



RIVERFRONT OVERLAY ZONING DISTRICT

**Approved by the Kalamazoo City Commission
on July 31, 2006**

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Chapter 3. Overlay Zoning Districts

Sec. 3.7. RF-O, Riverfront Overlay

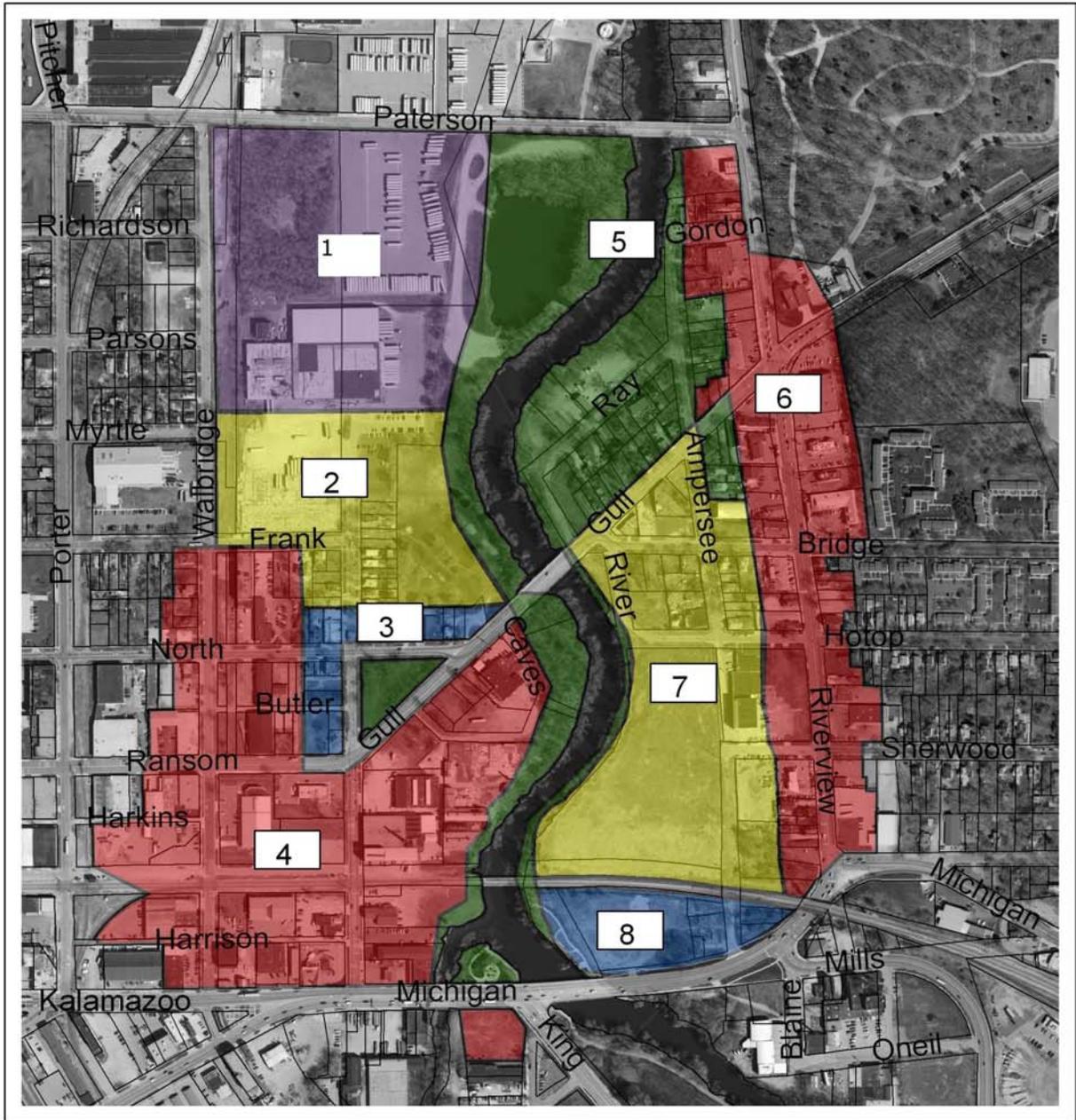
A. Purpose

The RF-O district is intended to implement The Kalamazoo Riverfront Redevelopment Plan (Riverfront Plan) adopted by the City on April 14, 2003. The RF-O district has specific purposes including:

1. To protect and preserve the Kalamazoo River and its frontage for public use, providing benefits to the entire City.
2. To encourage the redevelopment of areas adjacent to the riverfront in an urbanist style and to strengthen connections to and from the remainder of the City.
3. To encourage the transformation over time of certain industrial areas towards residential and mixed use development.
4. To encourage the creation of stable residential and mixed use neighborhoods including a wide variety of residential housing types on both the east and west sides of the Kalamazoo River.
5. To improve the quality of development throughout the area, and particularly along higher volume streets providing public views of the RF-O district.
6. To create a balanced and integrated transportation system that relies less on automobiles and more on bus transit, biking, and walking, and to create a mix of land uses and intensities that support that balanced transportation system.
7. To encourage patterns of development that support a mix of living, working, and recreational activities close to one another.
8. To encourage patterns of development that enclose and define street spaces, through the use of appropriate building heights and relatively small front setbacks.
9. To provide required parking to the rear or to the side of primary structures wherever possible, in order to reduce auto-oriented street frontages.
10. To encourage innovative and high quality architecture, and exceptional landscaping, lighting, signage, fixtures, and furnishings.

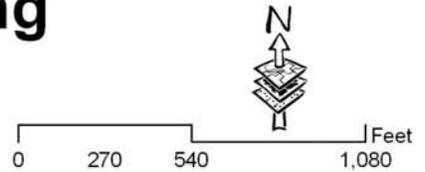
B. Subareas and Intended Character

The RF-O district has been divided into the following eight (8) subareas, each of which is intended to achieve the general character described below. The boundaries of each subarea are shown on the following map.



The maps from the City of Kalamazoo's GIS are not at surveyor accuracy. The City of Kalamazoo assumes no legal responsibility for the information contained on these maps.

Riverfront Zoning Sub-Areas



1. **Subarea 1 (Northwest Manufacturing/Residential)**
Subarea 1 currently has an industrial character, but is intended to transition to a residential area over time. All accessory scrap and salvage operations shall be inside an enclosed structure. Residential units should be constructed close to the street frontage of each lot to help define and enclose street spaces.
2. **Subarea 2 (West Residential)**
Subarea 2 is intended for future single-family residential uses and neighborhood-specific commercial uses, with residential units constructed close to the street frontage of each lot to help define and enclose street spaces.
3. **Subarea 3 (West Park Mixed Use)**
Subarea 3 is intended for future residential and mixed uses, with structures constructed close to the street frontage of each lot to help define and enclose street spaces and park areas. Structures may include live/work units, residential neighborhood commercial, and office uses, and shall be 2 or 3 stories in height. No single story structures shall be permitted.
4. **Subarea 4 (Southwest Commercial)**
Subarea 4 is intended for mixed use, including lower intensity industrial uses, as well as commercial, office, and residential uses. High quality design will be required.
5. **Subarea 5 (Park)**
Subarea 5 is intended to be used for park areas and open space along the Kalamazoo River. Existing homes may remain and shall be deemed to be conforming land uses, but new principal and accessory structures shall be required to comply with applicable design standards.
6. **Subarea 6 (Riverview Commercial)**
Subarea 6 is intended for mixed use of high design quality, with commercial uses predominating. As redevelopment occurs, parking lots shall be located behind or beside (but not in front of) primary structures. New development shall orient to Riverview Drive.
7. **Subarea 7 (East Bank Mixed Use)**
Subarea 7 is intended to accommodate an urban-style residential neighborhood with residential uses along the river and neighborhood scale commercial uses around the edges of the area. The amount of commercial development shall be limited to ensure the predominantly residential character of the area.
8. **Subarea 8 (Southeast Mixed Use)**
Subarea 8 is a highly visible location with excellent transportation access, and is intended for redevelopment with a mix of office, restaurants or retail uses.

C. Permitted Uses

Different land uses are permitted in each subarea of the RF-O district as shown in the attached Table 3.7-1. Abbreviations used in the table shall have the same meanings assigned to them in Sec. 4.1. A “P” indicates that a use is permitted by right, subject to compliance with all other applicable local, state and federal regulations, including the regulations of this ordinance. A “C” indicates that the use may not be established after October 18, 2005, but if the use was legally established and in existence on that date it may continue to exist as a legal conforming use. An “S” indicates that a use is allowed

only if reviewed and approved in accordance with the Special Use Permit procedures of Sec. 8.3.D: *Special Use Permit*. A blank cell indicates that the listed use is not allowed in the respective subarea.

Some uses are subject to additional requirements set forth (a) in the right hand column of Table 3.7-1 (which cross-references materials in Chapter 4), and/or (b) subarea-specific use standards set fort in Sec. 3.7.D below. In the event of any conflict between Table 3.7-1 and Table 4.2-1, the materials in Table 3.7-1 shall apply.

Table 3.7-1 Use Category Specific Use	Subareas								Regulations (All Permitted and Special Uses must comply with applicable regulations)
	1	2	3	4	5	6	7	8	
RESIDENTIAL									
Household Living									
Detached Dwelling	P(1)	P(1)	C	C	P	C	P(3)		Sec. 4.2.L See Notes 1 & 3
Duplex	P(1)	P(1)	C	P	C	P	P(3)		See Notes 1 & 3
Attached Dwelling	P(1)	P	S	P	C	P	P		Sec. 4.2.D See Note 1
Cluster Housing Development	P(1)	P	S	P	C	P	P(3)		Sec. 4.2.G See Notes 1 & 3
Multi-Unit Dwelling	S	S	P	P	C	P	P	P(2)	Sec. 4.2.Q See Note 2
Mobile Home Park									
Group Living									
Adult Foster Care Family Home (6 or Fewer Residents)									
Adult Foster Care Small Group Home (6 or Fewer Residents)	S	S	S	S	C	C			Sec. 4.2.A
Adult Foster Care Medium/Large Group Home (7 to 20 Residents)									
Dormitory									
Transitional Residences									
Foster Family Group Home (5 or 6 Children)	S	S	S	S	C	C	S		Sec. 4.2.C
Foster Family Home (4 or Fewer Children)	P	P	P	P	C	C	P		Sec. 4.2.C
Fraternity or Sorority									
Nursing/Convalescent Home	S	S	S	S		S			Sec. 4.2.C
Assisted Living Facility	S	S	S	S		S			Sec. 4.2.C
Rehabilitation Center (Live-In Facilities With Up To 6 Beds)									Sec. 4.2.C
Rooming/Boardinghouse									
PUBLIC AND CIVIC									
College or University	S			P		P		S	
Community Recreation									
Open Space/Nature Preserve	*	*	*	*	*	*	*	*	*=allowed in floodplain
Parks/Recreation Facility	P	P		P	P	P	P	P	
Community Service Center	P	S	S	P		P	S		Sec. 4.2.H

Table 3.7-1 Use Category Specific Use	Subareas								Regulations (All Permitted and Special Uses must comply with applicable regulations)
	1	2	3	4	5	6	7	8	
Drop-In Center	S	S		S		S			
Cultural Exhibits, Libraries and Museums	P	S	P	P	S	P	S	S	Sec. 4.2.H
Government Office	P	P	P	P	P	P	P	P	
Hospital									
Lodge, Fraternal or Civic Assembly	S			S		S	S		
Postal Service	P	S		P		P	S	S	
Public Safety Substation	P	P	P	P	P	P	P	P	
Religious Assembly	S	S		P		P	P	S	Sec. 4.2.H
School	S	S		P		P	S	S	
Utilities and Public Service									
COMMERCIAL									
Adult Regulated Use									
Agricultural Sales or Service									
Animal Service									
Kennels									
Grooming		P	P	P		P	S		
Sales		P	P	P		P	S		
Veterinary Clinic		S	S	P		P	S		
Veterinary Hospital									
Building Maintenance Service				S		S			
Business Support Service		P	P	P		P			
Communications Service		S		P		P			
Construction Sales and Service									
Day Care									
Day-Care Home, Family (6 or Fewer Residents)	P	P	P	P		P	P		Sec. 4.2.K
Day-Care Home, Group (7 to 12 Residents)	S	S		P		P	S		Sec. 4.2.K
Day Care Center (Commercial or Institutional)	S	S		P		P	S		Sec. 4.2.J
Eating and Drinking Establishments									
Fast Order Food Without Drive-Through		S	S	P		P	S	S	Sec. 4.2.M
Fast Order Food, Drive-Through				P		P			Sec. 4.2.M
Sit Down Restaurant		P	P	P		P	S	P	Sec. 4.2.E
Tavern or Lounge		P	P	P		P	S	P	Sec. 4.2.E
Brewpub		P	P	P		P	S	P	Sec. 4.2.E

Table 3.7-1 Use Category Specific Use	Subareas								Regulations (All Permitted and Special Uses must comply with applicable regulations)
	1	2	3	4	5	6	7	8	
Tearoom/Cafe		P	P	P		P	S	P	Sec. 4.2.V
Entertainment and Sports, Spectator									
Limited		S		P		P			
General									
Financial, Insurance, and Real Estate Services		P	P	P		P	S	P	Sec. 4.2.I
Food and Beverage Retail Sales									
Convenience Stores		S	S	S		P	S	S	Sec. 4.2.I
Package Liquor Stores		S	S	S		P	S	S	
Food Sales (Grocery)		P	P	P		P	S		Sec. 4.2.I
Funeral and Interment Service									
Cemeteries and Mausoleums									
Cremating									
Funeral Home						S			
Gasoline and Fuel Sales (Without Vehicle Service or Repair)				C		C			
Gasoline and Fuel Sales (With Minor Vehicle Service or Repair)				C		C			
Lodging									
Bed and Breakfast Inn		S	P	P		P	S		
Hotel/Motel				S		S		S	
Medical Service	S	P	P	P		P	S	P	
Office, Administrative or Professional	P	P	P	P		P	S	P	
Parking, Commercial									Sec. 4.2.R
Personal Convenience Service	P	P	P	P		P	P	P	Sec. 4.2.I
Employment Agency, Primarily for Day Workers									
Personal Improvement Service	P	P	P	P		P	P	P	Sec. 4.2.I
Repair Service, Consumer	P	P	P	P		P	P	P	
Retail Sales and Service, Indoor	P	P	P	P		P	P	P	Sec. 4.2.S
Retail Sales and Service, Outdoor				S		S			Sec. 4.2.T
Sports and Recreation, Participant									
Indoor		S		S		S			
Outdoor									
Vehicle and Equipment Sales and Service									

Table 3.7-1 Use Category Specific Use	Subareas								Regulations (All Permitted and Special Uses must comply with applicable regulations)
	1	2	3	4	5	6	7	8	
Car Wash									Sec 4.2.F
Fleet Storage	C								
Heavy Equipment Repair									
Light Equipment Repair				C*		C*			* = SUP for expansions
Heavy Equipment Sales/Rental									
Light Equipment Sales/Rental				C*		C*	C*		Sec. 4.2.P , * = SUP for expansions
Storage of Inoperable Vehicles									
Storage of RVs and Boats									
INDUSTRIAL									
Explosive Storage									
Industrial, General	C			S					
Industrial, Intensive									
Laundry Service									
Manufacturing and Production, Limited	C			S					
Manufacturing and Production, Technological				S					
Mining									
Research and Development				S		S			
Scrap and Salvage Operations									Sec. 4.2.Y
Wholesale, Storage, and Distribution									
Mini-Warehouses									
Light (Enclosed Only)	C			S					
Heavy	C*								* = SUP for expansions
Microbrewery				S					
OTHER									
Agriculture, Crop									
Greenhouse									
Recycling Facilities									
Large Collection Facility									
Small Collection Facility				P		P			
Processing Center									
Telecommunications	*	*	*	*	*	*	*	*	See Sec. 4.2.W for permitted and special uses

Table 3.7-1 Use Category Specific Use	Subareas								Regulations (All Permitted and Special Uses must comply with applicable regulations)
	1	2	3	4	5	6	7	8	
Note 1: New residential uses must be approved as part of an overall development plan including a minimum of five (5) houses in each phase.									
Note 2: Permitted on upper floors of building containing a permitted non-residential use on the ground floor.									
Note 3: Must be approved as part of an overall development plan including attached dwelling units, multi-unit dwellings, or mixed uses, and cannot account for more than 25% of the total site area of such development plan.									

D. Subarea-Specific Use Regulations

The standards in this subsection D apply in specific subareas of the RF-O district. In the event of a conflict between the use-specific standards in Sec. 4.2 and the subarea-specific standards in Sec. 3.7.D, the stricter provision shall apply. Where the standards below reference termination or abandonment, it shall be presumed that a termination, abandonment, or relocation has occurred if there has been a complete cessation of the use continuously for a period of one hundred eighty (180) days. Maintaining of utility services or payment of taxes during this one hundred eighty (180) day period is insufficient to overcome this presumption unless other factors clearly showing that the use was not terminated, abandoned, or relocated is provided to the City Planner.

1. Subarea 1 (Northwest Industrial/Residential)

- a) If a use categorized as an Industrial use in Table 3.7-1 terminates, is abandoned, or relocates out of Subarea 1, no Industrial use shall occupy any part of such property.
- b) Residential uses shall be developed pursuant to an overall development plan or a PUD requiring that at least five (5) dwelling units be developed in each phase. Construction of single-family homes unrelated to an approved overall development plan is not permitted.

2. Subarea 2 (West Residential)

- a) Uses categorized as Commercial uses in Table 3.7-1 shall only be permitted if they have a gross floor area of less than two thousand five hundred (2,500) square feet and primarily provide services to residents in the surrounding area.

3. Subarea 3 (West Park Mixed Use)

- a) Uses categorized as Commercial uses in Table 3.7-1 shall only be permitted if they have a gross floor area of less than three thousand five hundred (3,500) square feet, are oriented towards and adjacent to a public park or open space, and primarily provide services to residents in the immediately surrounding area.

4. **Subarea 4 (Southwest Commercial)**
 - a) Uses categorized as Industrial uses or Commercial-Vehicle and Equipment Sales and Service uses in Table 3.7-1 shall only be permitted after issuance of a Special Use Permit.
 - b) Uses categorized as Eating and Drinking Establishments in Table 3.7-1 shall be required to have sit-down facilities as well.
 - c) Residential uses shall only be developed pursuant to an overall development plan or a PUD requiring that at least five (5) dwelling units be developed in each phase. Construction of single-family homes unrelated to an approved overall development plan is not permitted.
5. **Subarea 5 (Park)**
 - a) If an existing industrial or commercial use terminates, is abandoned, or relocates out of Subarea 5, no industrial or commercial use shall occupy any part of such property.
6. **Subarea 6 (Riverview Commercial)**
 - a) Uses categorized as Industrial uses or Commercial-Vehicle and Equipment Sales and Service uses in Table 3.7-1 shall only be permitted after issuance of a Special Use Permit.
 - b) Uses categorized as Eating and Drinking Establishments in Table 3.7-1 shall be required to have sit-down facilities as well.
 - c) Residential uses shall only be developed pursuant to an overall development plan or a PUD requiring that at least five (5) dwelling units be developed in each phase. Construction of single-family homes unrelated to an approved overall development plan is not permitted.
7. **Subarea 7 (East Bank Mixed Use)**
 - a) New residential uses may only be developed pursuant to an overall development plan or a PUD requiring that at least six (6) dwelling units be developed in each phase. Residential units may include live/work units and attached units, and all residential units shall be 2 to 4 stories in height. Residential units with more than four (4) stories shall not be located closer than three hundred (300) feet from the Kalamazoo River. No single story structures shall be permitted.
 - b) Uses categorized as Industrial uses in Table 3.7-1 shall not be permitted in Subarea 7. Uses categorized as Commercial uses in Table 3.7-1 that are not oriented towards and adjacent to Riverview Drive or Gull Road shall only be permitted if they have a gross floor area of less than three thousand five hundred (3,500) square feet and provide services to residents in the immediately surrounding area.
8. **Subarea 8 (Southeast Mixed Use)**
 - a) Residential uses may be permitted as part of a mixed-use development where ground floor uses are non-residential.

E. Development and Design Standards

All new development in the RFO District shall comply with the following standards.

1. Street Network

The street network, including sidewalks, in the RF-O district shall have a high degree of connectivity and shall create multiple circulation routes both within the district and to adjacent areas outside the RF-O district boundaries.

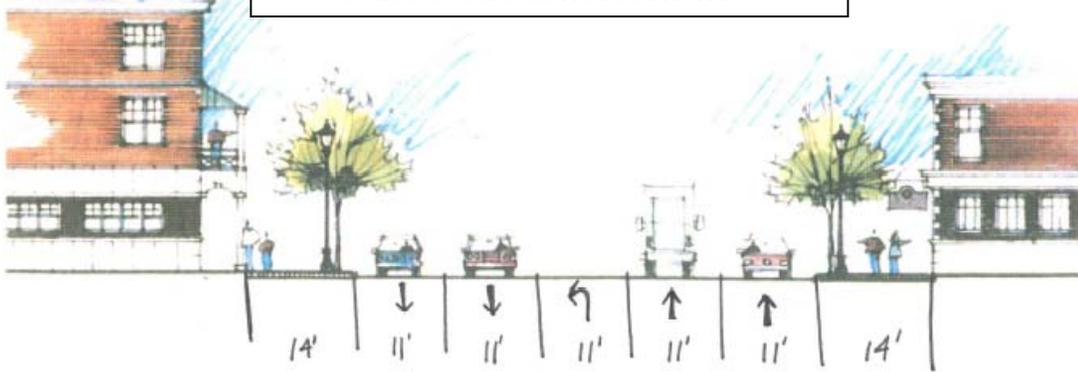
2. Street Design

The RF-O zone district is intended to have relatively narrow streets in order to encourage slower automobile travel, a friendlier pedestrian environment along the right-of-way, and to encourage primary buildings to be built close to the street. Typical street dimensions are illustrated below.

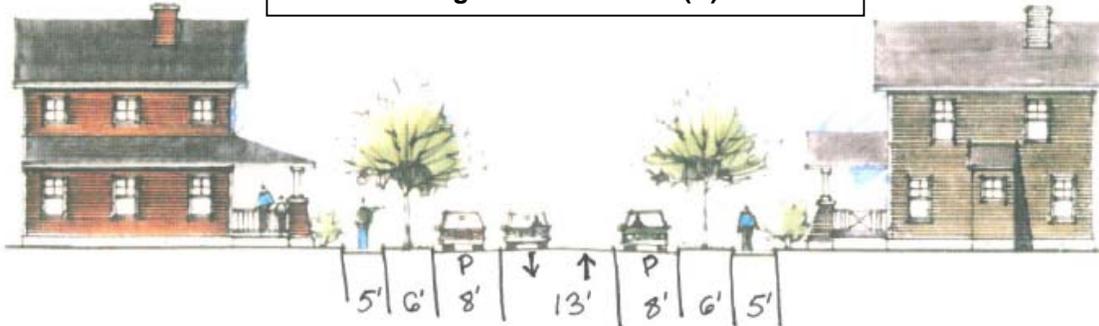
Neighborhood Street (A)



Collector Streets/Roads/Avenues



Neighborhood Street (B)



Alley



3. Parking

The requirements of Sec. 6.1 *Off-Street Parking and Loading* shall apply within the RF-O zone district, except that:

- a) Minimum off-street parking requirements for all uses that are categorized as Commercial uses in Table 3.76-1 and that are not oriented to and adjacent to Riverview Drive, Michigan Avenue, Walbridge Street, or Gull Road may be reduced by twenty-five (25) percent to reflect expectations of increased walkability and reduce auto-dependence within the district.
- b) Uses categorized as Commercial uses in Table 3.7-1 may count on-street parking spaces immediately adjacent to or directly in front of the subject property towards the minimum off-street parking requirements. Each qualifying on-street parking space shall reduce the minimum required off-street parking by one-half (1/2) space.

4. Drive-In and Drive-Through Facilities

All drive-in and drive-through facilities shall comply with the following standards. In the event these standards conflict with those standards in Sec. 6.1.C.3 *Stacking Spaces for Drive-In or Drive-Through Uses*, or Sec. 6.3.E *Screening of Drive-Through Facilities*, or with any other standard in this Ordinance, these standards shall govern.

- a) Service areas and stacking lanes for all new drive-in or drive-through facilities must be set back a minimum of five (5) feet from all lot lines. When abutting residential uses, a six (6) foot tall, opaque privacy fence is required to be installed on or near the common border to screen the drive-in or drive-through facility from the residential structure. A row of six (6) foot tall evergreen trees that provide a continuous opaque screen may be substituted for the fence. All driveway entrances, including stacking lane entrances, must be located at least fifty (50) feet from any intersection. The distance is measured along the property line from the junction of the two (2) street lot lines to the nearest edge of the entrance.
- b) Stacking lanes must contain a minimum of ninety (90) feet for a single stacking lane or fifty-four (54) feet per lane when there is more than one stacking lane. A stacking lane is measured from the curb cut to the service area. Stacking lanes do not have to be linear.
- c) When abutting residential parcels, drive-in or drive-through facilities with noise-generating equipment must document in advance that the facility will meet the city Noise ordinance regulations. Noise generating equipment includes items such as speakers and exterior air handling devices.

5. Outdoor Display Areas

Indoor retail sales and service uses may have small outdoor display areas, with a total area not to exceed ten (10) percent of the total sales floor area. These outdoor display areas must be located on the same parcel as the primary business location. All outdoor display areas must be properly identified and contained, and must be open only during store hours. Outdoor display areas must be either removed when the retail sales and service use is closed, or completely contained within a decorative fence at least four (4) feet in height. In the event these

standards conflict with any other standard in this Ordinance, these standards shall govern.

6. Dimensional Standards

TABLE RF-O.1 RIVERFRONT OVERLAY DISTRICT DIMENSIONAL STANDARDS								
Standards	1	2	3	4	5	6	7	8
Min / Max Lot Size and Width								
Min/Max Lot Area (square feet)								
Per Individual Residential Unit	2,500-7,500	2,500-7,500	1,500-5,000	1,500-5,000	4,000-10,000	2,000-5,000	1,000-3,000	N/A
Mixed / Commercial Uses	5,000-20,000	5,000-20,000	5,000-20,000	5,000-25,000	5,000-10,000	5,000-25,000	5,000-15,000	5,000-25,000
Industrial Uses	5,000-40,000	NA	NA	5,000-25,000	NA	5,000-25,000	NA	NA
Min Lot Width (feet)								
Residential Uses (Min.)	30	30	30	30	50	30	30	N/A
Mixed / Commercial Uses (Min.)	50	50	50	50	50	50	50	50
Industrial Uses (Min.)	50	NA	NA	50	NA	50	NA	NA
Min / Max Setback (feet)								
Min / Max from Street								
Street facing primary building façade – All uses	0-10	0-10	0-10	0-10	0-10	0-10	0-10	0-10
Min Rear	10	10	10	10	10	10	10	10
Min. Side (interior)	0	0	0	0	0	0	0	0
Min. Side abutting R District	15	15	15	15	15	15	15	15
Min. Side (corner)	10	10	10	10	10	10	10	10
Min / Max Height								
Primary structure	20-35	20-35	20-35	20-50	20-35	20-50	20-50	20-50
Accessory Structure	16[1]	16[1]	16[1]	16[1]	16[1]	16[1]	16[1]	16[1]
[1] For all attached and detached residential garages, see Section 6(a)(3) below. Note: Existing structures that do not conform with these dimensional standards may expand as long as the non-conformity is not increased.								

7. Building Design Standards

All development within the RF-O zone district shall comply with all applicable design standards in Sec. 6.5 Design Standards, unless such standards are inconsistent with the design standards in subsections (a) through (d) below – in which case the standards below shall govern.

a) **All Development and Structures**

- 1) All primary structures shall be oriented to a street or driveway (rather than an internal courtyard), and shall have direct walking access from the front door of the primary structure to the street sidewalk system.
- 2) All development shall incorporate the open space corridors and trails identified in the Kalamazoo Riverfront Redevelopment Plan. No applicant shall be required to dedicate to the City or to public use any portion of any such open space system or trail if the amount of such dedication would violate state or federal law regarding development exactions.
- 3) Residential garages with access from alleys are preferred. Where lots receive garage access from the street, garages should be designed so that the plane of the garage door is roughly perpendicular to the street. Where a garage door(s) is located roughly parallel to and visible from the street, such garage door(s) shall not occupy more than 45% of the total width of the front elevation of the residential structure. The front plane of the garage shall not extend closer to the street than the front plane of the primary structure.
- 4) A wide variety of building materials may be used for building exterior surfaces, including but not limited to metal, granite, stone, terra cotta, concrete, glass, brick, stucco, decorative concrete block, and wood clapboard. Alternate or new materials may also be used as long as they are compatible with the physical characteristics of the historic materials which lend character to this area of the city.
- 5) The use of the following materials requires review and approval as set forth in subsection 8.(b). below: horizontal or vertical rough-textured wood siding, stone and gravel aggregate, shingles, vinyl or aluminum siding, and TI-II (plywood).

b) **Residential Structures**

All new residential structures shall comply with the standards in this subsection b. Multi-family structures shall be required to comply with the multi-family design standards in Sec. 6.5.A *Multi-Family Residential*.

- 1) **Residential Forms (Single-Family and Duplex)**
All new residential structures shall closely resemble the design and character of the residential examples illustrated in the document: Recommended Housing Styles for the Riverfront Target Area.
- 2) **Residential Design Menu (Single-Family and Duplex)**
Each single-family detached or duplex dwelling unit (a) shall be between one and one-half (1.5) and three (3) stories in height and (b) shall include a front door area designed to be the

dominant feature on the front façade of the house through the use of clerestory windows, sidelight windows, double doors, or front porch columns, and (c) shall contain at least two (2) of the following three (3) architectural features:

- Front or side porch with a minimum depth of five (5) feet, and minimum floor area of at least fifty (50) square feet.
- Total area of brick, stucco, or stone veneer (or a combination thereof) equal to at least fifty (50) percent of the entire area of all façades visible from public streets or adjacent residential properties.
- A house design where garage doors do not appear on the front elevation of the house – but are perpendicular to the street or located behind the primary structure.

c) Mixed Use Structures

New mixed-use structures shall incorporate at least two (2) of the following four (4) architectural features.

- A minimum of ten (10) percent of each facade area that faces a public street shall be composed of transparent materials, unless the Site Plan Review Committee determines that such transparency would be inconsistent with the operational requirements of the building. At least one-half of this required amount of transparent materials shall be provided so that the lowest edge of the transparent materials is no higher than four (4) feet above the street level. In areas used to meet this transparency requirement, glazing shall have a visible light transparency percentage of at least sixty (60) percent.
- Each facade greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet. Walls whose elevations include twenty-five (25) percent of their surface area in balconies, patios, windows, or natural materials shall be exempt from this requirement.
- Each building with commercial or retail uses shall have clearly defined, highly visible customer entrances with features designed to emphasize the importance of the entrance, which may include but are not limited to canopies or porticos, overhangs, recesses or projections, arcades, arches, peaked roof forms, outdoor patios, display windows, architectural tilework or moldings integrated into the building design, or integrated planters or wing walls that incorporate landscaped areas or seating areas.

- The primary structures shall have a sloping roof with a pitch of three (3) in twelve (12) or greater, which shall incorporate either projecting gables or one horizontal or vertical break in the roofline per sixty (60) linear feet of roof length.

d) Commercial Structures

- 1) Commercial structures in subsections 1, 2, 3, and 7 shall comply with those standards in Sec. 6.5.A **Neighborhood Commercial**, as applicable to the CN-1 zone district. In case of any conflict between the requirements of Sec. 6.5.A and the requirements of this RF-O zone district, the latter shall govern. Loading areas shall be located where they are not visible from public streets or from adjacent properties with residential uses. If this is not possible, screening of loading areas shall comply with the requirements of Section 6.2.
- 2) Commercial structures in subsections 4, 6, and 8 shall comply with those design standards in Sec. 6.5.A. **Neighborhood Commercial**, as applicable to the CN-2 zone district. In case of any conflict between the requirements of Sec. 6.5.A. and the requirements of this RF-O zone district, the latter shall govern. Loading areas shall be located where they are not visible from public streets or from adjacent properties with residential uses. If this is not possible, screening of loading areas shall comply with the requirements of Section 6.2.

e) Industrial Structures

- 1) All industrial structures shall comply with those design standards in Sec. 6.5.B **Large Retail Establishments**, regardless of whether the industrial structure contains retail uses, and regardless of whether the gross floor areas of the structure exceeds 50,000 square feet. In case of any conflict between the requirements of Sec. 6.5.B and the requirements of this RF-O zone district, the latter shall govern.
- 2) Administrative/office portions of the structure shall be located in the portion of the building facing the street.
- 3) Loading areas and overhead doors shall be located where they are not visible from public streets or from adjacent properties with residential uses. If this is not possible, screening of loading areas shall comply with the requirements of Section 6.2.

8. Procedure

- a) All proposed development in the RF-O district shall be subject to the requirements of the Site Plan Review process set forth in Sec.8.3.H, as applicable. The comments and recommendations made during that process shall be incorporated into the design review process, and

compliance with the design standards and guidelines of 3.7.E. shall be required.

- b)** All residential and other development in the RF-O district that does not require Site Plan Review under Sec. 8.3.H., shall require the prior approval of the City Planner to ensure that such development is in compliance with the design standards and guidelines under 3.7.E.