public access and activity. Large-scale civic and cultural facilities are encouraged in the Riverfront Zone, provided the uses and activities promote the basic function of the zone. Such uses shall be reviewed for their character and contribution to the viability of the Riverfront Zone and to the Corvallis Central Business Zone, and may be reviewed under the Lot Development Option or Planned Development procedures outlined in chapters 2.12 and 2.5, respectively, should variations to development standards be needed.

Safe, adequate, and convenient parking for employees, customers, and residents is desired through the use of on-street parking and parking facilities that are functionally and visually compatible with the pedestrian orientation of the area. Structured parking facilities are encouraged to promote use densities that enhance the intended high level of neighborhood safety and pedestrian activity within the multi-use neighborhood. To the extent that they meet the other purposes of the RF Zone and other requirements of the Code, creative measures to provide needed parking within the RF Zone and potentially within the Central Business Zone are encouraged to foster community-preferred activities in the RF Zone.

Section 3.15.20 - GENERAL PROVISIONS

3.15.20.01 - Establishment of the RF Zone

The provisions of the RF Zone shall apply only to properties designated RF on the Official Zoning Map, effective December 31, 2000.

3.15.20.02 - Variations

Variations from development and design standards (i.e., the standards in this chapter and in other chapters addressing parking, landscaping, public improvements, and pedestrian oriented design standards) may be achieved through

the Planned Development and Lot Development Option processes outlined in chapters 2.5 and 2.12 of the Code.

Section 3.15.30 - PERMITTED USES

3.15.30.01 - Ministerial Development

a. Primary Uses Permitted Outright

1. Prior Established Use Types
 - (a) Use types existing prior to December 31, 2000, and in compliance with the Code on that date.
 - (b) Use types permitted by the Code at the time of approval of a Conceptual or Detailed Development Plan overlying the subject property.
2. Residential Use Types
 - (a) Family
 - (b) Group Residential
 - (c) Group Residential/Group Care
 - (d) Residential Care Facilities
3. Residential Building Types - Multi-Dwelling. In the RF Zone, this includes only non-ground-floor dwelling units in buildings intended primarily for commercial and civic uses; however, access areas such as stairways and lobbies are permitted on the ground floor adjacent to sidewalks.
4. Civic Use Types
 - (a) Administrative Services
 - (b) Social Service Facilities
 - (c) Community Recreation
 - (d) Cultural Exhibits and Library Services
 - (e) Lodges, Fraternal and Civic Assembly

- (f) Parking Services (structured parking, surface parking along alleys, or surface parking interior to sites(s) and accessed only via the alley)
- (g) Postal Services
- (h) Public Safety
- (i) Religious Assembly
- (j) Schools (above ground floor)
- (k) Colocated/attached wireless telecommunication facilities on multi-family (three or more stories) residential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.
- (l) Colocated/attached wireless telecommunication facilities on nonresidential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9.

5. Commercial Use Types

- (a) Animal Sales and Services
 - (1) Grooming
 - (2) Veterinary (small animals)
- (b) Business Equipment Sales and Services
- (c) Business Support Services
- (d) Communication Services
- (e) Convenience Sales and Personal Services
- (f) Day Care, Commercial Facility
- (g) Eating and Drinking Establishments, except drive-through facilities
- (h) Financial, Insurance, and Real Estate Services

- (i) Food and Beverage Sales
- (j) Medical Services
- (k) Participant Sports and Recreation
 - (1) Indoor
 - (2) Outdoor
- (l) Professional and Administrative Services
- (m) Repair Services - Consumer
- (n) Research Services
- (o) Retail Sales - General
- (p) Spectator Sports and Entertainment, Limited
- (q) Technical Support Center - upper floors only
- (r) Telemarketing Center - upper floors only
- (s) Lodging Services (Hotel/Motel) - In the RF Zone, this includes only non-ground-floor rooms; however, access areas such as stairways and lobbies are permitted on the ground floor adjacent to sidewalks.

6. Industrial Use Types

- (a) Limited Manufacturing
- (b) Technological Production

7. Parking Services, in accordance with this chapter

b. Accessory Uses Permitted Outright

- 1. Essential Services
- 2. Day Care, Family, accessory to a permitted residential use
- 3. Home Business, when conducted in conjunction with a permitted residential use

4. Off-street surface and/or structured parking, in accordance with this chapter
5. Other development customarily incidental to the primary use in accordance with Chapter 4.3 - Accessory Development Regulations

3.15.30.02 - Special Development

- a. **Conditional Development** - Subject to review in accordance with Chapter 2.3 - Conditional Development and all other applicable provisions of this Code.
 1. Occupied towers or penthouses over 75 ft. high, per section 3.15.40.02.

3.15.30.03 - General Development

- a. **Plan Compatibility Review** - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review and all other applicable provisions of this Code.
 1. Minor Utilities, as projections only, subject to standards in Chapter 4.9 - Additional Provisions.
 2. Projections such as chimneys, spires, domes, and towers not used for human occupancy and exceeding 75 ft. in height, in accordance with Chapter 4.9. If adjacent to an RS-3.5, RS-5, RS-6, RS-9, or RS-9(U) zone, the threshold is 20 ft. above the height of the structure or 85 ft. in height, whichever is less.

Section 3.15.40 - DEVELOPMENT STANDARDS

3.15.40.01 - Lot Area and Setback Requirements

- a. The RF Zone has no minimum parcel area and no minimum setbacks, except as provided in "b," below, and as required for vision clearance (e.g., at parking structure entrances and intersections).
- b. A building's occupied space shall extend to the street along at least 75 percent of the property line at the sidewalk. An unlimited setback can be applied to a maximum of 25 percent of the property line when development incorporates enhanced pedestrian spaces and amenities that occupy 100 percent of the additional setback area. Enhanced pedestrian spaces and amenities consist of publicly accessed features including plazas, arcades, courtyards, lawns, outdoor cafes, widened sidewalks, benches, shelters, street furniture, or kiosks. Enhanced pedestrian spaces shall open to the

sidewalk, include at least one adjoining entry into a building, and meet ground-floor development standards.

3.15.40.02 - Structure Height and Step-Backs

- a. Buildings shall be a minimum of three stories in height.
- b. Beginning with the third floor, step-backs of upper stories are permitted along sidewalks. A minimum 2.5 Floor Area Ratio shall be maintained.
- c. Maximum structure height shall be 75 ft.
- d. Structure height excludes parapets or pitched roofs.
- e. Occupied towers or penthouses above 75 ft. may be permitted subject to Conditional Development Review.

3.15.40.03 - Weather Protection

New development in the RF Zone shall include the provision and maintenance of at least a 6-ft.-wide weather-protected area adjacent to the sidewalk, with a minimum of 60 percent sidewalk coverage along the face of buildings, and no uncovered areas longer than 20 ft. Back-lit plastic awnings are prohibited.

3.15.40.04 - Ground-Floor Uses, Window Standards, and Primary Entrances

The applicable provisions of Chapter 4.10 - Pedestrian Oriented Design Standards and all of the following standards shall apply to development in the RF Zone. Where conflicts exist between this chapter and Chapter 4.10, the provisions of "a" through "d," below, shall prevail.

- a. Residential and Lodging Services uses shall not be permitted in ground-floor space; however, access areas (stairways, lobbies, etc.) are permitted on the ground floor adjacent to sidewalks.
- b. A minimum of 60 percent of the length of the building street frontage shall be glass with a maximum sill height above grade of 30 in. The glass shall extend no less than 84 in. above sidewalk grade. Tinted and/or mirrored glass/glazing is not permitted as ground-floor windows used to meet this standard along street facades.
- c. Buildings shall have at least one entrance oriented toward each abutting street or sidewalk, with the primary entrance oriented toward First Street, Second Street, or toward a corner where two streets intersect.
- d. Secondary entrances shall be required on larger buildings. The distance between a building's entrances cannot exceed 100 ft.

Section 3.15.50 - LANDSCAPING

Landscaping and screening shall be required in accordance with the Riverfront Commemorative Park Plan and associated graphics, which were approved by the City Council on February 26, 1997 and as amended over time.

Section 3.15.60 - OFF-STREET PARKING

3.15.60.01 - Standards for Off-Street Parking Facilities

- a.** Vehicle entries/exits serving off-street parking facilities shall not be allowed along First Street.
- b.** Alleys or vehicle accessways dividing blocks shall be constructed in the following manner:
 - 1.** Unobstructed travel lane width shall be a minimum of 12 ft. for one-way alleys and 20 ft. for two-way alleys or vehicle accessway facilities.
 - 2.** Where parking is provided along an alley or vehicle accessway, the following standards apply:
 - (a)** The parking shall not interfere with required refuse and recycling facilities, utilities, or pedestrian facilities; and
 - (b)** The unobstructed travel lane width abutting the parking spaces shall be a minimum of 14 ft. Alleys constructed before adoption of this Code are exempt from this requirement.
- c.** Above- and/or below-ground parking structures shall meet the following design requirements:
 - 1.** Where parking structures front streets, retail and other uses shall be required along the ground-level frontage, except that parking access entries/exits, when needed, may be located no farther east than the first 25 ft. immediately east of the alley or vehicle accessway; and
 - 2.** Parking structures shall not be visible from any street in the RF Zone. Visibility shall be blocked along the streets (except down alleys or vehicle accessways) by occupiable building spaces that meet the RF Zone standards.
- d.** Required parking may be provided through easements on properties within 200 ft. of a proposed development.

3.15.60.02 - Baseline Riverfront Zone Parking Requirements

- a. Parking requirements in the RF Zone are reduced from the standards required in Chapter 4.1 - Parking, Loading, and Access Requirements, and shall be as follows:

Table 3.15-1 Baseline Riverfront Zone Parking Requirements					
Floor Area Ratio Use Type	Parking Requirement				
	Restaurant	Retail	Office	Residential	Entertainment
FAR 2.0 Min. No Residential	1 space per 100 sq. ft.	1 space per 505 sq. ft.	1 space per 450 sq. ft.	1 space per unit	1 space per 6 seats
FAR 2.0 Min. with Residential	1 space per 150 sq. ft.	1 space per 560 sq. ft.	1 space per 480 sq. ft.	1 space per unit	1 space per 6 seats
FAR 2.5 Min. No Residential	1 space per 200 sq. ft.	1 space per 615 sq. ft.	1 space per 515 sq. ft.	1 space per unit	1 space per 6 seats
FAR 2.5 Min. with Residential	1 space per 250 sq. ft.	1 space per 670 sq. ft.	1 space per 550 sq. ft.	1 space per unit	1 space per 6 seats

- b. The baseline parking requirements shall apply to new development and to the remodeling, redevelopment, expansion, and change in use of buildings. The 2.0 minimum FAR standards apply only to expansions of existing 1-story buildings in the RF Zone.
- c. Up to 100 percent of required vehicle parking and covered bicycle parking for commercial uses may be met by contributing to a "fee-in-lieu-of" parking program established by the City.
- d. The total parking requirements for a proposed development shall be reduced by multiplying the footprint of the proposed building (not including surface parking) by the total public parking in the Riverfront Zone as of December 31, 2000, with the sum divided by total lot area in the Riverfront Zone. For example, 381,241 sq. ft. of lot area in the RF Zone and 562 parking spaces results in 0.001474 spaces per sq. ft. of building footprint or 1.5 spaces per 1,000 sq. ft.
- e. If new on-street parking is created by a property owner permanently surrendering an existing street entrance to his/her property (and which street entrance is not moved to another location), the property owner can receive an off-street parking reduction equal to two spaces for every one new on-street parking space created in the process of surrendering existing entrance(s). This credit may be applied to future building permits.

3.15.60.03 - Additional Allowed Reductions for Nonresidential Parking Requirements

- a. An applicant may substitute internal and secure employee bicycle parking for required off-street vehicle parking at a rate of four bicycle spaces per one parking space, up to a maximum of 10 percent of the required baseline from "b" above.
- b. For gross FAR in excess of 3.0, a parking credit shall be calculated at the rate of 0.25 spaces per 1,000 sq. ft. of the additional floor area.
- c. Residential Credit - A parking credit of 0.25 spaces per residential unit shall be allowed for each residential unit constructed in floor area that is in excess of the required 2.5 gross commercial FAR.
- d. Transit Credit - An applicant may use a secured (e.g., bonded) implementation of a Ride-Free or other approved Transportation Demand Management plan to reduce the baseline required parking by 5 percent. The recipient of the credit shall provide annual proof of implementation. The security shall be executed should the plan not be implemented. Security shall be posted for a 10-year period, after which time the bond may be recovered if proof is provided that the program has been continuously implemented.

3.15.60.04 - Structured Parking Credit and Incentive

Each structured parking space constructed shall count as two spaces against the required parking for a nonresidential development (i.e., a 50 percent reduction).

3.15.60.05 - Interim Parking Standards and Alternate Parking Proposals

Parking studies and analyses are currently underway by the City and the Parking Commission. New data may indicate the need to adjust parking requirements in section 3.15.60. Until the new data is available and any subsequent changes are formally incorporated into a revised section 3.15.60, a development may propose alternate methods of calculating parking requirements through the Planned Development and Lot Development Option processes outlined in chapters 2.5 and 2.12 of the Code, respectively.

Section 3.15.70 - SIDEWALKS

A public sidewalk shall adjoin every private/public property line, whether there is a street or not, except within alleys (unless otherwise required by this chapter). The sidewalk shall conform to City standards including the special standards adopted in the Riverfront Commemorative Park Plan and Drawings adopted by the City Council on February 26, 1997, as amended over time.

Section 3.15.80 - SIGNS

Refer to the Central Business Zone standards in Chapter 4.7 - Sign Regulations for sign regulations in the Riverfront Zone, with the following exceptions:

- a. Pole signs and monument signs are not permitted.
- b. Internally illuminated signs are not permitted. Neon signs are permitted.

Section 3.15.90 - COMPLIANCE WITH THE RIVERFRONT COMMEMORATIVE PARK PLAN AND THIS CODE

All development shall comply with applicable design standards and other provisions of the Riverfront Commemorative Park Plan and associated graphics, adopted by the City Council on February 26, 1997, and as amended over time. All development shall also comply with the applicable design standards and other provisions of the Code including, but not limited to, portions of Article IV chapters 4.0, 4.1, 4.2, 4.6, 4.7 and 4.9.

The block standards established in section 4.0.60 of Chapter 4.0 - Improvements Required with Development shall apply to development on undeveloped sites and are encouraged to the maximum extent practicable on redevelopment of developed sites.

If a design standard or other provision of the Riverfront Commemorative Park Plan conflicts with the standards of the Code, the Riverfront Commemorative Park Plan shall prevail.