

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 Residential 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 Central Business Zone, and may be reviewed under the procedures outlined in Chapter 2.12 - Lot Development Option or Chapter 2.5 - Planned Development, 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 this 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

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, 2006.

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, 2006, 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 Services¹
 - b) Social Service Facilities¹
 - c) Community Recreation

¹ A Civic Use Type that may be considered as a Commercial Use for the purposes of calculating the minimum Floor Area Ratio (FAR) as required by Section 3.15.40.02, provided it occupies the ground floor area.

- 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 Services²
- h) Public Safety
- i) Religious Assembly
- j) Schools - above ground floor
- k) Colocated/attached Wireless Telecommunication Facilities on multi-family residential structures, three or more stories and 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 - Additional Provisions.

5. Commercial Use Types -

- a) Animal Sales and Services
 - 1) Grooming
 - 2) Veterinary - small animals
- b) Business Equipment Sales and Services

²

A Civic Use Type that may be considered as a Commercial Use for the purposes of calculating the minimum Floor Area Ratio (FAR) as required by Section 3.14.40.05, provided it occupies the ground floor area, and provided it serves the general public as a post office.

- 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

Conditional Development - Subject to review in accordance with Chapter 2.3 - Conditional Development, and all other applicable provisions of this Code. Items allowable under Conditional Development include occupied towers or penthouses over 75 ft. high, per Section 3.15.40.02.

3.15.30.03 - General Development

Plan Compatibility Review - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review, and all other applicable provisions of this Code.

- a. Minor Utilities - as projections only, subject to standards in Chapter 4.9 - Additional Provisions.
- b. 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 - Additional Provisions. 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. Note: Flagpoles subject to height requirements in Section 4.7.70.b of Chapter 4.7 - Sign Regulations.

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, such as 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 six 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 - Pedestrian Oriented Design Standards, 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 for stairways and 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 - Standards for Off-street Parking Facilities

- a.** Parking requirements in the RF Zone shall be consistent with the provisions in Chapter 4.1 - Parking, Loading, and Access Requirements.
- b.** Vehicle entries/exits serving off-street parking facilities shall not be allowed along First Street.
- c.** 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.
- d.** 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.
- e.** Required parking may be provided through easements on properties within 200 ft. of a proposed development.

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, and 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, all chapters in Article IV, unless the provisions in this Chapter are more restrictive.

The Block Perimeter Standards established in Section 4.0.60.n 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.

3.15.100 - LANDSCAPING, NATURAL HAZARDS, MINIMUM ASSURED DEVELOPMENT AREA (MADA), AND NATURAL RESOURCES

Landscaping, Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions.

Section 3.15.110 - VARIATIONS

Except as limited by provisions within the chapters listed in Section 3.15.100, variations from development and design standards, such as standards in this Chapter and other chapters of this Code that discuss parking, landscaping, public improvements, and Pedestrian Oriented Design Standards, may be allowed through the processes outlined in Chapter 2.5 - Planned Development and Chapter 2.12 - Lot Development Option.

