

CHAPTER 3.17 CENTRAL BUSINESS FRINGE (CBF) ZONE

Section 3.17.10 - PURPOSE

The Central Business Fringe Zone implements the Central Business Comprehensive Plan designation and is intended to allow commercial activity necessary to support regional shopping facilities located in the Central Business Zone. Because of its unique location, site development in this area should contribute to a visually attractive entrance to the downtown area.

Section 3.17.20 - PERMITTED USES

Uses permitted in the CBF Zone shall be the same as those permitted in Chapter 3.16 - Central Business (CB) Zone except for the following:

- a. All residential building types listed in Chapter 3.16 are permitted uses;
- b. Any new commercial use shall require a Plan Compatibility Review in accordance with Chapter 2.13 - Plan Compatibility Review; and
- c. Projections such as chimneys, spires, domes, towers, and flagpoles, not used for human occupancy exceeding 45 ft. in height, in accordance with section 4.9.50 of Chapter 4.9, shall require a Plan Compatibility Review in accordance with Chapter 2.13. If adjacent to an RS-3.5, RS-5, RS-6, RS-9 or RS-9(U), the threshold is 20 ft. above the height of the structure or 45 ft. in height, whichever is less.

Section 3.17.30 - DEVELOPMENT STANDARDS

3.17.30.01 - Dimensional Requirements

- a. **Lot Area** - There is no minimum lot area for any civic, commercial, or industrial use type structure. The requirements for residential structures shall be in accordance with Chapter 3.9 - Mixed Use Residential (MUR) Zone.
- b. **Setbacks** - Minimum setback for any civic, commercial, or industrial use type shall be 10 ft. in any front or exterior side yard. Setbacks for residential structures shall be in accordance with Chapter 3.9.

3.17.30.02 - Structure Height

No structure shall exceed 35 ft. in height.

3.17.30.03 - Off-Street Parking

- a. Off-street parking shall be provided in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements.
- b. Where there is an existing alley, access to parking areas from an adjacent alley shall be used to limit the use of any yard abutting a street for parking facilities.
- c. Shared access with neighboring sites (and the establishment of reciprocal access agreements) shall be used where practical.

3.17.30.04 - Landscaping, Lighting, and Screening

- a. Landscaping, lighting, and screening shall be required, in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, Natural Resource Protection, and Lighting.
- b. Significant vegetation associated with the site should be preserved or protected to the extent practicable.
- c. A minimum of 25 percent of the gross lot area shall be retained and developed as permanent green area (excluding parking and maneuvering areas). The area shall be landscaped with a mixture of vertical elements (trees, tall shrubs, and hedges) and horizontal elements (grass, ground cover, etc.). Patios, decks, sidewalks, areas for congregation, and other like features may be included in the landscaped green area requirement, except that a minimum of 15 percent of the required green area shall be landscaping or preserved vegetation.

3.17.30.05 - Design Standards

- a. Independent or cumulative expansions of a commercial or civic structure in existence and in compliance with this Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall not be required to comply with this section provided that:
 - 1. The expansion adds floor area of 500 sq. ft. or less; or
 - 2. The expansion adds floor area of 3,000 sq. ft. or less and is equivalent to 20 percent or less of the existing structure's gross floor area.
- b. Independent or cumulative expansions of a commercial or civic structure in existence and in compliance with this Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or

Detailed Development Plan approved on or before December 31, 2000, shall comply with the pedestrian requirements of Chapter 4.10 - Pedestrian Oriented Design Standards, sections 4.10.70.02 through 4.10.70.05, with allowances for choices among some standards as identified in section 4.10.70.01, provided that:

1. The expansion adds floor area of more than 3,000 sq. ft.; or
 2. The expansion adds floor area of more than 500 sq. ft. and is equivalent to more than 20 percent of the existing structure's gross floor area.
- c. All new buildings or structures for which a valid permit application has been submitted after December 31, 2000, shall comply with Chapter 4.10 - Pedestrian Oriented Design Standards.
- d. Additionally, pitched roofs (minimum 4:12 pitch) shall be used to retain the residential character of the area where there is a predominance of pitched roofs on 90 percent or more of the structures on the same block or adjacent ½ blocks.

Section 3.17.40 - 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.