

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 - Central Business Zone, 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, and towers, not used for human occupancy exceeding 45 ft. in height, in accordance with Section 4.9.50 of Chapter 4.9 - Additional Provisions, shall require a Plan Compatibility Review in accordance with Chapter 2.13 - Plan Compatibility Review. 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 45 ft. in height, whichever is less. Note: Flagpoles are subject to height requirements in Section 4.7.70.b of Chapter 4.7 - Sign Regulations.

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** - The 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 - Mixed Use Residential Zone.

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, and Lighting.
- b. A minimum of 25 percent of the gross lot area shall be retained and developed as permanent Green Area. The area shall be landscaped with a mixture of vertical elements such as trees, tall shrubs, and hedges; and horizontal elements such as 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. The requirements in Chapter 4.10 - Pedestrian Oriented Design Standards shall apply to the following types of development in the CBF Zone, except as modified by "b," below, in which case "b," below, shall apply:
 - 1. All new buildings or structures for which a valid permit application has been submitted after December 31, 2006;

2. Developments subject to Conditional Development and/or Planned Development approval, as required by a Condition(s) of Approval(s); and
 3. Independent or cumulative expansion of a commercial or civic structure in existence and in compliance with the Code on December 31, 2006, or constructed after December 31, 2006 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2006, shall comply with the pedestrian requirements of Chapter 4.10 - Pedestrian Oriented Design Standards as outlined in Section 4.10.70.01.
- b. Additional Requirement** - 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 .50 blocks.

Section 3.17.40 - NATURAL HAZARDS, MINIMUM ASSURED DEVELOPMENT AREA (MADA), AND NATURAL RESOURCES

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 3.17.50 - VARIATIONS

Except as limited by provisions within the chapters listed in Section 3.17.40, variations from development and design standards, such as the standards in this Chapter and in other chapters of this Code addressing 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.