

**CHAPTER 616
RIVERFRONT HIGH DENSITY RESIDENTIAL OVERLAY ZONE**

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616.001. Purpose. The purpose of the Riverfront High Density Residential Overlay Zone is to identify allowed uses and to establish development standards to promote a mixed-use residential and commercial district with an emphasis on high density residential development and pedestrian access to and along the Willamette Riverfront, while affording existing buildings additional flexibility until property is redeveloped for the uses set forth in this Chapter. (Ord No. 31-13)

616.005. Definitions. Unless the context otherwise specifically requires, as used in this Chapter, the following mean:

- (a) Project: A single development built in a single phase. A project may involve a single building or multiple buildings.
- (b) Side street: Any public street that intersects Front Street. (Ord No. 31-13)

616.010. Riverfront High Density Residential Overlay Zone Boundary. The boundaries of the Riverfront High Density Residential Overlay Zone are shown in Figure 616-6. (Ord No. 31-13)

616.015. Uses. Except as otherwise provided in this section, any use that is a permitted, special, conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or prohibited use in the Riverfront High Density Residential Overlay Zone.

- (a) **Additional Permitted Uses.** The uses set forth in Table 616-1 are additional permitted (P) uses in the Riverfront High Density Residential Overlay Zone.

**TABLE 616-1
ADDITIONAL PERMITTED USES**

Table 616-1: Additional Permitted Uses		
Use	Status	Limitations & Qualifications
Retail Sales and Services		
Eating and Drinking Establishments	P	
Retail Sales	P	
Personal Services	P	
Postal Services and Retail Financial Services	P	
Business and Professional Services		
Office	P	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Commercial Parking	P	Only the following Commercial Parking activities are allowed as additional permitted uses: <ul style="list-style-type: none"> ▪ Parking structures.

(b) Additional Prohibited Uses. In addition to the prohibited uses in the underlying zone, any permitted, special, or conditional use within the Riverfront High Density Residential Overlay Zone shall be a prohibited use within the overlay zone if developed with the following:

(1) Drive-through.

(c) Adaptive Reuse of Existing Buildings and Structures. In order to allow for greater flexibility in the use of existing buildings and structures within the Riverfront High Density Residential Overlay Zone, the adaptive reuse of buildings and structures existing on May 14, 2014 is allowed as set forth in this subsection.

(1) Uses. Any use within the Industrial use classification that is a permitted, special, or conditional use within the Industrial Commercial (IC) zone shall be a permitted, special, or conditional use within an existing building or structure within the Riverfront High Density Residential Overlay Zone.

(2) Development Standards; Design Review. The exterior of the existing building or structure may be altered, but shall not be enlarged. The exterior alteration shall comply with all applicable standards of the Industrial Commercial (IC) zone. The exterior alteration shall not be subject to the development standards, or the design review guidelines or the design review standards, of this Chapter.

(3) Termination. Adaptive reuse of an existing building or structure shall terminate as provided in this paragraph. When the adaptive reuse of a building or structure has terminated, the property shall thereafter only be used for uses allowed in the Riverfront High-Density Residential Overlay Zone.

(A) Change of use to any use that is allowed in the Riverfront High-Density Residential Overlay Zone shall terminate the adaptive reuse of the building or structure.

(B) Determination by the Building Official that the building or structure is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall terminate the adaptive reuse of the building or structure.

(C) Substantial damage or destruction of the building or structure by any cause, to the extent that the cost of repair or restoration would exceed 60 percent of the building or structure replacement cost using new materials and conforming to the current building codes, shall terminate the adaptive reuse of the building or structure. Cost of repair or restoration, and replacement cost, shall be determined by the Building Official. The Building Official's determination is appealable as provided in SRC 20J.240-20J.430 for contested case proceedings. (Ord No. 31-13)

616.020. Development Standards. Development within the Riverfront High Density Residential Overlay Zone must comply with the development standards applicable in underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

(a) Dwelling Unit Density. Dwelling unit density within the Riverfront High Density Residential Overlay Zone shall conform to the standards set forth in Table 616-2.

**TABLE 616-2
DWELLING UNIT DENSITY**

Table 616-2: Dwelling Unit Density			
Use or Activity	Standard		Limitations & Qualifications
	Minimum	Maximum	
Single Family, Two Family, and Multiple Family	20 dwelling units per acre	None	

(b) **Height.** Buildings and accessory structures within the Riverfront High Density Residential Overlay Zone shall conform to the height standards set forth in Table 616-3.

**TABLE 616-3
HEIGHT**

Table 616-3: Height		
Requirements	Standards	Limitations & Qualifications
HEIGHT		
Buildings		
All Uses	Max. 70 ft.	
Accessory Structures		
Accessory to All Uses	Max. 70 ft.	

(c) Additional Development Standards for Additional Permitted Uses in Table 616-1.

With the exception of parking structures, the additional permitted uses set forth in Table 616-1 shall conform to the following additional development standards:

- (1) **Location.** The uses shall be restricted to the ground floor of a building.
- (2) **Size.** The uses shall not exceed 50 percent of the gross floor area of a project; provided, however, grocery stores and other related food stores shall not contain more than 15,000 square feet of gross floor area per establishment. (Ord No. 31-13)

616.025. Design Review. Design review under SRC Chapter 225 is required for development within the Riverfront High Density Residential Overlay Zone as follows:

- (a) Except as otherwise provided in this section, design review according to the design review guidelines or the design review standards set forth in SRC 616.030 is required for all development within the Riverfront High Density Residential Overlay Zone.
- (b) Multiple family development shall only be subject to design review according to the design review guidelines or the design review standards set forth in SRC 616.030. (Ord No. 31-13)

616.030. Design Review Guidelines and Design Review Standards.

- (a) **Building Location, Orientation, and Design.**
 - (1) **Building Location.**
 - (A) **Design Review Guidelines.**
 - (i) Building setbacks from the street shall be minimized.
 - (B) **Design Review Standards.**
 - (i) **Setback Abutting Street.** Buildings shall have the following setbacks abutting a street:

- (aa) Minimum: 0 feet.
- (bb) Maximum: 12 feet.

(ii) **Interior Side Setback.** Buildings shall have no minimum interior side setback.

(2) **Building Orientation and Design.**

(A) **Design Review Guidelines.**

- (i) The riverfront and Mill Creek, where applicable, shall be incorporated into the proposed development as public amenities.
- (ii) Building facades adjacent to the riverfront shall facilitate pedestrian interaction by incorporating pedestrian arcades and plazas.
- (iii) Ground floor building facades facing the riverfront shall include transparent windows to ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm. (see Figure 616-1)
- (iv) Ground floor building facades facing a street shall include transparent windows to ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm.
- (v) Upper floors of buildings facing the riverfront shall incorporate decks and balconies. (see Figure 616-1)
- (vi) New buildings shall be designed to minimize noise impacts from surrounding industrial uses and streets.

(B) **Design Review Standards.**

- (i) Buildings adjacent to the riverfront shall include at least one primary building entrance facing the Willamette River.
- (ii) A primary building entrance shall be provided for each building facade facing a street. If a building has frontage on more than one street, a single primary building entrance may be provided at the corner of the building where the streets intersect. (see Figure 616-2)

(aa) **Alternative Standard for Existing Buildings.** Notwithstanding subsection (a)(2)(B)(ii) of this section, where a building existing on December 1, 1998, has a primary building entrance facing a street, such entrance may be relocated but not eliminated. The relocated entrance must face a street.

(iii) Ground floor building facades facing the riverfront shall include transparent windows on a minimum of 65 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum Visible Transmittance (VT) of 37 percent.

(aa) **Alternative Standard for Existing Buildings.** Notwithstanding subsection (a)(2)(B)(iii) of this section, where a building existing on December 1, 1998, does not include transparent windows on a minimum of 65 percent of the ground floor facade facing the riverfront, the percentage of transparent windows existing on the ground floor facade shall not be reduced. Additional windows meeting the transparency requirements of subsection (a)(2)(B)(iii) may be added without meeting the minimum ground floor facade window percentage of 65 percent.

(iv) Ground floor building facades facing a street shall include transparent windows on a minimum of 65 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum Visible Transmittance (VT) of 37 percent.

(aa) **Alternative Standard for Existing Buildings.** Notwithstanding

subsection (a)(2)(B)(iv) of this section, where a building existing on December 1, 1998, does not include transparent windows on a minimum of 65 percent of the ground floor facade facing a street, the percentage of transparent windows existing on the ground floor facade shall not be reduced. Additional windows

meeting the transparency requirements of subsection (a)(2)(B)(iv) may be added without meeting the minimum ground floor facade window percentage of 65 percent.

(v) Building offsets and articulation shall be provided for building frontages greater than 100 feet in length in order to create pedestrian scale. Building offsets shall be a minimum of 4 feet in depth and shall be provided at intervals of not more than 40 feet along the building frontage.

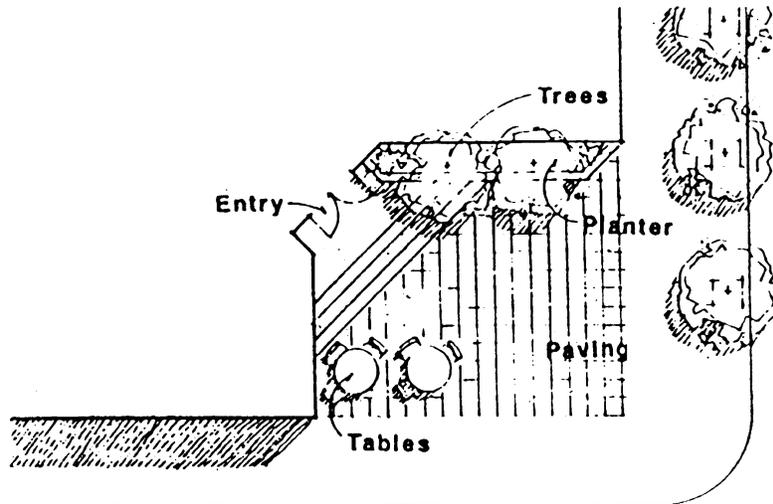
(vi) Weather protection, in the form of awnings or canopies, shall be provided along a minimum of 50 percent of the length of the ground floor building facade adjacent to a street. Awnings or canopies shall have a minimum clearance height above the sidewalk of 8 feet, and may encroach into the street right-of-way as provided in SRC 76.160.

(aa) **Alternative Standard for Existing Buildings.** Notwithstanding subsection (a)(2)(B)(vi) of this section, where a building existing on December 1, 1998, does not include weather protection, in the form of awnings or canopies, along a minimum of 50 percent of the length of the ground floor facade adjacent to a street, the percentage of weather protection along the ground floor facade shall not be reduced. Additional weather protection meeting the sidewalk clearance requirements in subsection (a)(2)(B)(vi) of this section may be added without meeting the minimum weather protection standard of 50 percent.

**FIGURE 616-1
BUILDING DESIGN ADJACENT TO THE WILLAMETTE RIVERFRONT**



**FIGURE 616-2
BUILDING CORNER ENTRY**



(b) Open Space.

(1) Private Open Space

(A) Design Review Guidelines.

(i) Private open space shall be provided for each dwelling unit that provides a pleasant and private place for the enjoyment of the occupants.

(B) Design Review Standards.

(i) A minimum of 48 square feet of private open space shall be provided for each dwelling unit. The private open space shall have no dimension less than 6 feet and shall be directly accessible from the dwelling unit through a doorway.

(c) Site Access.

(1) Vehicle Access.

(A) Design Review Guidelines.

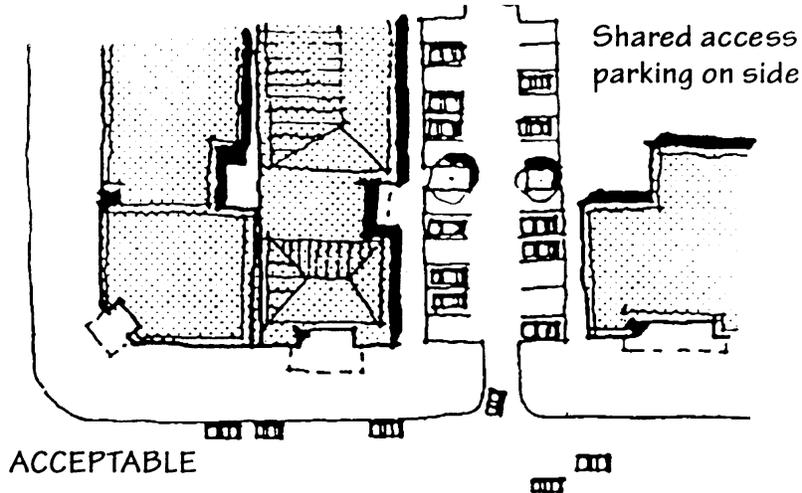
(i) Vehicle access and driveway approaches onto Front Street shall be minimized. Joint use driveways providing access to Front Street are preferred. (see Figure 616-3)

(ii) Public pedestrian access shall be provided between the river and Front Street to create an interconnected pedestrian circulation system.

(B) Design Review Standards.

(i) Public pedestrian access, in the form of a sidewalk, street, or alley, shall be provided between the river and Front Street at least every 400 feet. The public pedestrian access shall not be less than 12 feet in width.

**FIGURE 616-3
VEHICLE ACCESS MINIMIZED THROUGH JOINT USE DRIVEWAYS**



(d) Off-Street Parking and Loading.

(1) Off-Street Parking

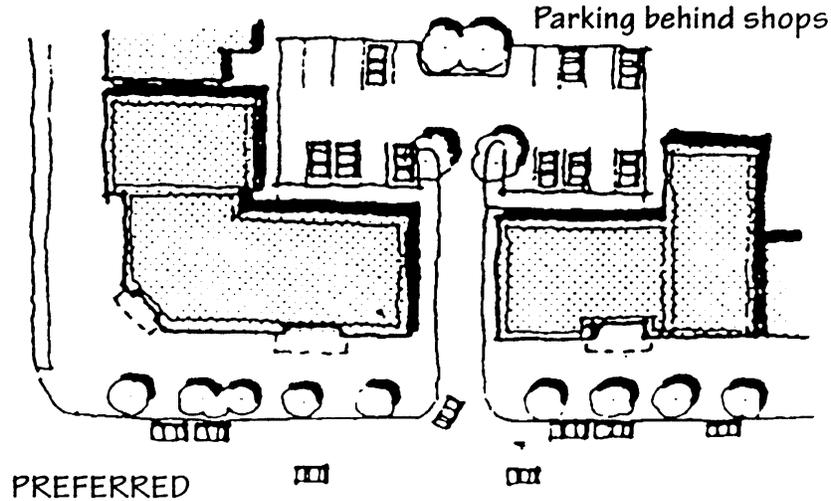
(A) Design Review Guidelines.

- (i) Off-street parking areas shall have a scale, orientation, and location that support a pedestrian-oriented mixed-use residential and commercial district. (see Figure 616-4)
- (ii) The amount of land needed to accommodate off-street parking shall be minimized through shared and structured parking where such parking is physically possible.

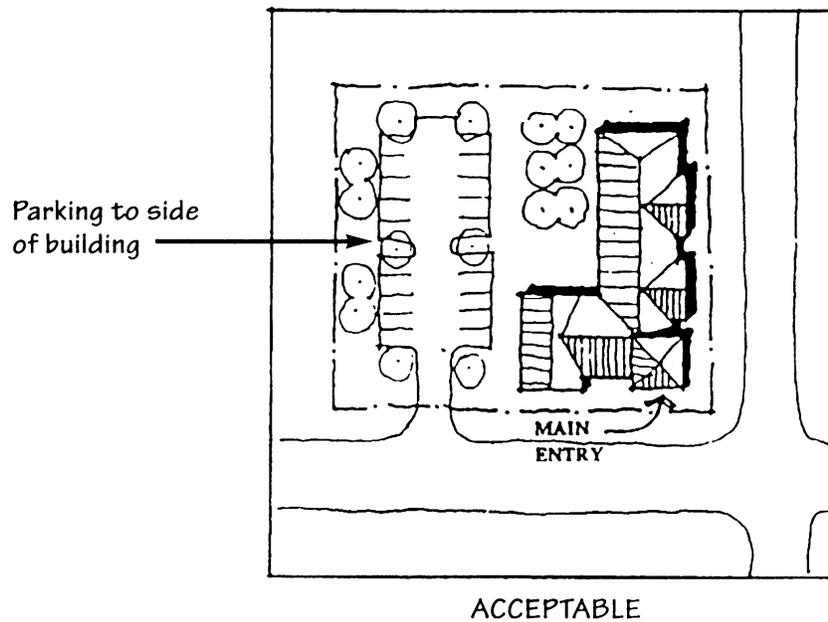
(B) Design Review Standards.

- (i) Off-street surface parking areas shall be located behind or beside buildings and structures. (see Figures 616-4 and 616-5)
- (ii) Off-street parking shall not be located within the Willamette Greenway riparian buffer set forth in SRC Chapter 600.
- (iii) Off-street parking areas shall not occupy more than 50 percent of the street frontage of a lot, except that:
 - (aa) Where a lot has frontage on two public streets, including a side street, an off-street surface parking area may occupy more than 50 percent of the side street frontage.
 - (bb) On lots abutting Front Street, multi-level parking structures may occupy more than 50 percent of the Front Street frontage, provided the parking structures include space for ground floor commercial uses along their entire Front Street frontage.

**FIGURE 616-4
PARKING AREA SUPPORTIVE OF A PEDESTRIAN ORIENTED RETAIL AND
RESIDENTIAL DISTRICT**



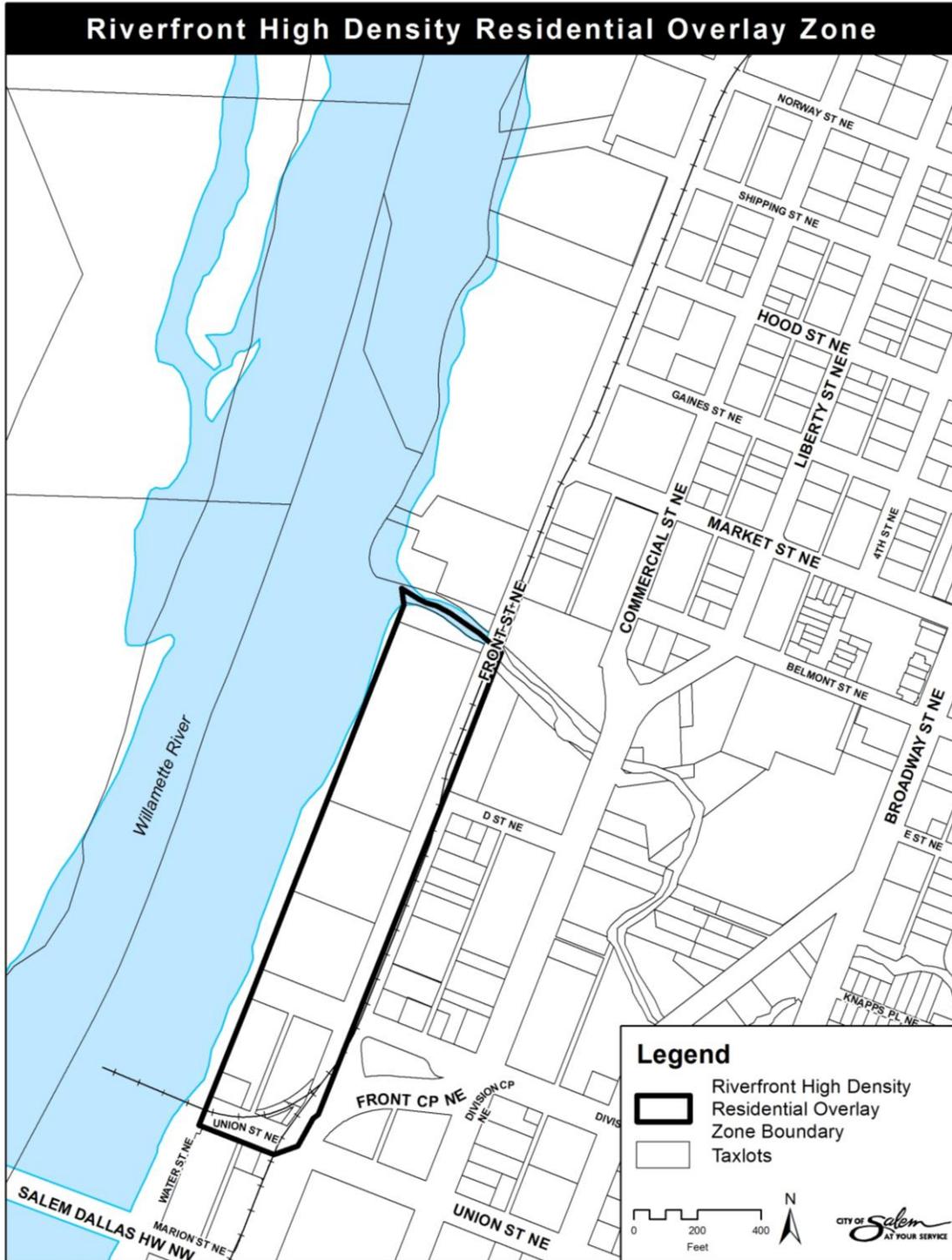
**FIGURE 616-5
PARKING LOCATED TO SIDE OF BUILDING**



- (2) **Off-Street Loading**
 - (A) **Design Review Guidelines.**
 - (i) Off-street loading areas shall be located so as to minimize their visibility from the street.
 - (B) **Design Review Standards.**
 - (i) Off-street loading areas shall be located behind or beside buildings and

structures. Off-street loading areas shall not be located between a building or structure and a street.

FIGURE 616-6
RIVERFRONT HIGH DENSITY RESIDENTIAL OVERLAY ZONE
BROADWAY/HIGH STREET TRANSITION OVERLAY ZONE



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