

1 **EXHIBIT A**
2 **ORDINANCE NO. 11, SERIES OF 2011**

3
4 **ARTICLE XVIII**
5 **TABLE OF CONTENTS**
6

7 Division 1: Introduction

8 Sec. 16-18-10: Applicability

9 Sec. 16-18-20: Purpose and Intent

10 Sec. 16-18-30: Central Business District Glossary of Design Concepts

11 Sec. 16-18-40: Use of terms “Required”, “Preferred”, “Discouraged”, and “Prohibited”

12 Sec. 16-18-50: Variances and Planned Unit Developments Prohibited

13 Sec. 16-18-60: Overview of Central Business District

14 Division 2: Historic Core Sub-District

15 Sec.16-18-210: Purpose

16 Sec.16-18-220: Overview of Sub-District Character

17 Sec.16-18-230: Site Design Standards

18 Sec.16-18-240: Building Design Standards

19 Division 3: North Gateway Sub-District

20 Sec.16-18-310: Purpose

21 Sec.16-18-320: Overview of Sub-District Character

22 Sec.16-18-330: Site Design Standards

23 Sec.16-18-340: Building Design Standards

24 Division 4: Second Street Mixed Use Sub-District

25 Sec.16-18-410: Purpose

26 Sec.16-18-420: Overview of Sub-District Character

27 Sec.16-18-430: Site Design Standards

28 Sec.16-18-440: Building Design Standards

29 Division 5: River Gateway Sub-District

30 Sec.16-18-510: Purpose

31 Sec.16-18-520: Overview of Sub-District Character

32 Sec.16-18-530: Site Design Standards

33 Sec.16-18-540: Building Design Standards

34 Division 6: Creekside Neighborhood Sub-District

35	Sec.16-18-610: Purpose
36	Sec.16-18-620: Overview of Sub-District Character
37	Sec.16-18-630: Site Design Standards
38	Sec.16-18-640: Building Design Standards
39	Division 7: Centennial Neighborhood Sub-District
40	Sec.16-18-710: Purpose
41	Sec.16-18-720: Overview of Sub-District Character
42	Sec.16-18-730: Site Design Standards
43	Sec.16-18-740: Building Design Standards
44	Division 8: Density, Intensity, and Bulk Standards
45	Sec.16-18-810: Purpose
46	Sec.16-18-820: Setbacks
47	Sec.16-18-830: Building Height
48	Sec.16-18-840: Density/Intensity Standards
49	Sec.16-18-850: Lot Requirements
50	Division 9: Parking Standards
51	Sec.16-18-910: Purpose and Intent
52	Sec.16-18-920: Applicability
53	Sec.16-18-930: Parking and Loading Requirements
54	Sec.16-18-940: Parking and Loading Demand Analysis
55	Sec.16-18-950: Parking and Loading Report
56	Sec.16-18-960: Dimensions and Design Standards for Stacking, Parking, and Loading Spaces
57	Sec.16-18-970: General Design and Layout Standards for Surface and Structured Parking
58	Sec.16-18-980: Surface Parking Landscaping and Screening Standards
59	Sec.16-18-990: Residential Parking Standards
60	Sec.16-18-9100: Attached and Detached Residential Garage Standards
61	Division 10: Land Uses
62	Sec.16-18-1010: Table of Land Uses
63	Sec. 16-18-1020: Specific Land Use Regulations
64	Division 11: Non-Conformities
65	Sec.16-18-1110: Applicability
66	Sec. 16-18-1120: Non Conforming Uses—Nonresidential Uses
67	Sec.16-18-1130: Non Conforming Uses—Residential Uses
68	Sec.16-18-1140: Nonconforming Site and Structure Regulations

69	Sec.16-18-1150: Non-Conforming Lots
70	Sec.16-18-1160: Nonconforming Use, Site, and Structure Time Extensions
71	Sec.16-18-1170: Determination of Value
72	Sec.16-18-1180: Evidence of Status—Nonconforming Lots, Uses, Sites, Structures, Residential
73	Density/Number of Units
74	Division 12: Project Review and Approval
75	Sec.16-18-1210: General Review Procedures
76	Sec.16-18-1220: Tier 1 and Tier 2 Overview
77	Sec.16-18-1230: Tier 1 Review Process
78	Sec.16-18-1240: Tier 2 Review Process
79	Sec.16-18-1250: Downtown Development Authority Meeting
80	Sec.16-18-1260: Criteria for Review of Discouraged Land Uses
81	Sec.16-18-1270 Criteria for Review of Discouraged Design Elements
82	Sec.16-18-1280: Appeals
83	Sec.16-18-1290: Amendments to Approved Project Plan
84	Sec.16-18-12100: Enforcement and Compliance
85	

Division 1
Introduction

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Sec. 16-18-10: Applicability

This Article functions as a separate component of Chapter 16, Land Use and Development. All text, figures, and tables in this Article are regulatory, unless otherwise noted. Lands regulated by the provisions of this Article also are subject to all provisions of the Rifle Municipal Code. The provisions in this Article are intended to be consistent with the provisions of Articles I through XVII of Chapter 16. However, in cases where the provisions of this Article conflict with the provisions of other Articles, the provisions of this Article shall prevail.

Sec. 16-18-20: Purpose and Intent: The Central Business District as a Vibrant Regional Center

The primary goal of the City of Rifle Central Business District is to be a vibrant, pedestrian-oriented, commercial, residential, entertainment, and cultural center. The standards set forth in this Article are designed to implement this goal as described in the City of Rifle’s 2008 Downtown Master Plan. This Article encourages development that enhances the City’s economy, energy efficiency, appearance, and quality of life through high-quality design. The intent is to create a nest of amenities to attract both Rifle residents and residents of the wider region to the downtown.

The intent of this Article is to encourage the following characteristics:

- (a) A mix of land uses throughout the Central Business District with housing, shopping, services, entertainment, and jobs located within walking distance of one another;
- (b) Private and public community amenities that contribute to economic development;
- (c) A range of housing options at different types and densities;
- (d) Development densities and intensities that substantially exceed those of other areas of the City;
- (e) A pedestrian friendly atmosphere as it relates to infrastructure, development form, and development character;
- (f) Inclusion of public gathering places—indoor and outdoor, public and private;
- (g) Incorporation of energy-efficient and sustainable building features (e.g., solar panels, garden roofs, etc.) and site design features (e.g. rain gardens, native landscaping, etc.) that make the downtown a model of sustainable urban design;
- (h) Development patterns that accommodate a range of transportation choices; and
- (i) Parking solutions that are complementary to and do not detract from a dense, pedestrian-oriented environment.

Sec. 16-18-30: Central Business District Glossary of Design Concepts

The Central Business District Glossary of Design Concepts and Terms (hereafter the “CBD Glossary”) is intended to ensure that the standards of this Article are applied consistently over time, and to assist private land owners and developers in understanding and executing these standards. The CBD Glossary is a non-codified accompaniment to this Article; however, it is to be used as an official reference when evaluating a project’s consistency with this Article. The CBD Glossary has been officially adopted by the City in association with this Article and is thus considered a regulatory document enforceable by law.

Land use descriptions and other customary zoning ordinance terms not included in the CBD Glossary are defined in Section 16-1-220 of the Rifle Municipal Code.

126 **Sec. 16-18-40: Use of Terms “Required”, “Preferred”, “Discouraged”, and “Prohibited”**

127 In order to achieve the goals of the 2008 Downtown Master Plan, this Article seeks to strike a balance
128 between high standards and flexibility for development. Accordingly, throughout this Article many
129 standards are expressed as one of the following terms. Where these terms are not included, the listed
130 standards shall be deemed to be “required” and compliance with them is mandatory.

131 (a) Required design elements are those that must be included in a project to achieve consistency with the
132 desired character of the Central Business District. Compliance with Required design elements is
133 mandatory and failure to include them in a project will result in project denial.

134 (b) Preferred design elements are those that are consistent with and contributing to the desired character
135 of the Central Business District. Although these design elements are not mandatory for a project, their
136 inclusion in a project increases the likelihood of (although does not guarantee) project approval and
137 an expedited review. Applicants are encouraged to incorporate as many Preferred elements as
138 possible.

139 (c) Discouraged design elements and land uses are those that are potentially inconsistent with and
140 detracting from the desired character of the Central Business District. Although not prohibited, their
141 inclusion in a project will decrease the likelihood of project approval and lengthened review period.
142 Projects that incorporate any discouraged design element will require a Tier 2 level of review as
143 defined in Section 16-18-1240. For each discouraged design element that is proposed, the applicant
144 shall demonstrate why the element is appropriate and how its inclusion will not detract from the
145 quality of the project or the stated goals and character of the applicable sub-district.

146 (d) Prohibited design elements are those that are highly inconsistent with the desired character of the
147 Central Business District and may not be used under any circumstances. Inclusion of a Prohibited
148 design element in a project will result in project denial.

149 **Sec. 16-18-50: Variances and Planned Unit Developments Prohibited**

150 Allowances for “Preferred” and “Discouraged” elements have been included throughout this Article and
151 provide for the level of flexibility and creativity necessary to ensure exceptional development projects. As
152 described in Section 16-18-40, above, regulations falling under the heading of “Required” or “Prohibited”
153 are mandatory. Variances to any “Required” or “Prohibited” use or design element are not permitted.
154 Planned unit developments of any type (as described in Article III, Division 6) are prohibited throughout
155 the entire the Central Business District.

156 **Sec. 16-18-60: Overview of Central Business District**

157 Following the Rifle’s 2008 Downtown Master Plan, the Central Business District is divided into six sub-
158 districts. The following six sub-districts are described in the divisions that follow and are identified on
159 the City’s Official Zoning Map.

160 *Historic Core (CBD-HC)*

161 *Second Street Mixed-Use (CBD-MU)*

162 *River Gateway (CBD-RG)*

163 *Creekside Neighborhood (CBD-CS)*

164 *Centennial Neighborhood (CBD-CN)*

165 *North Gateway (CBD-NG)*

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Historic Core Sub-District

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Sec.16-18-210: Purpose

The Historic Core sub-district represents the historic and cultural center of the community. The purpose of the sub-district is to preserve and restore the character and scale of most historic buildings and to promote complementary infill development and a high-quality, pedestrian-oriented environment.

Sec.16-18-220: Overview of Sub-District Character

The intent of this section is to describe the desired character of the sub-district and serve as a guide to developers and the City throughout the development process. See sections 16-18-230 and 16-18-240 for more specificity on which items are required, preferred, discouraged, and prohibited.

(a) Building Scale and Intensity: The scale of new buildings in the Historic Core should match existing historic development, which generally consists of two to three story buildings with a high percentage of lot coverage. The density and intensity of individual uses should be consistent with the lower scale of the buildings and be oriented to passing pedestrians more so than cars (although some civic uses may have larger draws).

(b) Redevelopment and Preservation Opportunities: As indicated in the 2008 Downtown Master Plan, the Historic Core sub-district is characterized by several high priority preservation sites that help set the tone for the character of new development projects. These include the entire southern block faces on 3rd Street from East to West avenues, the

northern block face of 3rd Street from East to Railroad avenues, and additional properties on 3rd and 4th streets. Several opportunities also exist for infill and redevelopment, particularly at the edges of the sub-district on Third and Fourth streets where the block faces should be continued all the way to East and West avenues.

(c) Primary Land Uses: Land uses in the Historic Core should promote pedestrian activity. These include retail, restaurants, and complementary service uses on the ground floor with upper-story residential or office uses, and civic and public uses.

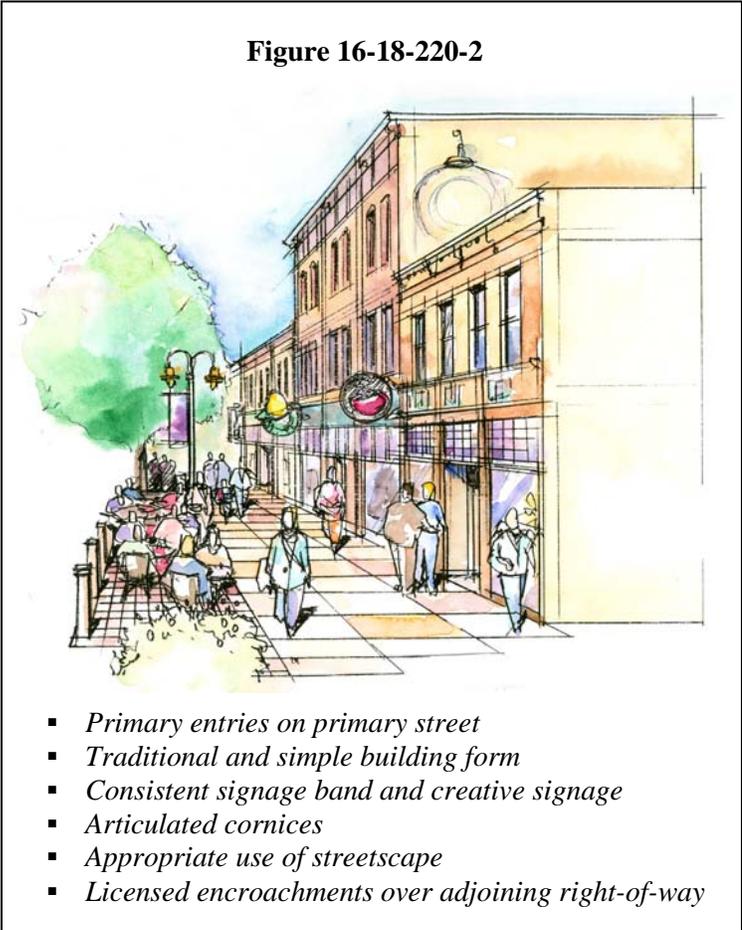
Figure 16-18-220-1



- *Consistent façade rhythms*
- *Brick as primary material*
- *Articulation of façade*
- *Three-dimensional details*
- *Vertically proportioned windows on upper floors*
- *Preservation of historic features.*

214 (d) General Design Characteristics: To maintain Rifle’s historic and cultural integrity, the design of
215 new development and modifications to existing development should be thoughtfully designed to
216 complement the key historic design elements of this sub-district. This includes brick as the
217 primary building material and large, ground floor storefront windows that contribute to the
218 pedestrian-oriented character. Although the design of buildings should reflect the traditional
219 characteristics of the sub-district, opportunities should be sought to incorporate energy efficient
220 elements as well.

221 (e) Relationship of Development to Street: New buildings in the Historic Core should fill in the
222 existing block faces along
223 Third and Fourth streets,
224 extending them all the way to
225 East and West avenues.
226 Accordingly, buildings should
227 be pulled up to the sidewalk,
228 and include large display
229 windows to increase
230 pedestrian interest and
231 activity. The limited breaks in
232 the block faces, such as those
233 needed for small parking lots,
234 should incorporate walls and
235 landscaping and/or decorative
236 structures that visually
237 continue the block face across
238 the opening. Building sides
239 along Railroad Avenue should
240 be similar to those on Third
241 and Fourth streets. Building
242 and property sides along East
243 and West avenues also should
244 be of high quality but are
245 expected to have a lesser
246 importance and are likely to
247 provide secondary and service
248 accesses.



249 (f) Parking: Parking requirements
250 in the Historic Core should be
251 met through a combination of diagonal on-street parking stalls and small, surface parking lots
252 situated to the side or rear of buildings, but preferably not at street corners. Structured parking is
253 discouraged and should include a face of ground floor retail/commercial uses along Third and
254 Fourth streets and Railroad Avenue, if it is used. Likewise, large surface lots also are
255 discouraged and all surface parking should be screened with walls and/or landscaping.

256 (g) Project Review Criteria: The City will evaluate proposed projects in the Historic Core based on
257 the following considerations in addition to all of the other standards contained in Section 16-18-
258 1260 of this Article:

- 259 (1) Does the project enhance the Historic Core as the cultural center of the community,
260 and/or complement existing cultural amenities (e.g., historic theater, the museum, and the
261 historic post office)?

- 262 (2) Does the project contribute to and enhance the western small-town charm of the Historic
 263 Core?
- 264 (3) Does the project help preserve and sensitively restore historic buildings?
- 265 (4) Does the project help preserve and restore the City’s historic building pattern with
 266 complementary infill development?
- 267 (5) Do the intensity, scale, and overall design of the project enhance the pedestrian
 268 friendliness of this area?
- 269 (6) Does the project preserve and complement historically representative structures?

270 **Sec.16-18-230: Site Design Standards**

271 The site design standards listed in Table 16-18-230 shall apply to all projects located within the Historic
 272 Core sub-district. See Division 5 of the CBD Glossary for illustrations and definitions of the concepts and
 273 terms used in the Table.

Table 16-18-230

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a) Site Access – Pedestrian	<ul style="list-style-type: none"> ◆ Paved walkways between all building public entries and adjoining public sidewalks and on-site parking areas ◆ Protective barriers or markings to separate walkways from vehicle circulation/ parking areas ◆ Handicapped accessible per City code 	<ul style="list-style-type: none"> ◆ Walkways connecting to adjoining properties ◆ Cross-access easements with adjoining properties ◆ Walkway/trail connecting to/along Rife Creek ◆ Porous pavement 	<ul style="list-style-type: none"> ◆ Walkway widths of less than 4’ 	
(b) Site Access – Vehicular		<ul style="list-style-type: none"> ◆ Access from alley or secondary street ◆ Shared access points ◆ Cross-access easements with adjoining properties ◆ Integrated transit stops with seating and shelters along transit routes 	<ul style="list-style-type: none"> ◆ Access from primary street ◆ Blind driveways between buildings 	<ul style="list-style-type: none"> ◆ Curb cut wider than 24’
(c) Parking and Loading (See Division 9 for additional parking and access requirements)	<ul style="list-style-type: none"> ◆ Number and design of parking and loading spaces per Division 9 ◆ Location per 16-18-970(b) 	<ul style="list-style-type: none"> ◆ Underground parking ◆ Permanent surface parking lot widths of 50’ or less on a primary street 	<ul style="list-style-type: none"> ◆ Above ground structured parking ◆ Permanent surface parking lot widths between 50’ and 125’ on a primary street 	<ul style="list-style-type: none"> ◆ Permanent surface parking lot widths greater than 125’ on a primary street
(d) Utility Areas	<ul style="list-style-type: none"> ◆ Fully screened with materials matching building and/or landscaping 	<ul style="list-style-type: none"> ◆ Behind building; off alley ◆ Indoor refuse and recycling containers 	<ul style="list-style-type: none"> ◆ In side yards ◆ Between the principal building and a secondary street 	<ul style="list-style-type: none"> ◆ Between the principal building and a primary street¹
(e) Lighting	<ul style="list-style-type: none"> ◆ At entries, 	<ul style="list-style-type: none"> ◆ Pedestrian-scaled 	<ul style="list-style-type: none"> ◆ Exposed bulbs/light 	<ul style="list-style-type: none"> ◆ Poles higher than 25’

Table 16-18-230

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
	<p>walkways, plazas and parking areas</p> <ul style="list-style-type: none"> ♦ Cut-off fixtures ♦ Minimum of 0.5 foot candles and maximum of 1.5 foot candles on all walkways and parking areas during business hours (at all times for residential entries) ♦ Maximum of 2.0 foot candles at building entries 	<ul style="list-style-type: none"> ♦ Fixtures consistent with building architecture ♦ LED lighting ♦ Solar lighting ♦ Photo-electric lights ♦ Motion security lights ♦ Storefront and security lighting only after building hours ♦ Highlight building features 	<p>source</p> <ul style="list-style-type: none"> ♦ Colored lights (other than temporary) ♦ Incandescent ♦ Fixtures inconsistent with building architecture 	<ul style="list-style-type: none"> ♦ Multi-socket spot/flood lights ♦ Sodium vapor ♦ Flashing lights ♦ Greater than 0.5 foot candles at property lines
(f) Landscaping	<ul style="list-style-type: none"> ♦ General landscape requirements per Chapter 16, Article XIII ♦ Parking lot landscaping per Section 16-18-980 ♦ Dust free material on all unpaved areas ♦ Natural materials ♦ Min. 50% coverage with plants in all required landscape areas ♦ Min. 50% xeric plant material ♦ Protective barriers from parking areas 	<ul style="list-style-type: none"> ♦ Native plant materials ♦ Min. 25% evergreens ♦ Seasonal plantings ♦ On-site pallet and design consistent with adopted streetscape plan ♦ Consistent palette of plantings across site ♦ Passive solar strategies ♦ Integrated with storm water management system ♦ On-site water collection for irrigation ♦ Drip irrigation 	<ul style="list-style-type: none"> ♦ Invasive or exotic species ♦ Non-native rock ♦ Spray irrigation (other than for turf) ♦ Shallow-rooted trees near buildings and paving ♦ Trees and shrubs with thorns (other than specimens and ornamentals) 	<ul style="list-style-type: none"> ♦ Exposed/unfinished earth ♦ Synthetic or artificial plant material (as part of required landscaping) ♦ Weeds (as defined in City code) ♦ Greater than 5% irrigation overspray onto buildings or pavement ♦ Drop fruit onto ROW ♦ Poisonous to touch
(g) Storm Water Management	<ul style="list-style-type: none"> ♦ Runoff directed into alley or adjoining ROW per City engineer ♦ Oil-water separators per city standards. 	<ul style="list-style-type: none"> ♦ Green roof ♦ Integrated with landscaping ♦ On-site water collection for irrigation ♦ Rain gardens ♦ Porous pavement ♦ Underground infiltration/ detention systems 	<ul style="list-style-type: none"> ♦ Direct connection to City system ♦ Rock-lined detention areas 	<ul style="list-style-type: none"> ♦ Direct discharge into waterways ♦ Open detention pits deeper than 4 feet ♦ Open detention pits with slopes greater than 4:1
(h) Fences and Walls	<ul style="list-style-type: none"> ♦ Meets visibility triangle requirements per Chapter 16, Article XIII ♦ Where used for parking screening, consistent with Section 16-18-980 	<ul style="list-style-type: none"> ♦ Finished side facing out 	<ul style="list-style-type: none"> ♦ Non-native stone ♦ Non-traditional materials ♦ Bright colors 	<ul style="list-style-type: none"> ♦ Higher than 4' in front of principal building or higher than 6' in all other locations² ♦ Chain link or wire fencing visible from any street ♦ Broken concrete block ♦ Unfinished concrete

Table 16-18-230

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
				<ul style="list-style-type: none"> block ◆ Gabion ◆ Tires ◆ Electric ◆ Barbed or razor wire²
(i) Accessory Structures (storage sheds, shelters, gazebos, etc) ³	<ul style="list-style-type: none"> ◆ Minor Accessory structures (less than 200 sq ft) at least 3' from side or rear property lines ◆ Major accessory structures (greater than 200 square feet) are subject to the setback, bulk, and intensity, standards applicable to the principal structure with which they are associated. ◆ Gazebos, shelters, or similar structures in street yards must be finished with decorative detail in approved architectural style ◆ Commercial storage structures on a foundation and meeting all architectural requirements in any yard, street or otherwise. 	<ul style="list-style-type: none"> ◆ Located near an alley ◆ Residential pre-manufactured storage sheds not visible from a street and meeting setback requirements. 	<ul style="list-style-type: none"> ◆ Storage shed between a building and a secondary street finished with decorative detail in approved architectural style ◆ More than one major accessory structure per lot 	<ul style="list-style-type: none"> ◆ Accessory structures taller than 16 feet ◆ Storage sheds between a building and a primary street ◆ Pre-manufactured buildings or trailers for commercial storage uses ◆ Two storage sheds on one lot
(j) Exterior Communication Devices	<ul style="list-style-type: none"> ◆ Devices must be setback from any property line by a distance that is equal to or greater than its height. 			<ul style="list-style-type: none"> ◆ Not located in a street yard. ◆ Except for television antennas and satellite dishes 18" or smaller, devices shall not be visible from a public street. ◆ Commercial communication towers are prohibited.
(k) Use and Improvement of	<ul style="list-style-type: none"> ◆ Continuation of adopted streetscape 	<ul style="list-style-type: none"> ◆ Seating and bike parking 	<ul style="list-style-type: none"> ◆ Vacating alleys ◆ Use of unpaved 	<ul style="list-style-type: none"> ◆ Nuisance vegetation as defined by the City

Table 16-18-230

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
ROW	<ul style="list-style-type: none"> plan ♦ Paving and landscaping meeting City standards ♦ Handicapped accessible per City code ♦ Approved revocable license for ROW encroachments 	<ul style="list-style-type: none"> ♦ Tree placement coordinated with signage ♦ Passive solar strategies with trees ♦ Paved alleys with storm water facilities 	alleys for access to parking	<ul style="list-style-type: none"> ♦ Narrows primary street sidewalk width to less than 5' ♦ Narrows secondary street sidewalk width to less than 4'

¹ Except where no other options exist, in which case it shall be discouraged.

² Except where the safety of the public is an issue (such protection from high voltage equipment), in which case it shall be discouraged.

³ Accessory structures for single family homes and homes that have been converted into commercial uses shall be governed by the standards in Sections 16-3-230, 16-3-240, and 16-3-340 of the Rifle Municipal Code.

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275 **Sec.16-18-240: Building Design Standards**

276 The building design standards listed in Table 16-18-240 shall apply to all projects located within the
 277 Historic Core sub-district. See Division 6 of the CBD Glossary for illustrations and definitions of the
 278 concepts and terms used in the Table.

Table 16-18-240

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a) Architectural Style	<ul style="list-style-type: none"> ♦ Preservation and restoration of High-Priority Preservation Sites consistent with preservation standards in the CBD Glossary ♦ Consistent on all exposed sides ♦ Additions in same or complementary style as existing building ♦ Pre-manufactured buildings shall meet all requirements of and be similar to conventional buildings in function and appearance; including foundations, facades, architecture, and interiors. 	<ul style="list-style-type: none"> ♦ Preservation and restoration of all other historic buildings consistent with preservation standards in the CBD Glossary ♦ Single stylistic approach ♦ Styles historically common to downtown Rifle ♦ Simplified, non-stylistic designs conforming to sub-district rhythms, forms and proportions 	<ul style="list-style-type: none"> ♦ One-story buildings ♦ Replication of a former building in Rifle ♦ Multiple styles on a single building ♦ Styles emphasizing exaggerated references to historic details (e.g., Post-modern) ♦ Styles emphasizing unarticulated facades ♦ Contemporary Folk styles ♦ Neo styles ♦ Non-stylistic designs not conforming to sub-district rhythms, forms and proportions 	<ul style="list-style-type: none"> ♦ Franchise architecture ♦ Replication of existing building in Rifle ♦ Styles predominate in other regions not indicative of Western Colorado ♦ Bold, stylistic expression
(b) Façade and Articulation	<ul style="list-style-type: none"> ♦ Facades facing streets with recess, offset, or pilaster at least 1' in depth or projection every 40' ♦ Rectangular footprint ♦ Rectilinear and simple 	<ul style="list-style-type: none"> ♦ Non-corner buildings with symmetrical primary façade ♦ Corner buildings oriented to intersection ♦ Large building facades broken up to be 	<ul style="list-style-type: none"> ♦ Angular or curved walls as dominate or repetitive element ♦ Overly complex geometry ♦ Clearly disruptive to rhythm on block 	<ul style="list-style-type: none"> ♦ Greater than 40% unarticulated wall plane on any façade

Table 16-18-240

Building Design Element	Required	Preferred	Discouraged	Prohibited
	<ul style="list-style-type: none"> ♦ building form ♦ Main entry as primary focal point ♦ Pedestrian scale of first floor façade ♦ Differentiation of first floor from upper floors on primary façade ♦ Harmonizing rhythm of lower and upper levels ♦ Consistent on all sides facing a street 	<ul style="list-style-type: none"> ♦ reflective of traditional lot widths (50') ♦ Upper floor balconies accessible to occupants ♦ Articulated components ♦ Less than 15% unarticulated wall plane on primary façade ♦ Less than 25% unarticulated wall plane on secondary street façade ♦ Additions well-integrated into total building structure and design 	<ul style="list-style-type: none"> ♦ Single façade design wider than 100 feet ♦ Greater than 15% unarticulated wall plane on primary façade ♦ Greater than 25% unarticulated wall plane on secondary street façade ♦ Additions that appear to be “tacked-on” in terms of location, form and articulation 	
(c) Public Entries (See Section 16-18-970 for service entry standards.)	<ul style="list-style-type: none"> ♦ Main entry on primary façade ♦ Clearly differentiated from service entries ♦ Handicapped accessible per City code ♦ Upper floor egress compliant with City fire codes ♦ Revocable license for ROW encroachments ♦ Address visible from street at main entry 	<ul style="list-style-type: none"> ♦ At grade with sidewalk ♦ Main entry at intersection on corner buildings ♦ Awning covered and/or recessed ♦ Pedestrian-scaled ♦ Glass doors/doors with windows ♦ Glass transoms and side lights ♦ Internal connections between first floor tenants ♦ Internal stairwells and fire escapes 	<ul style="list-style-type: none"> ♦ Greater than 2' above or below sidewalk ♦ External stairs and fire escapes ♦ Open air hallways facing a street 	<ul style="list-style-type: none"> ♦ Door swings over ROW ♦ External stairs serving upper floors on primary façade ♦ Encroachments on adjoining property without easement agreement
(d) Fenestration and Transparency ¹	<ul style="list-style-type: none"> ♦ Window types and sizes consistent with architectural style ♦ Primary street first floor facade min. 60% transparent ♦ Primary street upper floor façade min. 25% transparent ♦ Secondary street first floor facade min. 50% transparent ♦ Secondary street upper floor façade min. 15% transparent 	<ul style="list-style-type: none"> ♦ Continuous storefront windows facing streets ♦ Harmonizing rhythm of upper and lower windows ♦ Upper floor vertical windows ♦ Upper floor pronounced sills and lintels ♦ Upper floor recessed or framed windows ♦ Upper floor double hung windows ♦ Upper floor divided glass windows 	<ul style="list-style-type: none"> ♦ False windows ♦ Upper floor horizontal banded windows ♦ Upper floor windows either not framed or not recessed ♦ Upper floor undivided or fixed glass windows ♦ Sliding or awning windows ♦ Glass block other than on transoms ♦ Unfinished aluminum window frames 	<ul style="list-style-type: none"> ♦ Reflective/mirrored glass ♦ Heavily tinted glass on first floor facing a street ♦ Jalousie windows facing a street ♦ Upper floor façade more than 50% transparent
(e) Detailing, Materials, and Colors	<ul style="list-style-type: none"> ♦ Consistent with architectural style ♦ Min. 40% coverage with brick on primary façade ♦ Additions consistent with existing building 	<ul style="list-style-type: none"> ♦ Greater than 40% coverage with brick on all exposed walls ♦ Chiseled face CMU or stone as accent ♦ Local, recycled, and natural materials 	<ul style="list-style-type: none"> ♦ Stucco coverage greater than 30% on street façade or greater than 50% on any other façade ♦ Excessive ornamentation 	<ul style="list-style-type: none"> ♦ Use of any of the following as siding on the first floor primary façade or on more than 10% of any other façade: <ul style="list-style-type: none"> ○ Barn siding/

Table 16-18-240

Building Design Element	Required	Preferred	Discouraged	Prohibited
	<ul style="list-style-type: none"> ◆ 	<ul style="list-style-type: none"> ◆ Three dimensional details (vs. applied) ◆ Colors consistent with architectural style ◆ Historic and earth tone colors for brick ◆ Color scheme with max. of 3 colors 	<ul style="list-style-type: none"> ◆ Applied details ◆ Non-modular stone ◆ Domed awnings ◆ Backlit awnings ◆ Color schemes with more than 5 colors ◆ Brightly colored sloped roofs ◆ Painting natural brick in good condition ◆ Wall or window unit coolers/heaters on street façade 	<ul style="list-style-type: none"> o plywood/T-111 o Cedar shakes o Concrete block, panels, or poured concrete o Corrugated and prefabricated metal panels o Glass o Logs o Non-native stone (e.g., granite) o Timbers o Vinyl and aluminum siding ◆ Bright florescent colors ◆ Burglar bars and security gates not on alleys
(f) Roofs/ Building Tops	<ul style="list-style-type: none"> ◆ Consistent with architectural style ◆ Fully screened rooftop mechanicals ◆ Articulated cornice for flat roofs facing primary street ◆ Exposed gutters and downspouts finished consistent with architectural style ◆ Flashing and protruding stacks finished consistent with architectural style ◆ Revocable license for ROW encroachments 	<ul style="list-style-type: none"> ◆ Flat or gently sloped roofs not visible from the street ◆ Cornice line continued from adjoining building ◆ Roof decks accessible to occupants 	<ul style="list-style-type: none"> ◆ Flat roof decks visible from adjoining street ◆ Sloped roof over primary building area 	<ul style="list-style-type: none"> ◆ Sheet flow or scuppers without downspouts
(g) Signage	<ul style="list-style-type: none"> ◆ Compliant with City Sign Code (Chapter 16, Article VIII) ◆ Revocable license for ROW encroachments 	<ul style="list-style-type: none"> ◆ Sign band integrated into architecture just below second floor for first floor tenants ◆ Material and design consistent with architectural style ◆ Energy efficient lighting ◆ Shape and graphics consistent with business ◆ Simple and easy to read ◆ Opaque background with white or light-colored letters ◆ Building marker/name and/or address integrated into front 	<ul style="list-style-type: none"> ◆ Molded plastic ◆ Channel letters ◆ On awnings (other than valence) ◆ Painted on walls (other than non-commercial murals) ◆ Projecting signs spaced less than 25' apart ◆ On upper floors, window signage other than cut out letters or etchings ◆ Monument sign 	<ul style="list-style-type: none"> ◆ More than one projecting sign per tenant per building side ◆ Wall signs on upper floors (other than integrated building marker/address) ◆ Covering more than 30% of any first floor window ◆ Covering more than 10% of any upper floor window ◆ More than one window sign per upper floor tenant per building side ◆ More than one monument sign ◆ Pole sign ◆ Roof sign

Table 16-18-240

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
		<ul style="list-style-type: none"> façade ♦ Tenant directory/ kiosk located near main entry 		
(h) Sustainability (applies to exterior elements only)	<ul style="list-style-type: none"> ♦ Compliant with City energy code 	<ul style="list-style-type: none"> ♦ Building reuse and renovation (as opposed to demolition) ♦ Solar panels and water heaters integrated with roofs and architecture ♦ Fenestration oriented for solar gain and day lighting ♦ Skylights ♦ Active solar windows ♦ Shared clothes lines behind buildings ♦ Building mounted wind turbines integrated with architecture ♦ Solar panels and/or wind turbines integrated with parking lot light poles ♦ Geothermal heating and cooling systems ♦ Fuel cell generators ♦ Double-paned windows ♦ Operable windows with screens ♦ Screen doors ♦ Recycling and reuse of existing materials ♦ Locally sourced new materials ♦ LEED-certified or LEED-equivalent 	<ul style="list-style-type: none"> ♦ Shared clothes lines facing primary street ♦ Wall-mounted solar panels facing a street ♦ Incandescent lights ♦ Extensive use of petroleum-based materials 	

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¹ Uses that are permitted in the downtown whose function requires reduced or no fenestration, such as a movie theater, may have fenestration requirements waived through a Tier 2 review.

North Gateway Sub-District

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Sec.16-18-310: Purpose

The North Gateway sub-district is the northern entryway into Rifle’s downtown. The purpose of the sub-district is to provide an attractive gateway into the downtown and create a transition between the auto-oriented commercial uses to the north and the pedestrian character of the Central Business District.

Sec.16-18-320: Overview of Sub-District Character

The intent of this section is to describe the desired character of the sub-district and serve as a guide to developers and the City throughout the development process. See sections 16-18-330 and 16-18-340 for more specificity on which items are required, preferred, discouraged, and prohibited.

(a) Building Scale and Intensity: Buildings in the North Gateway should be consistent with the scale of the buildings in the Historic Core. However, the intensity of development may be somewhat greater than that in the Historic Code given that more auto-oriented uses are permitted in this sub-district.

Figure 16-18-320-1



- *Zero and small setbacks*
- *Corner design element*
- *Differentiation of lower and upper levels*
- *Awning/cover at primary entry*
- *Balconies accessible to occupants*

(b) Redevelopment and Preservation Opportunities: The existing buildings and properties within this sub-district all present opportunities for redevelopment. None were identified in the 2008 Downtown Master Plan as high-priority preservation sites.

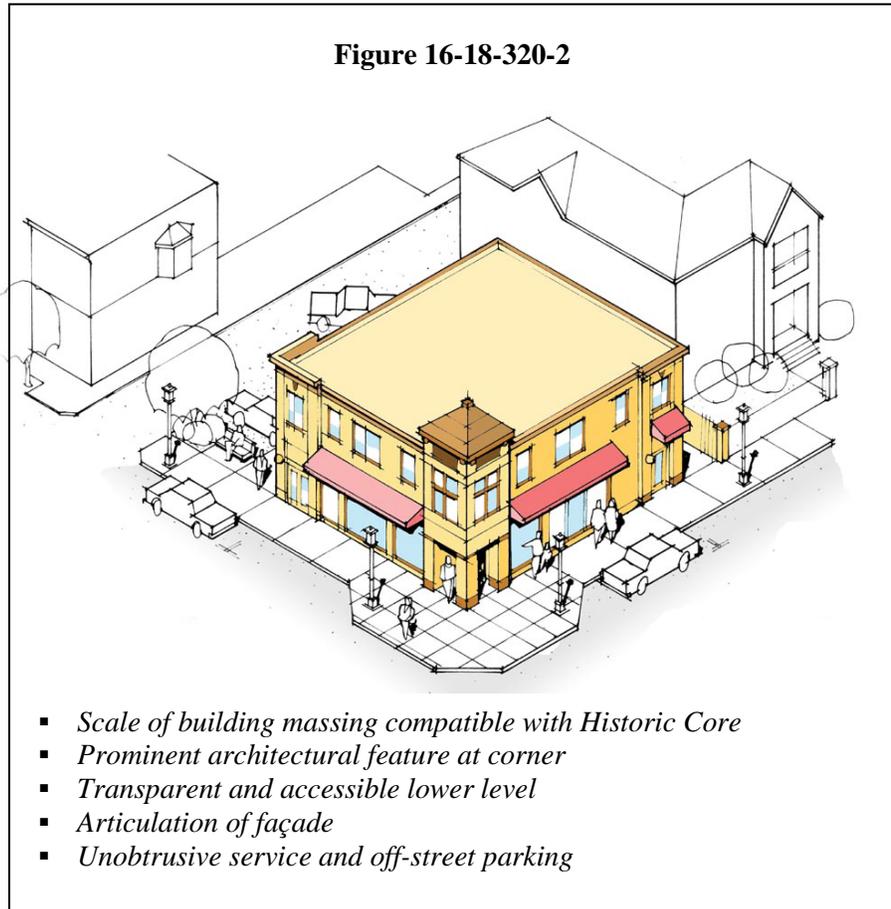
(c) Primary Land Uses: This sub-district is intended to accommodate primarily commercial uses. Ground floor uses should consist of retail, personal services and restaurants with upper floor residential or offices. Auto-oriented uses also are permitted, such as service stations, provided various standards are met. Land uses on Sixth Street should be compatible with the school located to the north, and those on the east and west ends of the sub-district should be compatible with the adjoining residential neighborhoods.

(d) General Design Characteristics: The intersection of Fifth Street and Railroad Avenue is the visual gateway into the downtown. Development on these corners should provide an attractive gateway through high-quality design and architectural elements oriented towards the intersection. Preferred exterior building materials are primarily brick with large, ground floor

328 windows to maintain a pedestrian-friendly character and vibrancy. Although simple, rectangular
329 building forms consistent with those in the Historic Code are preferred, the lack of any
330 historically significant buildings in this sub-district creates opportunities for somewhat more
331 contemporary development.

332 (e) Relationship of Development to Street: Development on the corners of the Fifth Street/Railroad
333 Avenue intersection should incorporate strong corner elements to create a strong sense of entry
334 to the downtown. Throughout the North Gateway buildings should include small setbacks and
335 designs with high
336 levels of
337 transparency to
338 encourage
339 pedestrian
340 activity.

341 (f) Parking: Parking
342 in the North
343 Gateway should
344 be located at the
345 sides and rear of
346 buildings and
347 preferably not
348 along Railroad
349 Avenue. A mix
350 of on-street
351 spaces (both
352 within this sub-
353 district and
354 within adjoining
355 sub-districts) and
356 smaller, well-
357 screened on-site
358 parking areas
359 should be
360 sufficient to
361 address most of
362 the anticipated parking needs of the district.



363 (g) Project Review Criteria: The City will evaluate proposed projects in the North Gateway based on
364 the following considerations in addition to all of the other standards contained in Section 16-18-
365 1260 of this Article:

366 (1) Does the project contribute to a positive gateway experience to the Historic Core and
367 Central Business District?

368 (2) Does the project complement the character, scale, and function of the Historic Core?

369 (3) Does the project improve the appearance of properties in this sub-district?

370 (4) Are the uses, scale and intensity of development along Sixth Street compatible with the
371 school to the north?

372 (5) Are the uses, scale and intensity of development at the east and west ends of the sub-
373 district compatible with the adjoining residential neighborhoods?

374 **Sec.16-18-330: Site Design Standards**

375 The site design standards listed in Table 16-18-330 shall apply to all projects located within the North
 376 Gateway sub-district. See Division 5 of the CBD Glossary for illustrations and definitions of the concepts
 377 and terms used in the Table.

Table 16-18-330

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a)Site Access-- Pedestrian	<ul style="list-style-type: none"> ◆ Paved walkways between all building public entries and adjoining public sidewalks and on-site parking areas ◆ Protective barriers or markings to separate walkways from vehicle circulation/ parking areas ◆ Handicapped accessible per City code 	<ul style="list-style-type: none"> ◆ Walkways connecting to adjoining properties ◆ Cross-access easements with adjoining properties ◆ Porous pavement 	<ul style="list-style-type: none"> ◆ Walkway widths of less than 4' 	
(b)Site Access— Vehicular (See Division 9 for additional parking and access requirements)		<ul style="list-style-type: none"> ◆ Access from an alley or secondary street ◆ Shared access points ◆ Cross-access easements with adjoining properties ◆ Integrated transit stops with seating and shelters along transit routes 	<ul style="list-style-type: none"> ◆ Blind driveways between buildings ◆ Access from a primary street 	<ul style="list-style-type: none"> ◆ Curb cut wider than 24'
(c)Parking and Loading (See Division 9 for additional parking and access requirements)	<ul style="list-style-type: none"> ◆ Number, location and design of off-street parking and loading per Division 9 	<ul style="list-style-type: none"> ◆ Underground parking ◆ Permanent surface parking lot widths of 50' or less on a primary street 	<ul style="list-style-type: none"> ◆ Permanent surface parking lot widths between 50' and 125' on a primary street 	<ul style="list-style-type: none"> ◆ Permanent surface parking lot widths greater than 125' on a primary street
(d)Utility and Storage Areas	<ul style="list-style-type: none"> ◆ Fully screened with materials matching building and/or landscaping 	<ul style="list-style-type: none"> ◆ Behind building; off alley ◆ Indoor refuse and recycling containers 	<ul style="list-style-type: none"> ◆ In side yards ◆ Between the principal building and a secondary street 	<ul style="list-style-type: none"> ◆ Between the principal building and a primary street¹
(e)Lighting	<ul style="list-style-type: none"> ◆ At entries, walkways, plazas and parking areas ◆ Cut-off fixtures ◆ Minimum of 0.5 foot candles and maximum of 1.5 foot candles on all walkways and parking areas during business hours (at 	<ul style="list-style-type: none"> ◆ Pedestrian-scaled ◆ Fixtures consistent with building architecture ◆ LED lighting ◆ Solar lighting ◆ Photo-electric lights ◆ Motion security lights ◆ Storefront and security lighting 	<ul style="list-style-type: none"> ◆ Exposed bulbs/light source ◆ Colored lights (other than temporary) ◆ Incandescent ◆ Fixtures inconsistent with building architecture 	<ul style="list-style-type: none"> ◆ Poles higher than 25' ◆ Multi-socket spot/flood lights ◆ Sodium vapor ◆ Flashing lights ◆ Greater than 0.5 foot candles at property lines

Table 16-18-330

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
	<ul style="list-style-type: none"> all times for residential entries) ♦ Maximum of 2.0 foot candles at building entries 	<ul style="list-style-type: none"> only after building hours ♦ Highlight building features 		
(f) Landscaping	<ul style="list-style-type: none"> ♦ General landscape requirements per Chapter 16, Article XIII ♦ Parking lot landscaping per Section 16-18-980 ♦ Dust free material on all unpaved areas ♦ Natural materials ♦ Min. 50% coverage with plants in all required landscape areas ♦ Min. 50% xeric plant material ♦ Protective barriers from parking areas 	<ul style="list-style-type: none"> ♦ Native plant materials ♦ Min. 25% evergreens ♦ Seasonal plantings ♦ On-site pallet and design consistent with adopted streetscape plan ♦ Consistent palette of plantings across site ♦ Passive solar strategies ♦ Integrated with storm water management system ♦ On-site water collection for irrigation ♦ Drip irrigation 	<ul style="list-style-type: none"> ♦ Invasive or exotic species ♦ Non-native rock ♦ Spray irrigation (other than for turf) ♦ Shallow-rooted trees near buildings and paving ♦ Trees and shrubs with thorns (other than specimens and ornamentals) 	<ul style="list-style-type: none"> ♦ Exposed/unfinished earth ♦ Synthetic or artificial plant material (as part of required landscaping) ♦ Weeds (as defined in City code) ♦ More than 5% irrigation overspray onto buildings or pavement ♦ Drop fruit onto ROW ♦ Poisonous to touch
(g) Storm Water Management	<ul style="list-style-type: none"> ♦ Runoff directed into alley or adjoining ROW per City engineer ♦ Oil-water separators per city standards 	<ul style="list-style-type: none"> ♦ Green roof ♦ Integrated with landscaping ♦ On-site water collection for irrigation ♦ Rain gardens ♦ Porous pavement ♦ Underground infiltration/ detention systems 	<ul style="list-style-type: none"> ♦ Direct connection to City system ♦ Rock-lined detention areas 	<ul style="list-style-type: none"> ♦ Direct discharge onto adjoining parcels ♦ Direct discharge into waterways ♦ Open detention pits deeper than 4 feet ♦ Open detention pits with slopes greater than 4:1
(h) Fences and Walls	<ul style="list-style-type: none"> ♦ Meets visibility triangle requirements per Chapter 16, Article XIII ♦ Where used for parking screening, consistent with Section 16-18-980 	<ul style="list-style-type: none"> ♦ Finished side facing out 	<ul style="list-style-type: none"> ♦ Non-native stone ♦ Non-traditional materials ♦ Bright colors 	<ul style="list-style-type: none"> ♦ Higher than 4' in front of principal building or higher than 6' in all other locations² ♦ Chain link or wire fencing visible from any street ♦ Broken concrete block ♦ Unfinished concrete block ♦ Gabion ♦ Tires ♦ Electric ♦ Barbed or razor wire²
(l) Accessory Structures (storage sheds, shelters, gazebos, etc) ³	<ul style="list-style-type: none"> ♦ Minor Accessory structures (less than 200 sq ft) at least 3' from side 	<ul style="list-style-type: none"> ♦ Located near an alley ♦ Residential pre-manufactured 	<ul style="list-style-type: none"> ♦ Storage shed between a building and a secondary street finished with 	<ul style="list-style-type: none"> ♦ Accessory structures taller than 16 feet ♦ Storage sheds

Table 16-18-330

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
	<ul style="list-style-type: none"> ♦ or rear property lines ♦ Major accessory structures (greater than 200 sq ft) are subject to the setback, bulk, and intensity, standards applicable to the principal structure with which they are associated. ♦ Gazebos, shelters, or similar structures in street yards must be finished with decorative detail in approved architectural style ♦ Commercial storage structures on a foundation and meeting all architectural requirements in any yard, street or otherwise. 	<p>storage sheds not visible from a street and meeting setback requirements.</p>	<p>decorative detail in approved architectural style</p> <ul style="list-style-type: none"> ♦ More than one major accessory structure per lot 	<p>between a building and a primary street</p> <ul style="list-style-type: none"> ♦ Pre-manufactured buildings or trailers for commercial storage uses ♦ Two storage sheds on one lot
(i) Exterior Communication Devices	<ul style="list-style-type: none"> ♦ Devices must be setback from any property line by a distance that is equal to or greater than its height. 			<ul style="list-style-type: none"> ♦ Not located in a street yard. ♦ Except for television antennas and satellite dishes 18" or smaller, devices shall not be visible from a public street. ♦ Commercial communication towers are prohibited.
(j) Use and Improvement of R.O.W.	<ul style="list-style-type: none"> ♦ Continuation of adopted streetscape plan ♦ Paving and landscaping meeting City standards ♦ Handicapped accessible per City code ♦ Approved revocable license for ROW encroachments 	<ul style="list-style-type: none"> ♦ Seating and bike parking ♦ Tree placement coordinated with signage ♦ Passive solar strategies with trees <p>Paved alleys with storm water management facilities</p>	<ul style="list-style-type: none"> ♦ Vacating alleys ♦ Use of unpaved alleys for access to parking 	<ul style="list-style-type: none"> ♦ Nuisance vegetation as defined by the City ♦ Narrows primary street sidewalk width to less than 5' ♦ Narrows secondary street sidewalk width to less than 4'

Table 16-18-330

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
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¹ Except where no other options exist, in which case it shall be discouraged.

² Except where the safety of the public is an issue (such protection from high voltage equipment), in which case it shall be discouraged.

³ Accessory structures for single family homes and homes that have been converted into commercial uses shall be governed by the standards in Sections 16-3-230, 16-3-240, and 16-3-340 of the Rifle Municipal Code.

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379 **Sec.16-18-340: Building Design Standards**

380 The building design standards listed in Table 16-18-340 shall apply to all projects located within the
 381 North Gateway sub-district. See Division 6 of the CBD Glossary for illustrations and definitions of the
 382 concepts and terms used in the Table.

Table 16-18-340

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a) Architectural Style	<ul style="list-style-type: none"> ◆ Consistent on all exposed sides ◆ Where proposed, conversion of single family homes to commercial use consistent with standards in the CBD Glossary ◆ Additions in same or complementary style as existing building ◆ Pre-manufactured buildings shall meet all requirements of and be similar to conventional buildings in function and appearance; including foundations, facades, architecture, and interiors. 	<ul style="list-style-type: none"> ◆ Preservation and restoration of historic buildings consistent with preservation standards in the CBD Glossary ◆ Single stylistic approach ◆ Styles historically common to downtown Rifle ◆ Contemporary (simple rhythms, forms, proportions and detailing) interpretations of styles historically common to downtown Rifle 	<ul style="list-style-type: none"> ◆ One-story buildings ◆ Replication of a former building in Rifle ◆ Multiple styles on a single building ◆ Styles emphasizing exaggerated references to historic details (e.g., Post-modern) ◆ Styles emphasizing unarticulated facades ◆ Contemporary Folk styles ◆ Neo styles ◆ 	<ul style="list-style-type: none"> ◆ Franchise architecture ◆ Replication of existing building in Rifle ◆ Styles predominate in other regions not indicative of Western Colorado ◆ Bold, stylistic expression
(b) Façade and Articulation	<ul style="list-style-type: none"> ◆ Facades facing streets with recess, offset, or pilaster at least 1' in depth or projection every 40' ◆ Rectangular footprint ◆ Rectilinear and simple building form ◆ Main entry as primary focal point ◆ Pedestrian scale of first floor façade ◆ Differentiation of first floor from upper floors on primary façade ◆ Harmonizing rhythm of 	<ul style="list-style-type: none"> ◆ Corner buildings oriented to intersection with articulated corner features ◆ Large building facades broken up to be reflective of traditional lot widths (50') ◆ Upper floor balconies accessible to occupants ◆ Articulated components ◆ Less than 15% unarticulated wall plane on primary façade ◆ Less than 25% unarticulated wall plane 	<ul style="list-style-type: none"> ◆ Angular or curved walls as dominate or repetitive element ◆ Overly complex geometry ◆ Single façade design wider than 100 feet ◆ Greater than 15% unarticulated wall plane on primary façade ◆ Greater than 25% unarticulated wall plane on secondary street façade ◆ Additions that appear to be "tacked-on" in terms 	<ul style="list-style-type: none"> ◆ Greater than 40% unarticulated wall plane on any façade

Table 16-18-340

Building Design Element	Required	Preferred	Discouraged	Prohibited
	<ul style="list-style-type: none"> lower and upper levels ♦ Consistent on all sides facing a street 	<ul style="list-style-type: none"> on secondary street façade ♦ Additions well-integrated into total building structure and design 	<ul style="list-style-type: none"> of location, form and articulation 	
(c)Public Entries (See Section 16-18-970 for service entry standards.)	<ul style="list-style-type: none"> ♦ Main entry on primary façade ♦ Clearly differentiated from service entries ♦ Handicapped accessible per City code ♦ Upper floor egress compliant with City fire codes ♦ Revocable license for ROW encroachments ♦ Address visible from street at main entry 	<ul style="list-style-type: none"> ♦ At grade with sidewalk ♦ Main entry at intersection on corner buildings ♦ Awning covered and/or recessed ♦ Pedestrian-scaled ♦ Glass doors/doors with windows ♦ Glass transoms and side lights ♦ Internal connections between first floor tenants ♦ Internal stairwells and fire escapes 	<ul style="list-style-type: none"> ♦ Greater than 2' above or below sidewalk ♦ External stairs and fire escapes ♦ Open air hallways facing a street 	<ul style="list-style-type: none"> ♦ Door swings over ROW ♦ External stairs serving upper floors on primary façade ♦ Encroachments on adjoining property without easement agreement
(d)Fenestration and Transparency ¹	<ul style="list-style-type: none"> ♦ Window types and sizes consistent with architectural style ♦ Primary street first floor façade min. 60% transparent ♦ Primary street upper floor façade min. 25% transparent ♦ Secondary street first floor façade min. 50% transparent ♦ Secondary street upper floor façade min. 15% transparent 	<ul style="list-style-type: none"> ♦ Continuous storefront windows facing streets ♦ Harmonizing rhythm of upper and lower windows ♦ Upper floor vertical windows ♦ Upper floor pronounced sills and lintels ♦ Upper floor recessed or framed windows 	<ul style="list-style-type: none"> ♦ False windows ♦ Upper floor horizontal banded windows ♦ Upper floor windows either not framed or not recessed ♦ Awning windows 	<ul style="list-style-type: none"> ♦ Reflective/mirrored glass ♦ Heavily tinted glass on first floor facing a street ♦ Jalousie windows facing a street ♦ Upper floor façade more than 50% transparent
(e)Detailing, Materials, and Colors	<ul style="list-style-type: none"> ♦ Consistent with architectural style ♦ Min. 40% coverage with brick on primary façade ♦ Additions consistent with existing building 	<ul style="list-style-type: none"> ♦ Greater than 40% coverage with brick on all exposed walls ♦ Chiseled face CMU or stone as accent ♦ Local, recycled, and natural materials ♦ Three dimensional details (vs. applied) ♦ Colors consistent with architectural style ♦ Historic and earth tone colors for brick ♦ Color scheme with max. of 3 colors 	<ul style="list-style-type: none"> ♦ Stucco coverage greater than 40% on street façade or greater than 60% on any other façade ♦ Excessive ornamentation ♦ Applied details ♦ Non-modular stone ♦ Domed awnings ♦ Backlit awnings ♦ Color schemes with more than 5 colors ♦ Brightly colored sloped roofs ♦ Painting natural brick in good condition ♦ Wall or window unit coolers/heaters on street façade 	<ul style="list-style-type: none"> ♦ Use of any of the following as siding on the first floor primary façade or on more than 20% of any other façade: <ul style="list-style-type: none"> o Barn siding/plywood/T-111 o Cedar shakes o Concrete block, panels, or poured concrete o Corrugated and prefabricated metal panels o Glass o Logs o Non-native stone

Table 16-18-340

Building Design Element	Required	Preferred	Discouraged	Prohibited
				<ul style="list-style-type: none"> (e.g., granite) ○ Timbers ○ Vinyl and aluminum siding ◆ Bright florescent colors ◆ Burglar bars and security gates not on alleys
(f) Roofs/ Building Tops	<ul style="list-style-type: none"> ◆ Consistent with architectural style ◆ Fully screened rooftop mechanicals ◆ Articulated cornice for flat roofs facing primary street ◆ Exposed gutters and downspouts finished consistent with architectural style ◆ Flashing and protruding stacks finished consistent with architectural style ◆ Revocable license for ROW encroachments 	<ul style="list-style-type: none"> ◆ Flat or gently sloped roofs not visible from the street ◆ Continue cornice line from adjoining building ◆ Roof decks accessible to occupants 	<ul style="list-style-type: none"> ◆ Flat roof decks visible from adjoining street ◆ Sloped roofs on building with side setback of 0' 	<ul style="list-style-type: none"> ◆ Sheet flow or scuppers without downspouts
(g) Signage	<ul style="list-style-type: none"> ◆ Compliant with City Sign Code (Chapter 16, Article VIII) ◆ Revocable license for ROW encroachments 	<ul style="list-style-type: none"> ◆ Sign band integrated into architecture just below the second floor for first floor tenants ◆ Material and design consistent with architectural style ◆ Channel letters ◆ Energy efficient lighting ◆ Shape and graphics consistent with business ◆ Simple and easy to read ◆ Opaque background with white or light-colored letters ◆ Building marker/name and/or address integrated into front façade ◆ Tenant directory/ kiosk located near main entry 	<ul style="list-style-type: none"> ◆ Molded plastic ◆ On awnings (other than valence) ◆ Painted on walls (other than non-commercial murals) ◆ Projecting signs spaced less than 25' apart ◆ On upper floors, window signage other than cut out letters or etchings Internally lit ◆ Wall signs on upper floors (other than integrated building marker/address) ◆ Monument sign 	<ul style="list-style-type: none"> ◆ More than one projecting sign per tenant per building side ◆ Covering more than 30% of any first floor window ◆ Covering more than 10% of any upper floor window ◆ More than one window sign per upper floor tenant per building side ◆ More than one monument sign ◆ Pole sign ◆ Roof sign
(h) Sustainability (applies to exterior elements only)	<ul style="list-style-type: none"> ◆ Compliant with City energy code 	<ul style="list-style-type: none"> ◆ Building reuse and renovation (as opposed to demolition) ◆ Solar panels and water heaters integrated with roofs and architecture ◆ Fenestration oriented for solar gain and day lighting 	<ul style="list-style-type: none"> ◆ Shared clothes lines facing primary street ◆ Wall-mounted solar panels facing a street ◆ Incandescent lights ◆ Extensive use of petroleum-based materials 	

Table 16-18-340

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
		<ul style="list-style-type: none"> ◆ Skylights ◆ Active solar windows ◆ Shared clothes lines behind buildings ◆ Building mounted wind turbines integrated with architecture ◆ Solar panels and/or wind turbines integrated with parking lot light poles ◆ Geothermal heating and cooling systems ◆ Fuel cell generators ◆ Double-paned windows ◆ Operable windows with screens ◆ Screen doors ◆ Recycling and reuse of existing materials ◆ Locally sourced new materials ◆ LEED-certified or LEED-equivalent 		

383 ¹ Uses that are permitted in the downtown whose function requires reduced or no fenestration, such as a movie theater, may have
 384 fenestration requirements waived through a Tier 2 review.

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Division 4
Second Street Mixed Use Sub-District

400 **Sec.16-18-410: Purpose**

401 With only a few exceptions, the Second Street Mixed Use Sub-district presents an opportunity for
402 redevelopment of the entire sub-district. The purpose of the sub-district is to create high-quality, higher
403 density, mixed use development and civic uses that bring vitality to the downtown.

404 **Sec.16-18-420: Overview of Sub-District Character**

405 The intent of this section is to describe the desired character of the sub-district and serve as a guide to
406 developers and the City throughout the development process. See section 16-18-430 and 16-18-440 for
407 more specificity on which items are required, preferred, discouraged, and prohibited.

408 (a) Building Scale and Intensity: The potential for redevelopment of most properties in the Second
409 Street area permits a high of level of density throughout the sub-district. Between East and West

410 avenues, the potential to
411 assemble sites creates
412 opportunities for large
413 building footprints, but
414 heights should be limited
415 so as not to overshadow
416 the neighboring Historic
417 Core sub-district. West
418 of West Avenue,
419 building heights can
420 increase to achieve a
421 scale more consistent
422 with that permitted in the
423 high-density Creekside
424 Neighborhood sub-
425 district. While
426 development within the
427 Second Street area
428 should respect the
429 development scale and
430 pattern in the Historic
431 Core, the Second Street
432 sub-district also should
433 have a sufficiently high
434 level of intensity to
435 generate a concentration of activity and residents to increase the vibrancy of the downtown.

Figure 16-18-420-1



- *Zero and small setbacks*
- *Façade articulated with bays, recesses, and detailing*
- *Transparent and accessible lower level*
- *Visible solar shading features*

436 (b) Redevelopment and Preservation Opportunities: The Second Street sub-district contains some of
437 the City’s most significant opportunities for larger-scale redevelopment projects. However,
438 consistent with the 2008 Downtown Master Plan, the Rifle House should be preserved and
439 adjoining development should be respectful of this historic structure.

440 (c) Primary Land Uses: Second Street should serve as a high-activity commercial and entertainment
441 spine that attracts a regional market. A high level of focus should be placed on ground floor
442 retail, restaurant, and entertainment uses that literally spill out onto the sidewalk. Upper floors
443 should contain a mix of commercial, office, and residential uses.

444 (d) General Design Characteristics: Within the Second Street sub-district, attractive modern
 445 architectural and site design should be incorporated. This should include extensive use of
 446 ground floor windows, the integration of horizontal building elements on taller buildings, and the
 447 use of high-quality building materials and architectural details. Wherever possible buildings
 448 should incorporate exposed sustainability components such as sky lights, integrated solar panels,
 449 wind turbines, natural and local materials, and similar features. Buildings located along Rifle
 450 Creek should relate to the creek by
 451 incorporating terraces and balconies
 452 oriented to the creek and footprints
 453 and stepbacks that maintain a
 454 comfortable pedestrian environment
 455 along the Rifle Creek trail.

456 (e) Relationship of Development to
 457 Street: Buildings within the Second
 458 Street area should be pulled up to and
 459 oriented toward Second Street, Park
 460 Avenue, and Highway 6/24 to
 461 encourage pedestrian activity.
 462 However, buildings can be setback as
 463 necessary to accommodate outdoor
 464 activity areas such as dining, artistic
 465 displays, and public gathering areas.
 466 For taller buildings located west of
 467 West Avenue, upper-stories should
 468 be stepped back to maintain a
 469 pedestrian-friendly experience along
 470 the street. Upper stories also should
 471 have a strong orientation to the street
 472 through the use of large windows,
 473 balconies, and terraces. Second
 474 Street and Park Avenue should be
 475 extended consistent with the
 476 Downtown Master Plan to improve
 477 circulation within the downtown and
 478 the community.

479 (f) Parking: Given the desired intensity
 480 of development within the Second
 481 Street sub-district, parking will be a
 482 challenge that will have to be met using a number of tools. Second Street itself should
 483 accommodate significant on-street, angled parking. In addition, new development should look to
 484 incorporate parking structures either under and/or within the buildings. Parking structures on
 485 Second Street should be faced with commercial units to avoid large expanses of dead walls.
 486 Parking also may be phased as development occurs. Surface parking lots may be provided
 487 initially that are later converted to structures. Large expanses of surface parking should not be
 488 considered a long term solution if the sub-district is to achieve the desired level of intensity and
 489 activity. Accordingly, flexibility, public-private partnerships, and shared arrangements between
 490 various property owners all will be necessary to meet this challenge.

Figure 16-18-420-2



- *Zero and small setbacks*
- *Façade articulated with bays and cornices*
- *Transparent and accessible lower level*
- *Upper level stepbacks*
- *Visible solar shading features*

491 (g) **Project Review Criteria:** The City will evaluate proposed projects in the Second Street Mixed-
 492 Use Sub-District based on the following considerations in addition to all of the other standards
 493 contained in Section 16-18-1260 of this Article:

494 (1) Do the proposed land uses contribute to the desired dynamic, mixed-use character of the
 495 sub-district?

496 (2) Does the project take advantage of the potential to assemble lots to develop larger-scale
 497 uses?

498 (3) Does the project have an appropriate level of density/intensity to foster a high level of
 499 activity along Second Street and throughout the downtown?

500 (4) Does the project encourage people to gather in this area of the City and create a
 501 pedestrian-oriented atmosphere?

502 (5) Where applicable, does the project extend Second Street and Park Avenue consistent with
 503 the circulation plan contained in the 2008 Downtown Master Plan?

504 (6) Does development along Rifle Creek relate to the creek by creating strong visual
 505 connections and providing a comfortable pedestrian environment along the creekfront
 506 trail?

507 (7) Does development adjoining priority preservation sites complement those sites and
 508 visually set them apart in a visually attractive and respectful manner?

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510 **Sec.16-18-430: Site Design Standards**

511 The site design standards listed in Table 16-18-430 shall apply to all projects located within the Second
 512 Street Mixed Use sub-district. See Division 5 of the CBD Glossary for illustrations and definitions of the
 513 concepts and terms used in the Table.

Table 16-18-430

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a) Site Access – Pedestrian	<ul style="list-style-type: none"> ◆ Paved walkways between all public building entries and adjoining public sidewalks and on-site parking areas ◆ Protective barriers or markings to separate walkways from vehicle circulation/ parking areas ◆ Handicapped accessible per City code 	<ul style="list-style-type: none"> ◆ Walkways connecting to adjoining properties ◆ Cross-access easements with adjoining properties ◆ Walkway/trail connecting to/along Rife Creek ◆ Porous pavement 	<ul style="list-style-type: none"> ◆ Walkway widths of less than 4' 	
(b) Site Access – Vehicular (See Division 9 for additional parking and access requirements)		<ul style="list-style-type: none"> ◆ Access from an alley or secondary street ◆ Shared access points ◆ Cross-access easements with adjoining properties ◆ Integrated transit stops with seating and shelters along 	<ul style="list-style-type: none"> ◆ Access from a primary street ◆ Blind driveways between buildings 	<ul style="list-style-type: none"> ◆ Curb cut wider than 24'

Table 16-18-430

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
		transit routes		
(c) Parking and Loading (See Division 9 for additional parking and access requirements)	<ul style="list-style-type: none"> ◆ Number, location and design of off-street parking and loading per Division 9 	<ul style="list-style-type: none"> ◆ Underground parking ◆ Structured parking ◆ Permanent surface parking lot widths of 50' or less on a primary street 	<ul style="list-style-type: none"> ◆ Permanent surface parking lot widths between 50' and 125' on a primary street 	<ul style="list-style-type: none"> ◆ Permanent surface parking lot widths greater than 125' on a primary street
(d) Utility and Storage Areas	<ul style="list-style-type: none"> ◆ Fully screened with materials matching building and/or landscaping 	<ul style="list-style-type: none"> ◆ Behind building; off alley ◆ Indoor refuse and recycling containers 	<ul style="list-style-type: none"> ◆ In side yards ◆ Between the principal building and a secondary street 	<ul style="list-style-type: none"> ◆ Between the principal building and a primary street¹ ◆ Between the principal building and Rifle Creek
(e) Lighting	<ul style="list-style-type: none"> ◆ At entries, walkways, plazas and parking areas ◆ Cut-off fixtures ◆ Minimum of 0.5 foot candles and maximum of 1.5 foot candles on all walkways and parking areas during business hours (at all times for residential entries) ◆ Maximum of 2.0 foot candles at building entries 	<ul style="list-style-type: none"> ◆ Pedestrian-scaled ◆ Fixtures consistent with building architecture ◆ LED lighting ◆ Solar lighting ◆ Photo-electric lights ◆ Motion security lights ◆ Storefront and security lighting only after building hours ◆ Highlight building features 	<ul style="list-style-type: none"> ◆ Exposed bulbs/light source ◆ Colored lights (other than temporary) ◆ Incandescent ◆ Fixtures inconsistent with building architecture 	<ul style="list-style-type: none"> ◆ Poles higher than 25' ◆ Multi-socket spot/flood lights ◆ Sodium vapor ◆ Flashing lights ◆ Greater than 0.5 foot candles at property lines
(f) Landscaping	<ul style="list-style-type: none"> ◆ General landscape requirements per Chapter 16, Article XIII ◆ Parking lot landscaping per Section 16-18-980 ◆ Dust free material on all unpaved areas ◆ Natural materials ◆ Min. 50% coverage with plants in all required landscape areas ◆ Min. 50% xeric plant material ◆ Protective barriers from parking areas 	<ul style="list-style-type: none"> ◆ Native plant materials ◆ Min. 25% evergreens ◆ Seasonal plantings ◆ On-site pallet and design consistent with adopted streetscape plan ◆ Consistent palette of plantings across site ◆ Passive solar strategies ◆ Integrated with storm water management system ◆ On-site water collection for irrigation ◆ Drip irrigation 	<ul style="list-style-type: none"> ◆ Invasive or exotic species ◆ Non-native rock ◆ Spray irrigation (other than for turf) ◆ Shallow-rooted trees near buildings and paving ◆ Trees and shrubs with thorns (other than specimens and ornamentals) 	<ul style="list-style-type: none"> ◆ Exposed/unfinished earth ◆ Synthetic or artificial plant material (as part of required landscaping) ◆ Weeds (as defined in City code) ◆ More than 5% irrigation overspray onto buildings or pavement ◆ Drop fruit onto ROW ◆ Poisonous to touch
(g) Storm Water Management	<ul style="list-style-type: none"> ◆ Runoff directed into alley or adjoining ROW per City engineer ◆ Oil-water separators per city standards. 	<ul style="list-style-type: none"> ◆ Green roof ◆ Integrated with landscaping ◆ On-site water collection for irrigation ◆ Rain gardens ◆ Porous pavement 	<ul style="list-style-type: none"> ◆ Direct connection to City system ◆ Rock-lined detention areas 	<ul style="list-style-type: none"> ◆ Direct discharge onto adjoining parcels ◆ Direct discharge into waterways ◆ Open detention pits deeper than 4 feet ◆ Open detention pits with slopes greater

Table 16-18-430

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
		<ul style="list-style-type: none"> Underground infiltration/ detention systems 		than 4:1
(h) Fences and Walls	<ul style="list-style-type: none"> Meets visibility triangle requirements per Chapter 16, Article XIII Where used for parking screening, consistent with Section 16-18-980 	<ul style="list-style-type: none"> Finished side facing out 	<ul style="list-style-type: none"> Non-native stone Non-traditional materials Bright colors 	<ul style="list-style-type: none"> Higher than 4' in front of principal building or higher than 6' in all other locations² Chain link or wire fencing visible from any street Broken concrete block Unfinished concrete block Gabion Tires Electric Barbed or razor wire²
(m) Accessory Structures (storage sheds, shelters, gazebos, etc) ³	<ul style="list-style-type: none"> Minor Accessory structures (less than 200 sq ft) at least 3' from side or rear property lines Major accessory structures (greater than 200 sq ft) are subject to the setback, bulk, and intensity, standards applicable to the principal structure with which they are associated. Gazebos, shelters, or similar structures in street yards must be finished with decorative detail in approved architectural style Commercial storage structures on a foundation and meeting all architectural requirements in any yard, street or otherwise. 	<ul style="list-style-type: none"> Located near an alley Residential pre-manufactured storage sheds not visible from a street and meeting setback requirements. 	<ul style="list-style-type: none"> Storage shed between a building and a secondary street finished with decorative detail in approved architectural style More than one major accessory structure per lot 	<ul style="list-style-type: none"> Accessory structures taller than 16 feet Storage sheds between a building and a primary street Pre-manufactured buildings or trailers for commercial storage uses Two storage sheds on one lot
(i) Exterior Communication Devices	<ul style="list-style-type: none"> Devices must be setback from any property line by a distance that is equal to or greater 			<ul style="list-style-type: none"> Not located in a street yard. Except for television antennas

Table 16-18-430

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
	than its height.			and satellite dishes 18" or smaller, devices shall not be visible from a public street. ♦ Commercial communication towers are prohibited.
(j) Use and Improvement of ROW	<ul style="list-style-type: none"> ♦ Extension of 2nd St. and Park Ave. consistent with Gateway Plan ♦ Continuation of adopted streetscape plan ♦ Paving and landscaping meeting City standards ♦ Handicapped accessible per City code ♦ Approved revocable license for ROW encroachments 	<ul style="list-style-type: none"> ♦ Seating and bike parking ♦ Tree placement coordinated with signage ♦ Passive solar strategies with trees ♦ Paved alleys with storm water management facilities 	<ul style="list-style-type: none"> ♦ Use of unpaved alleys to access parking 	<ul style="list-style-type: none"> ♦ Nuisance vegetation as defined by the City ♦ Narrows primary street sidewalk to less than 5' ♦ Narrows secondary street sidewalk width to less than 4'

¹ Except where no other options exist, in which case it shall be discouraged.

² Except where the safety of the public is an issue (such protection from high voltage equipment), in which case it shall be discouraged.

³ Accessory structures for single family homes and homes that have been converted into commercial uses shall be governed by the standards in Sections 16-3-230, 16-3-240, and 16-3-340 of the Rifle Municipal Code.

514 **Sec.16-18-440: Building Design Standards**

515 The building design standards listed in Table 16-18-440 shall apply to all projects located within the
 516 Second Street Mixed Use sub-district. See Division 6 of the CBD Glossary for illustrations and
 517 definitions of the concepts and terms used in the Table.

Table 16-18-440

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a) Architectural Style	<ul style="list-style-type: none"> ♦ Preservation and restoration of High-Priority Preservation Sites consistent with preservations standards ♦ Consistent on all exposed sides ♦ Additions in same or complementary style as existing building ♦ Pre-manufactured buildings shall meet all 	<ul style="list-style-type: none"> ♦ Single stylistic approach ♦ Regional expression through the use of local materials and/or typical regional building forms ♦ Styles reflecting cotemporary building technologies and materials (e.g., high-tech) ♦ Outward expression of 	<ul style="list-style-type: none"> ♦ One-story buildings ♦ Replication of a former building in Rifle ♦ Multiple styles on a single building ♦ Styles emphasizing exaggerated references to historic details (e.g., Post-modern) ♦ Styles emphasizing unarticulated facades ♦ Styles emphasizing 	<ul style="list-style-type: none"> ♦ Franchise architecture ♦ Replication of existing building in Rifle ♦ Imitation of historic styles ♦ Styles predominate in other regions not indicative of Western Colorado ♦ Bold, stylistic expression

Table 16-18-440

Building Design Element	Required	Preferred	Discouraged	Prohibited
	requirements of and be similar to conventional buildings in function and appearance; including foundations, facades, architecture, and interiors.	energy efficiency and on-site energy generation <ul style="list-style-type: none"> Contemporary (simple rhythms, forms, proportions and detailing) interpretations of styles historically common to downtown Rifle 	unarticulated facades <ul style="list-style-type: none"> Contemporary Folk styles Neo styles 	
(b) Façade and Articulation	<ul style="list-style-type: none"> Facades facing streets with recess, offset, or pilaster at least 1' in depth or projection every 40' Simple building footprints and forms Main entry as primary focal point Pedestrian scale of first floor façade Differentiation of first floor from upper floors on primary façade Harmonizing rhythm of lower and upper levels Consistent on all sides facing a street Breaks in flat wall surfaces per Code 	<ul style="list-style-type: none"> Orientation of building features, views and activities to the Rifle Creek, where adjacent Corner buildings oriented to intersection with articulated corner feature For buildings more than 4 stories, differentiated, bottom, middle and top Bays and recesses Upper floor balconies accessible to occupants Articulated components Less than 20% unarticulated wall plane on primary façade Less than 30% unarticulated wall plane on secondary street façade Additions well-integrated into total building structure and design 	<ul style="list-style-type: none"> Overly complex geometry Lack of orientation of building features, views and activities to Rifle Creek, where adjacent Greater than 20% unarticulated wall plane on primary façade Greater than 30% unarticulated wall plane on secondary street façade Additions that appear to be "tacked-on" in terms of location, form and articulation 	<ul style="list-style-type: none"> Greater than 40% unarticulated wall plane on any façade
(c) Public Entries (See Section 16-18-970 for service entry standards)	<ul style="list-style-type: none"> Main entry on primary façade Clearly differentiated from service entries Handicapped accessible per City code Upper floor egress compliant with City fire codes Revocable license for ROW encroachments Address visible from street at main entry 	<ul style="list-style-type: none"> At grade with sidewalk Main entry at intersection on corner buildings Awning covered and/or recessed Pedestrian-scaled Glass doors/doors with windows Glass transoms and side lights Internal connections between first floor tenants Internal stairwells and fire escapes 	<ul style="list-style-type: none"> Greater than 2' above or below sidewalk External stairs and fire escapes Open air hallways facing a street 	<ul style="list-style-type: none"> Door swings over ROW External stairs serving upper floors on primary façade Encroachments on adjoining property without easement agreement
(d) Fenestration and Transparency ¹	<ul style="list-style-type: none"> Window types and sizes consistent with 	<ul style="list-style-type: none"> Continuous storefront windows facing streets 	<ul style="list-style-type: none"> False windows Upper floor windows 	<ul style="list-style-type: none"> Heavily tinted/reflective glass on first

Table 16-18-440

Building Design Element	Required	Preferred	Discouraged	Prohibited
	<ul style="list-style-type: none"> architectural style Primary street first floor facade min. 60% transparent Primary street upper floor facade min. 25% transparent Secondary street first floor facade min. 50% transparent Secondary street upper floor facade min. 15% transparent 	<ul style="list-style-type: none"> Harmonizing rhythm of upper and lower windows Upper floor pronounced sills and lintels Upper floor recessed or framed windows 	<ul style="list-style-type: none"> either not framed or not recessed Awning windows 	<ul style="list-style-type: none"> floor facing a street Jalousie windows facing a street Upper floor facade more than 50% transparent
(e) Detailing, Materials, and Colors	<ul style="list-style-type: none"> Consistent with architectural style Additions consistent with existing building 	<ul style="list-style-type: none"> Brick Chiseled face CMU or stone High quality architectural metal (as secondary wall material) Local, recycled, and natural materials Three dimensional details (vs. applied) Colors consistent with architectural style Historic and earth tone colors for brick and siding Color scheme with max. of 3 colors 	<ul style="list-style-type: none"> Stucco coverage greater than 40% on street facade or greater than 60% on any other facade Excessive ornamentation Applied details (vs. three dimensional) Color schemes with more than 5 colors Bright, primary colors as predominate color on a facade Wall or window unit coolers/heaters on street facade 	<ul style="list-style-type: none"> Greater than 25% coverage of any of the following on any facade: <ul style="list-style-type: none"> Barn siding/plywood/T-111 Cedar shakes Concrete panels or poured concrete Corrugated and prefabricated metal panels Glass Logs (unfinished) Non-native stone (e.g., granite) Vinyl and aluminum siding Concrete block Bright, florescent colors Burglar bars and security gates not on alleys
(f) Roofs/ Building Tops	<ul style="list-style-type: none"> Consistent with architectural style Fully screened rooftop mechanicals Articulated cornice for flat roofs facing street Exposed gutters and downspouts finished consistent with architectural style Flashing and protruding stacks finished consistent with architectural style Revocable license for ROW encroachments 	<ul style="list-style-type: none"> Flat or gently sloped roofs not visible from the street Cornice/eave line continued from adjoining building Roof decks accessible to occupants 	<ul style="list-style-type: none"> Flat roof decks visible from adjoining street Sloped roofs on building with side setback of 0' Sloped roof not in proportion with building 	<ul style="list-style-type: none"> Sheet flow or scuppers without downspouts
(g) Signage	<ul style="list-style-type: none"> Compliant with City Sign Code (Chapter 16, 	<ul style="list-style-type: none"> Sign band integrated into architecture just 	<ul style="list-style-type: none"> Molded plastic Painted on walls (other 	<ul style="list-style-type: none"> More than one projecting sign per

Table 16-18-440

Building Design Element	Required	Preferred	Discouraged	Prohibited
	<ul style="list-style-type: none"> Article VIII) ♦ Revocable license for ROW encroachments 	<ul style="list-style-type: none"> below second floor for first floor tenants ♦ Material and design consistent with architectural style ♦ Channel letters ♦ Energy efficient lighting ♦ Shape and graphics consistent with business ♦ Simple and easy to read ♦ Opaque background with white or light-colored letters ♦ Building marker/name and/or address integrated into front façade ♦ Tenant directory/ kiosk located near main entry 	<ul style="list-style-type: none"> than non-commercial murals) ♦ Projecting signs spaced less than 25' apart ♦ Wall signs on upper floors (other than integrated building marker/address) ♦ Monument sign on street other than Hwy 6/24 	<ul style="list-style-type: none"> tenant per building side ♦ Covering more than 30% of any first floor window ♦ Upper floor window signs ♦ More than one upper floor wall sign per side ♦ More than one monument sign per street ♦ Pole sign ♦ Roof sign
(h) Sustainability (applies to exterior elements only)	<ul style="list-style-type: none"> ♦ Compliant with City energy code 	<ul style="list-style-type: none"> ♦ Building reuse and renovation (as opposed to demolition) ♦ Solar panels and water heaters integrated with roofs and architecture ♦ Fenestration oriented for solar gain and day lighting ♦ Skylights ♦ Active solar windows ♦ Shared clothes lines behind buildings ♦ Building mounted wind turbines integrated with architecture ♦ Solar panels and/or wind turbines integrated with parking lot light poles ♦ Geothermal heating and cooling systems ♦ Fuel cell generators ♦ Double-paned windows ♦ Operable windows with screens ♦ Screen doors ♦ Recycling and reuse of existing materials ♦ Locally sourced new materials ♦ LEED-certified or 	<ul style="list-style-type: none"> ♦ Shared clothes lines facing primary street ♦ Wall-mounted solar panels facing a street ♦ Incandescent lights ♦ Extensive use of petroleum-based materials 	

Table 16-18-440

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
		LEED-equivalent		

518 ¹ Uses that are permitted in the downtown whose function requires reduced or no fenestration, such as a movie theater, may have
519 fenestration requirements waived through a Tier 2 review.

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Division 5
River Gateway Sub-District

526 **Sec.16-18-510: Purpose**

527 The River Gateway sub-district encompasses lands along Highway 6/24 and Highway 13 and is the most
528 important gateway into the downtown. The sub-district’s location also offers attractive views of the
529 Colorado River, valley floor, and surrounding bluffs. The purpose of the sub-district is to ensure that new
530 development shapes favorable first impressions of the Central Business District through the presence of
531 high-quality, large-scale, regional destinations.

532 **Sec.16-18-520: Overview of Sub-District Character**

533 The intent of this section is to describe the desired character of the sub-district and serve as a guide to
534 developers and the City throughout the development process. See sections 16-18-530 and 16-18-540 for
535 more specificity on which items are required, preferred, discouraged, and prohibited.

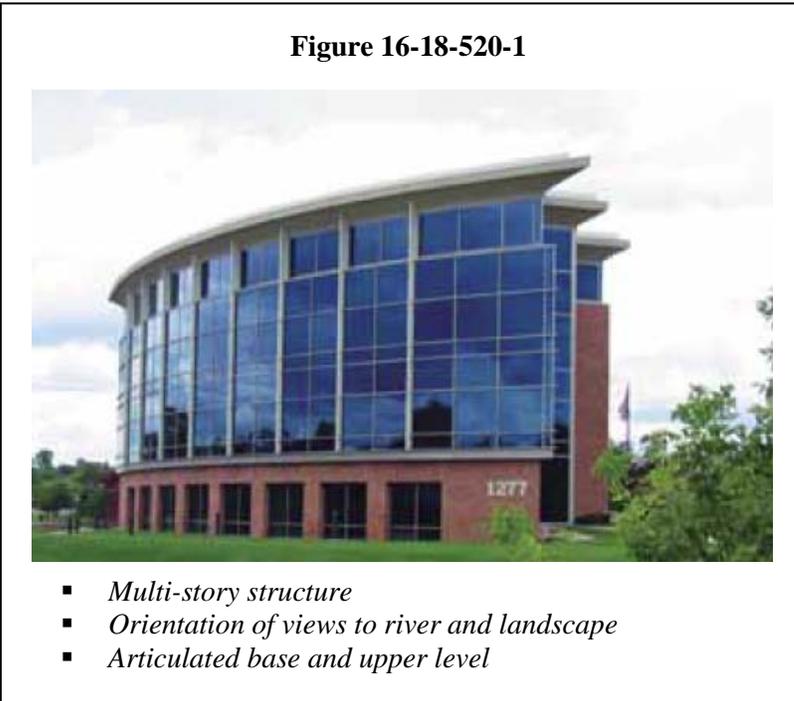
536 (a) Building Scale and Intensity:
537 The intensive nature of the
538 potential uses should result
539 in buildings with large
540 footprints and multiple
541 stories that draw attention to
542 the River Gateway area from
543 outside of the downtown,
544 including I-70. Accordingly,
545 “signature” and iconic
546 building designs should be
547 considered to serve as
548 guidepost for drawing
549 visitors and those just
550 passing through to the
551 downtown.

552 (b) Redevelopment and
553 Preservation Opportunities:
554 No sites or buildings in this
555 sub-district were identified
556 in the 2008 Downtown

557 Master Plan as high-priority preservation sites. This sub-district offers significant and large-scale
558 redevelopment and infill opportunities. The entire sub-district should be developed under a
559 single master plan.

560 (c) Primary Land Uses: The River Gateway is intended to accommodate high-quality, higher-
561 intensity commercial, hospitality, entertainment, and civic uses, as well as higher density, multi-
562 family residential development. The sub-district also is a potential location for a major transit
563 center that could transform the downtown into a transit-oriented development.

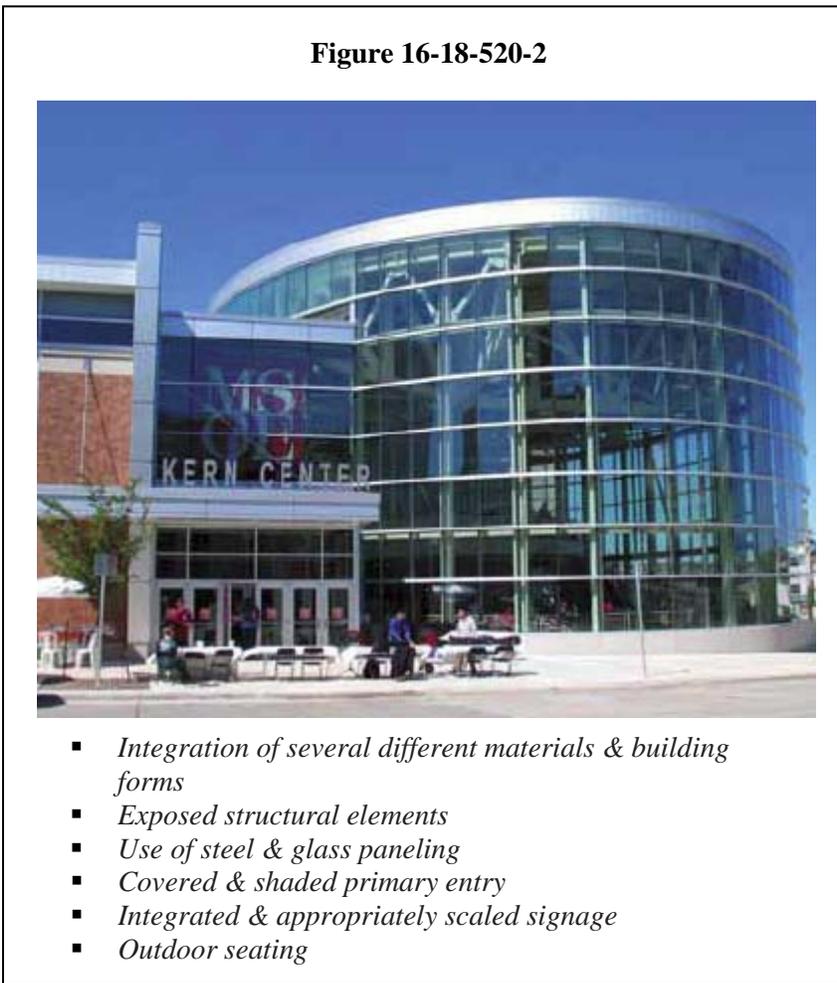
564 (d) General Design Characteristics: Development within the River Gateway should be characterized
565 by high-quality urban architecture and “one of a kind” structures. Building elements should
566 include those that expose their sustainable components such as sky lights, integrated solar
567 panels, natural and local materials, and similar features. In addition, street frontage
568 improvements, landscaping, and attractive signage should enhance this area as the primary
569 “gateway” to the downtown and the entire community. The larger parcels and lack of alleys in



570 this sub-district coupled with uses of a regional nature will likely result in an urban campus-type
571 of development pattern.

572 (e) Relationship of Development to Street: Consistent with the 2009 Rifle Gateway Alternatives

573 Report, Highway 6/24
574 is expected to flank the
575 north and south sides
576 of the district as a one-
577 way couplet with
578 Railroad, West and
579 Park Avenues
580 extended south to the
581 new eastbound leg of
582 Highway 6/24.
583 Buildings should have
584 a strong visual
585 orientation to
586 Highways 6/24 and 13
587 even if their main
588 entries face an internal
589 street. Buildings may
590 be pulled up to the
591 sidewalks or sites may
592 have highly
593 landscaped setbacks
594 that provide sufficient
595 buffering from the
596 high traffic levels on
597 the adjoining
598 highways. Upper
599 floors should be
600 oriented toward views
601 of the river and the
602 ranges to the south and
603 north.



604 (f) Parking: Parking needs in the River Gateway are likely to be substantial and will likely
605 eventually require one or more parking structures. These structures should be fully integrated
606 into the overall development by reflecting the high quality materials used on the principal
607 buildings. Parking may be phased over time, starting with screened surface lots that are
608 eventually converted to structures. However, surface parking between buildings and the
609 adjoining thoroughfares should be minimized, with the majority of parking placed toward the
610 center of the district, between buildings.

611 (g) Project Review Criteria: The City will evaluate proposed projects in the River Gateway Sub-
612 district based on the following considerations in addition to all of the other standards contained
613 in Section 16-18-1260 of this Article:

614 (1) Does the project contribute to a positive City gateway experience, putting forth a high-
615 quality image for the Central Business District and the entire City of Rifle?

616 (2) Does the project have an appropriate level of density/intensity to foster a dynamic,
617 mixed-use environment with regional scale uses and/or transit-oriented development?

- 618 (3) Do the buildings and uses provide a recognizable destination that will draw visitors into
619 the downtown and to the riverfront?
- 620 (4) Does the building incorporate a “one of a kind,” high-quality design?
- 621 (5) Does the development accommodate the proposed one-way couplet for Highway 6/24
622 and extensions of the north-south avenues?
- 623 (6) Does development provide strong visual connections to the Colorado River?
- 624 (7) Is adequate parking integrated into the development?

625 **Sec.16-18-530: Site Design Standards**

626 The site design standards listed in Table 16-18-530 shall apply to all projects located within the River
627 Gateway sub-district. See Division 5 of the CBD Glossary for illustrations and definitions of the concepts
628 and terms used in the Table.

Table 16-18-530

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a) Site Access— Pedestrian	<ul style="list-style-type: none"> ◆ Paved walkways between all building public entries and adjoining public sidewalks and on-site parking areas ◆ Protective barriers or markings to separate walkways from vehicle circulation/ parking areas ◆ Handicapped accessible per City code 	<ul style="list-style-type: none"> ◆ Walkways connecting to adjoining properties ◆ Cross-access easements with adjoining properties ◆ Porous pavement 	<ul style="list-style-type: none"> ◆ Walkway widths of less than 4' 	
(b) Site Access— Vehicular (See Division 9 for additional parking and access requirements)	<ul style="list-style-type: none"> ◆ 	<ul style="list-style-type: none"> ◆ Access from an alley or secondary street ◆ Shared access points ◆ Cross-access easements with adjoining properties ◆ Integrated transit stops with seating and shelters along transit routes 	<ul style="list-style-type: none"> ◆ Access from a primary street ◆ Blind driveways between buildings 	<ul style="list-style-type: none"> ◆ Curb cut wider than 24'
(c) Parking and Loading (See Division 9 for additional parking and access requirements)	<ul style="list-style-type: none"> ◆ Number, location and design of off-street parking and loading per Division 9 	<ul style="list-style-type: none"> ◆ Underground parking ◆ Structured parking 	<ul style="list-style-type: none"> ◆ Permanent surface lot covering more than 50% of a parcel 	
(d) Utility and Storage Areas	<ul style="list-style-type: none"> ◆ Fully screened with materials matching building and/or landscaping 	<ul style="list-style-type: none"> ◆ Behind building; off alley ◆ Indoor refuse and recycling containers 	<ul style="list-style-type: none"> ◆ In side yards ◆ Between the principal building and a secondary street 	<ul style="list-style-type: none"> ◆ Between the principal building and a primary street¹
(e) Lighting	<ul style="list-style-type: none"> ◆ At entries, walkways, 	<ul style="list-style-type: none"> ◆ Pedestrian-scaled 	<ul style="list-style-type: none"> ◆ Exposed 	<ul style="list-style-type: none"> ◆ Poles higher than 25'

Table 16-18-530

Site Design Element	Required	Preferred	Discouraged	Prohibited
	<ul style="list-style-type: none"> plazas and parking areas ♦ Cut-off fixtures ♦ Minimum of 0.5 foot candles and maximum of 1.5 foot candles on all walkways and parking areas during business hours (at all times for residential entries) ♦ Maximum of 2.0 foot candles at building entries 	<ul style="list-style-type: none"> ♦ Fixtures consistent with building architecture ♦ LED lighting ♦ Solar lighting ♦ Photo-electric lights ♦ Motion security lights ♦ Storefront and security lighting only after building hours ♦ Highlight building features 	<ul style="list-style-type: none"> bulbs/light source ♦ Colored lights (other than temporary) ♦ Incandescent ♦ Fixtures inconsistent with building architecture 	<ul style="list-style-type: none"> ♦ Multi-socket spot/flood lights ♦ Sodium vapor ♦ Flashing lights ♦ Greater than 0.5 foot candles at property lines
(f) Landscaping	<ul style="list-style-type: none"> ♦ General landscape requirements per Chapter 16, Article XIII ♦ Parking lot landscaping per Section 16-18-980 ♦ Dust free material on all unpaved areas ♦ Natural materials ♦ Min. 50% coverage with plants in all required landscape areas ♦ Min. 50% xeric plant material ♦ Protective barriers from parking areas 	<ul style="list-style-type: none"> ♦ Native plant materials ♦ Min. 25% evergreens ♦ Seasonal plantings ♦ On-site pallet and design consistent with adopted streetscape plan ♦ Consistent palette of plantings across site ♦ Passive solar strategies ♦ Integrated with storm water management system ♦ On-site water collection for irrigation ♦ Drip irrigation 	<ul style="list-style-type: none"> ♦ Invasive or exotic species ♦ Non-native rock ♦ Spray irrigation (other than for turf) ♦ Shallow-rooted trees near buildings and paving ♦ Trees and shrubs with thorns (other than specimens and ornamentals) 	<ul style="list-style-type: none"> ♦ Exposed/unfinished earth ♦ Synthetic or artificial plant material (as part of required landscaping) ♦ Weeds (as defined in City code) ♦ More than 5% irrigation overspray onto buildings or pavement ♦ Drop fruit onto ROW ♦ Poisonous to touch
(g) Storm Water Management	<ul style="list-style-type: none"> ♦ Post-development runoff volume and rate equal to or less than pre-development volume and rate ♦ Oil-water separators per city standards 	<ul style="list-style-type: none"> ♦ Green roof ♦ Integrated with landscaping ♦ On-site water collection for irrigation ♦ Rain gardens ♦ Porous pavement ♦ Underground infiltration/ detention systems 	<ul style="list-style-type: none"> ♦ Sheet flow into ROW ♦ Direct connection to City system ♦ Rock-lined detention areas 	<ul style="list-style-type: none"> ♦ Direct discharge onto adjoining parcels ♦ Direct discharge into waterways ♦ Open detention pits deeper than 4 feet ♦ Open detention pits with slopes greater than 4:1
(h) Fences and Walls	<ul style="list-style-type: none"> ♦ Meets visibility triangle requirements per Chapter 16, Article XIII ♦ Where used for parking screening, consistent with Section 16-18-980 	<ul style="list-style-type: none"> ♦ Finished side facing out 	<ul style="list-style-type: none"> ♦ Non-native stone ♦ Non-traditional materials ♦ Bright colors 	<ul style="list-style-type: none"> ♦ Higher than 4' in front of principal building or higher than 6' in all other locations² ♦ Chain link or wire fencing visible from any street ♦ Broken concrete

Table 16-18-530

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
				<ul style="list-style-type: none"> block ◆ Unfinished concrete block ◆ Gabion ◆ Tires ◆ Electric ◆ Barbed or razor wire²
(n) Accessory Structures (storage sheds, shelters, gazebos, etc) ³	<ul style="list-style-type: none"> ◆ Minor Accessory structures (less than 200 sq ft) at least 3' from side or rear property lines ◆ Major accessory structures (greater than 200 sq ft) are subject to the setback, bulk, and intensity, standards applicable to the principal structure with which they are associated. ◆ Gazebos, shelters, or similar structures in street yards must be finished with decorative detail in approved architectural style ◆ Commercial storage structures on a foundation and meeting all architectural requirements in any yard, street or otherwise. 	<ul style="list-style-type: none"> ◆ Located near an alley ◆ Residential pre-manufactured storage sheds not visible from a street and meeting setback requirements. 	<ul style="list-style-type: none"> ◆ Storage shed between a building and a secondary street finished with decorative detail in approved architectural style ◆ More than one major accessory structure per lot 	<ul style="list-style-type: none"> ◆ Accessory structures taller than 16 feet ◆ Storage sheds between a building and a primary street ◆ Pre-manufactured buildings or trailers for commercial storage uses ◆ Two storage sheds on one lot
(i) Exterior Communication Devices	<ul style="list-style-type: none"> ◆ Devices must be setback from any property line by a distance that is equal to or greater than its height. 			<ul style="list-style-type: none"> ◆ Not located in a street yard. ◆ Except for television antennas and satellite dishes 18" or smaller, devices shall not be visible from a public street. ◆ Commercial communication towers are prohibited.
(j) Use and Improvement of	<ul style="list-style-type: none"> ◆ Reconfiguration of Hwy. 6/24 into one- 	<ul style="list-style-type: none"> ◆ Seating and bike parking 		<ul style="list-style-type: none"> ◆ Nuisance vegetation as defined by the City

Table 16-18-530

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
R.O.W.	<ul style="list-style-type: none"> way pair consistent with Gateway Plan ♦ Extension of Railroad Ave. and Park Ave. consistent Gateway Plan ♦ Continuation of adopted streetscape plan ♦ Paving and landscaping meeting City standards ♦ Handicapped accessible per City code ♦ Approved revocable license for ROW encroachments 	<ul style="list-style-type: none"> ♦ Tree placement coordinated with signage ♦ Passive solar strategies with trees 		<ul style="list-style-type: none"> ♦ Narrows primary street sidewalk width to less than 5' ♦ Narrows secondary street sidewalk width to less than 4'

¹ Except where no other options exist, in which case it shall be discouraged.

² Except where the safety of the public is an issue (such protection from high voltage equipment), in which case it shall be discouraged.

³ Accessory structures for single family homes and homes that have been converted into commercial uses shall be governed by the standards in Sections 16-3-230, 16-3-240, and 16-3-340 of the Rifle Municipal Code.

629 **Sec.16-18-540: Building Design Standards**

630 The building design standards listed in Table 16-18-540 shall apply to all projects located within the
 631 River Gateway sub-district. See Division 6 of the CBD Glossary for illustrations and definitions of the
 632 concepts and terms used in the Table.

Table 16-18-540

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a) Architectural Style	<ul style="list-style-type: none"> ♦ Expressive of regional destination use ♦ Consistent on all exposed sides ♦ Additions in same or complementary style as existing building ♦ Pre-manufactured buildings shall meet all requirements of and be similar to conventional buildings in function and appearance; including foundations, facades, architecture, and interiors. 	<ul style="list-style-type: none"> ♦ Single stylistic approach ♦ Iconic, landmark, one-of-a-kind buildings ♦ Regional expression through the use of local materials and/or typical regional building forms ♦ Styles reflecting cotemporary building technologies and materials (e.g., high-tech) ♦ Outward expression of energy efficiency and on-site energy generation ♦ Modern, bold forms (e.g., structural expressionism) ♦ Orientation to 	<ul style="list-style-type: none"> ♦ One-story buildings ♦ Styles emphasizing exaggerated references to historic details (e.g., Post-modern) ♦ Styles emphasizing unarticulated facades ♦ Styles emphasizing unarticulated facades ♦ Contemporary Folk styles ♦ Neo styles ♦ Multiple styles on a single building 	<ul style="list-style-type: none"> ♦ Franchise architecture ♦ Replication of former or existing building in Rifle ♦ Imitation of historic styles ♦ Styles predominate in other regions not indicative of Western Colorado

Table 16-18-540

Building Design Element	Required	Preferred	Discouraged	Prohibited
		surrounding landscape (e.g., buttes, river) <ul style="list-style-type: none"> ♦ Similar in form and color to surrounding landscape 		
(b) Façade and Articulation	<ul style="list-style-type: none"> ♦ Facades facing streets with recess, offset, or pilaster at least 1' in depth or projection every 40' ♦ Primary façade facing primary street ♦ Main entry as primary focal point ♦ Pedestrian scale of first floor façade ♦ Differentiation of first floor from upper floors on primary façade ♦ Harmonizing rhythm of lower and upper levels ♦ Consistent on all exposed sides 	<ul style="list-style-type: none"> ♦ Orientation of building features, views and activities to Colorado River ♦ Corner buildings oriented to intersection with articulated corner feature ♦ For buildings more than 4 stories, differentiated, bottom, middle and top ♦ Bays and recesses ♦ Upper floor balconies accessible to occupants ♦ Articulated components ♦ Less than 30% unarticulated wall plane on primary façade ♦ Less than 35% unarticulated wall plane on all other façades ♦ Additions well-integrated into total building structure and design 	<ul style="list-style-type: none"> ♦ Overly complex geometry ♦ Lack of orientation of building features, views and activities to Colorado River ♦ Greater than 30% unarticulated wall plane on primary façade ♦ Greater than 35% unarticulated wall plane on all other façades ♦ Additions that appear to be "tacked-on" in terms of location, form and articulation 	<ul style="list-style-type: none"> ♦ Greater than 40% unarticulated wall plane on any façade
(c) Public Entries (See Section 16-18-970 for service entry standards)	<ul style="list-style-type: none"> ♦ Main entry on primary façade ♦ Clearly differentiated from service entries ♦ Handicapped accessible per City code ♦ Upper floor egress compliant with City fire codes ♦ Revocable license for ROW encroachments ♦ Address visible from street at main entry 	<ul style="list-style-type: none"> ♦ Awning covered and/or recessed ♦ Pedestrian-scaled ♦ Internal connections between first floor tenants ♦ Internal stairwells and fire escapes 	<ul style="list-style-type: none"> ♦ Greater than 2' above or below sidewalk ♦ External stairs and fire escapes ♦ Open air hallways facing a street 	<ul style="list-style-type: none"> ♦ Door swings over ROW ♦ External stairs serving upper floors on primary façade ♦ Encroachments on adjoining property without easement agreement
(d) Fenestration and Transparency ¹	<ul style="list-style-type: none"> ♦ Window types and sizes consistent with architectural style ♦ Primary first floor facade min. 50% transparent ♦ Primary upper floor façade min. 20% transparent ♦ All other first floor façades min. 40% 	<ul style="list-style-type: none"> ♦ Harmonizing rhythm of upper and lower windows 	<ul style="list-style-type: none"> ♦ Awning windows 	<ul style="list-style-type: none"> ♦ Jalousie windows facing a street

Table 16-18-540

Building Design Element	Required	Preferred	Discouraged	Prohibited
	<ul style="list-style-type: none"> transparent All other upper floor façades min. 15% transparent 			
(e) Detailing, Materials, and Colors	<ul style="list-style-type: none"> Consistent with architectural style Additions consistent with existing building 	<ul style="list-style-type: none"> Glass walls and steel structures Brick Chiseled face CMU or stone High quality architectural metal (as secondary wall material) Local, recycled, and natural materials Three dimensional details (vs. applied) Colors consistent with architectural style Historic and earth tone colors for brick and siding Color scheme with max. of 3 colors 	<ul style="list-style-type: none"> Greater than 40% coverage of stucco on any façade Excessive ornamentation Applied details (vs. three dimensional) Color schemes with more than 5 colors Bright, primary colors as predominate color on a façade Wall or window unit coolers/heaters on street façade 	<ul style="list-style-type: none"> Greater than 25% coverage of any of the following on any façade: <ul style="list-style-type: none"> Barn siding/plywood/T-111 Cedar shakes Concrete panels or poured concrete Corrugated and prefabricated metal panels Logs (unfinished) Non-native stone (e.g., granite) Vinyl and aluminum siding Concrete block Bright, florescent colors Burglar bars and security gates not on alleys
(f) Roofs/ Building Tops	<ul style="list-style-type: none"> Consistent with architectural style Fully screened rooftop mechanicals Exposed gutters and downspouts finished consistent with architectural style Flashing and protruding stacks finished consistent with architectural style Revocable license for ROW encroachments 	<ul style="list-style-type: none"> For flat roofs, roof decks screened from street For flat roofs, roof decks accessible to occupants Clearly demarked visual termination at building top 	<ul style="list-style-type: none"> Flat roof decks visible from adjoining street Sloped roof not in proportion with building 	<ul style="list-style-type: none"> Sheet flow or scuppers without downspouts
(g) Signage	<ul style="list-style-type: none"> Compliant with City Sign Code (Chapter 16, Article VIII) Revocable license for ROW encroachments 	<ul style="list-style-type: none"> Sign band integrated into architecture just below the second floor Material and design consistent with architectural style Channel letters Energy efficient lighting Shape and graphics consistent with business Simple and easy to read Opaque background with white or light- 	<ul style="list-style-type: none"> Molded plastic Painted on walls (other than non-commercial murals) Projecting signs spaced less than 25' apart Wall signs on upper floors (other than integrated building marker/address) 	<ul style="list-style-type: none"> More than one projecting sign per tenant per building side Covering more than 30% of any first floor window Upper floor window signs More than one upper floor wall sign per side More than one monument sign per street Pole sign

Table 16-18-540

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
		<ul style="list-style-type: none"> colored letters ◆ Building marker/name and/or address integrated into front façade ◆ Tenant directory/ kiosk located near main entry ◆ Single monument sign for entire development/ building 		<ul style="list-style-type: none"> ◆ Roof sign
(h) Sustainability (applies to exterior elements only)	<ul style="list-style-type: none"> ◆ Compliant with City energy code 	<ul style="list-style-type: none"> ◆ Building reuse and renovation (as opposed to demolition) ◆ Solar panels and water heaters integrated with roofs and architecture ◆ Fenestration oriented for solar gain and day lighting ◆ Skylights ◆ Active solar windows ◆ Shared clothes lines behind buildings ◆ Building mounted wind turbines integrated with architecture ◆ Solar panels and/or wind turbines integrated with parking lot light poles ◆ Geothermal heating and cooling systems ◆ Fuel cell generators ◆ Double-paned windows ◆ Operable windows with screens ◆ Screen doors ◆ Recycling and reuse of existing materials ◆ Locally sourced new materials ◆ LEED-certified or LEED-equivalent 	<ul style="list-style-type: none"> ◆ Shared clothes lines facing primary street ◆ Wall-mounted solar panels facing a street ◆ Incandescent lights ◆ Extensive use of petroleum-based materials 	

633 ¹ Uses that are permitted in the downtown whose function requires reduced or no fenestration, such as a movie theater, may have
634 fenestration requirements waived through a Tier 2 review.

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*Division 6
Creekside Neighborhood Sub-District*

640 **Sec.16-18-610: Purpose**

641 The Creekside Neighborhood sub-district represents the best location for high quality, higher-density
642 residential development in all of Rifle. The purposes of the sub-district are to promote high-density
643 development so that residents can walk to a wide variety of commercial, entertainment, and civic uses in
644 the downtown and provide support for downtown
645 businesses. Development should also create an
646 attractive visual gateway when entering downtown
647 from the west.

648 **Sec.16-18-620: Overview of Sub-District
649 Character**

650 The intent of this section is to describe the desired
651 character of the sub-district and serve as a guide to
652 developers and the City throughout the development
653 process. See sections 16-18-630 and 16-18-640 for
654 more specificity on which items are required,
655 preferred, discouraged, and prohibited.

656 (a) Building Scale and Intensity: Residential
657 development in Creekside Neighborhood is
658 intended to be more intensive than
659 anywhere else in the City. Located at the
660 foot of a tall bluff to the north, this sub-
661 district can accommodate very tall
662 buildings without blocking views of the
663 river valley from existing neighborhoods.
664 High-density residential on this site will
665 support street level activity and pedestrian-
666 oriented uses and ensure the long-term
667 vibrancy of the entire downtown.

668 (b) Redevelopment and Preservation
669 Opportunities: The entire Creekside
670 Neighborhood is currently vacant and
671 under single ownership. As a result, Rifle
672 Creek and Highway 6/24 are the only
673 constraints to development. The entire
674 district should be developed under a single
675 master plan.

676 (c) Primary Land Uses: The Creekside
677 Neighborhood should be comprised
678 primarily of high density, high quality
679 residential development with some
680 potential for commercial uses on the
681 ground floor. High quality lodging may be
682 acceptable, but all other freestanding
683 commercial uses are prohibited given the

Figure 16-18-620-1



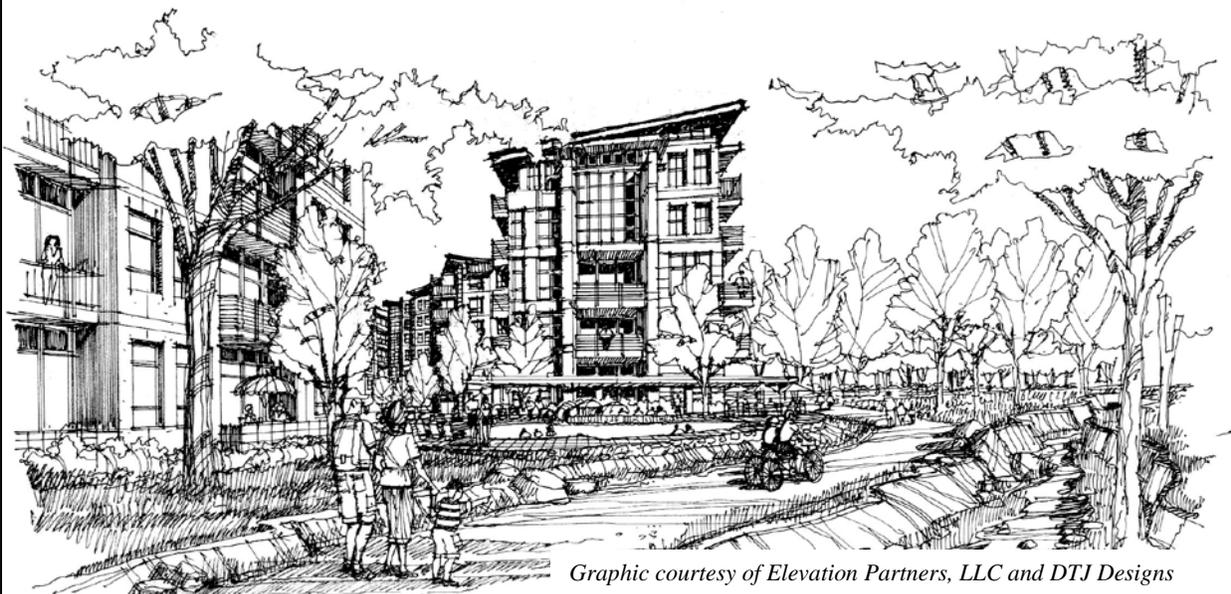
- *Articulated top of structure*
- *Orientation of views to creek and river*
- *Contemporary architecture*
- *Brick and wood primary materials*
- *Façade articulated with balconies and recesses*
- *Horizontal banding*
- *Visible “green” building character*

684 importance of having increased residential densities in the downtown and this sub-district's
685 unique ability to accommodate such densities.

686 (d) General Design Characteristics: Development within the Creekside Neighborhood should
687 maximize the use of high-quality building materials and should be oriented to take advantage of
688 views of Rifle Creek and the Colorado River. Horizontal building and other elements should be
689 integrated into taller buildings to blend with background bluffs. Where possible, buildings also
690 should expose their sustainable components such as sky lights, integrated solar panels, natural
691 and local materials, and similar features.

692 (e) Relationship of Development to Street: Buildings in the Creekside Neighborhood should have a
693 strong visual orientation to Highway 6/24 even if their main entries are located toward the
694 interior of the sub-district. Buildings may be pulled up to the sidewalk or sites may have highly
695 landscaped setbacks that provide sufficient buffering from the high traffic levels on Highway
696 6/24. Rifle Creek should be embraced as a key site amenity with building elevations that relate to
697 the creek by incorporating terraces and balconies oriented to the creek and footprints and
698 stepbacks that maintain a comfortable pedestrian environment along the creekfront trail.
699 Likewise, upper floors should be oriented toward views of the creek and the Colorado River.
700 Services and “back of house” activities should be located between buildings and not between the
701 buildings and the highway or Rifle Creek.

Figure 16-18-620-2



Graphic courtesy of Elevation Partners, LLC and DTJ Designs

- *Orientation of views to creek and river*
- *Visible “green” building character*
- *Covered entries*
- *Contemporary architecture*
- *Activity spaces oriented to creek*
- *Minimal parking impact*
- *Enclosed and screened service areas*
- *Vehicular and pedestrian circulation between sites*
- *Internal pedestrian connections to creek and Second Street*
- *Landscaping and storm water management*

702 (f) **Parking:** Parking needs in the Creekside Neighborhood will be significant and will likely require
 703 the development of several parking structures. These structures should be fully integrated into
 704 the overall development by reflecting the high quality materials used on the principal buildings.
 705 Parking may be phased over time, starting with well designed and screened surface lots that are
 706 eventually converted to structures. However, surface parking lots located between buildings and
 707 the highway should be minimized with the majority of parking placed toward the center of the
 708 sub-district. The proximity of transit stops should be closely evaluated, as well as the inclusion
 709 of “carshares”, shuttles, or other methods that reduce the potential parking demands of residents.

710 (g) **Project Review Criteria:** The City will evaluate proposed projects in the Creekside
 711 Neighborhood Sub-district based on the following considerations in addition to all of the other
 712 standards contained in Section 16-18-1260 of this Article:

- 713 (1) Does the project contribute to a positive City gateway experience, putting forth a high-
 714 quality image for the Central Business District?
- 715 (2) Is the proposed level of density consistent with the opportunities presented by the site and
 716 the need to increase residential development in the downtown?
- 717 (3) Does development provide strong visual connections to Rifle Creek and the Colorado
 718 River?

719 **Sec.16-18-630: Site Design Standards**

720 The site design standards listed in Table 16-18-630 shall apply to all projects located within the Creekside
 721 Neighborhood sub-district. See Division 5 of the CBD Glossary for illustrations and definitions of the
 722 concepts and terms used in the Table.

Table 16-18-630

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a)Site Access-- Pedestrian	<ul style="list-style-type: none"> ◆ Paved walkways between all building public entries and adjoining public sidewalks and on-site parking areas ◆ Protective barriers or markings separating walkways from vehicle circulation/ parking areas ◆ Handicapped accessible per City code 	<ul style="list-style-type: none"> ◆ Walkways connecting to adjoining properties ◆ Cross-access easements with adjoining properties ◆ Walkway/trail connecting to/along Rife Creek ◆ Porous pavement 	<ul style="list-style-type: none"> ◆ Walkway widths of less than 4' 	
(b)Site Access – Vehicular (See Division 9 for additional parking and access requirements)		<ul style="list-style-type: none"> ◆ Access from alleys or secondary streets ◆ Shared access points ◆ Cross-access easements with adjoining properties ◆ Integrated transit stops with seating and shelters along transit routes 	<ul style="list-style-type: none"> ◆ Access from primary streets ◆ Blind driveways between buildings 	<ul style="list-style-type: none"> ◆ Curb cut wider than 24'
(c)Parking and Loading (See Division 9 for	<ul style="list-style-type: none"> ◆ Number, location and design of off-street parking and loading 	<ul style="list-style-type: none"> ◆ Underground parking ◆ Structured parking 	<ul style="list-style-type: none"> ◆ Permanent surface lot covering more than 25% of a parcel 	

Table 16-18-630

Site Design Element	Required	Preferred	Discouraged	Prohibited
additional parking and access requirements)	per Division 9			
(d)Utility Areas	<ul style="list-style-type: none"> ♦ Fully screened with materials matching building and/or landscaping 	<ul style="list-style-type: none"> ♦ Behind building; off alley ♦ Indoor refuse and recycling containers 	<ul style="list-style-type: none"> ♦ In side yards ♦ Between the principal building and a secondary street 	<ul style="list-style-type: none"> ♦ Between the principal building and a primary street¹ ♦ Between the principal building and Rifle Creek
(e)Lighting	<ul style="list-style-type: none"> ♦ At entries, walkways, plazas and parking areas ♦ Cut-off fixtures ♦ Minimum of 0.5 foot candles and maximum of 1.5 foot candles on all walkways and parking areas during business hours (at all times for residential entries) ♦ Maximum of 2.0 foot candles at building entries 	<ul style="list-style-type: none"> ♦ Pedestrian-scaled ♦ Fixtures consistent with building architecture ♦ LED lighting ♦ Solar lighting ♦ Photo-electric lights ♦ Motion security lights ♦ Storefront and security lighting only after building hours ♦ Highlight building features 	<ul style="list-style-type: none"> ♦ Exposed bulbs/light source ♦ Colored lights (other than temporary) ♦ Incandescent ♦ Fixtures inconsistent with building architecture 	<ul style="list-style-type: none"> ♦ Poles higher than 25' ♦ Multi-socket spot/flood lights ♦ Sodium vapor ♦ Flashing lights ♦ Greater than 0.5 foot candles at property lines
(f) Landscaping	<ul style="list-style-type: none"> ♦ General landscape requirements per Chapter 16, Article XIII ♦ Parking lot landscaping per Section 16-18-980 ♦ Dust free material on all unpaved areas ♦ Natural materials ♦ Min. 50% coverage with plants in all required landscape areas ♦ Min. 50% xeric plant materials ♦ Protective barriers from vehicles 	<ul style="list-style-type: none"> ♦ Native plant materials ♦ Min. 25% evergreens ♦ Seasonal plantings ♦ On-site pallet and design consistent with adopted streetscape plan ♦ Consistent palette of plantings across the site ♦ Passive solar strategies ♦ Integrated with storm water management system ♦ On-site water collection for irrigation ♦ Drip irrigation 	<ul style="list-style-type: none"> ♦ Invasive or exotic species ♦ Non-native rock ♦ Spray irrigation (other than for turf) ♦ Shallow-rooted trees near buildings and paving ♦ Trees and shrubs with thorns (other than specimens and ornamentals) 	<ul style="list-style-type: none"> ♦ Exposed/unfinished earth ♦ Synthetic or artificial plant material (as part of required landscaping) ♦ Weeds (as defined in City code) ♦ More than 5% irrigation overspray onto buildings or pavement ♦ Drop fruit onto ROW ♦ Poisonous to touch
(g)Storm Water Management	<ul style="list-style-type: none"> ♦ Post-development runoff volume and rate equal to or less than pre-development volume and rate ♦ Oil-water separators per city standards 	<ul style="list-style-type: none"> ♦ Green roof ♦ Integrated with landscaping ♦ On-site water collection for irrigation ♦ Rain gardens ♦ Porous pavement ♦ Underground infiltration/ detention systems 	<ul style="list-style-type: none"> ♦ Sheet flow into ROW ♦ Direct connection to City system ♦ Rock-lined detention areas 	<ul style="list-style-type: none"> ♦ Direct discharge onto adjoining parcels ♦ Direct discharge into waterways ♦ Open detention pits deeper than 4 feet ♦ Open detention pits with slopes greater than 4:1

Table 16-18-630

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(h) Fences and Walls	<ul style="list-style-type: none"> ◆ Meets visibility triangle requirements per Chapter 16, Article XIII ◆ Where used for parking screening, consistent with Section 16-18-980 	<ul style="list-style-type: none"> ◆ Finished side facing out 	<ul style="list-style-type: none"> ◆ Non-native stone ◆ Non-traditional materials ◆ Bright colors 	<ul style="list-style-type: none"> ◆ Higher than 4' in front of principal building or higher than 6' in all other locations² ◆ Chain link or wire fencing visible from any street ◆ Broken concrete block ◆ Unfinished concrete block ◆ Gabion ◆ Tires ◆ Electric ◆ Barbed or razor wire²
(o) Accessory Structures (storage sheds, shelters, gazebos, etc) ³	<ul style="list-style-type: none"> ◆ Minor Accessory structures (less than 200 sq ft) at least 3' from side or rear property lines ◆ Major accessory structures (greater than 200 sq ft) are subject to the setback, bulk, and intensity, standards applicable to the principal structure with which they are associated. ◆ Gazebos, shelters, or similar structures in street yards must be finished with decorative detail in approved architectural style ◆ Commercial storage structures on a foundation and meeting all architectural requirements in any yard, street or otherwise. 	<ul style="list-style-type: none"> ◆ Located near an alley ◆ Residential pre-manufactured storage sheds not visible from a street and meeting setback requirements. 	<ul style="list-style-type: none"> ◆ Storage shed between a building and a secondary street finished with decorative detail in approved architectural style ◆ More than one major accessory structure per lot 	<ul style="list-style-type: none"> ◆ Accessory structures taller than 16 feet ◆ Storage sheds between a building and a primary street ◆ Pre-manufactured buildings or trailers for commercial storage uses ◆ Two storage sheds on one lot
(i) Exterior Communication Devices	<ul style="list-style-type: none"> ◆ Devices must be setback from any property line by a distance that is equal to or greater than its height. 			<ul style="list-style-type: none"> ◆ Not located in a street yard. ◆ Except for television antennas and satellite dishes 18" or smaller, devices shall not be

Table 16-18-630

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
				<ul style="list-style-type: none"> visible from a public street. ♦ Commercial communication towers are prohibited.
(j) Use and Improvement of ROW	<ul style="list-style-type: none"> ♦ Continuation of adopted streetscape plan ♦ Paving and landscaping meeting City standards ♦ Handicapped accessible per City code ♦ Approved revocable license for ROW encroachments 	<ul style="list-style-type: none"> ♦ Seating and bike parking ♦ Tree placement coordinated with signage ♦ Passive solar strategies with trees 		<ul style="list-style-type: none"> ♦ Nuisance vegetation as defined by the City ♦ Narrows primary street sidewalk width to less than 5' ♦ Narrows secondary street sidewalk width to less than 4'

¹ Except where no other options exist, in which case it shall be discouraged.

² Except where the safety of the public is an issue (such protection from high voltage equipment), in which case it shall be discouraged.

³ Accessory structures for single family homes and homes that have been converted into commercial uses shall be governed by the standards in Sections 16-3-230, 16-3-240, and 16-3-340 of the Rifle Municipal Code.

723

724 **Sec.16-18-640: Building Design Standards**

725 The building design standards listed in Table 16-18-640 shall apply to all projects located within the
 726 Creekside Neighborhood sub-district. See Division 6 of the CBD Glossary for illustrations and definitions
 727 of the concepts and terms used in the Table.

Table 16-18-640

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a) Architectural style	<ul style="list-style-type: none"> ♦ Reflective of residential use (including hotels and mixed-use buildings) ♦ Consistent on all exposed sides ♦ Additions in same or complementary style as existing building ♦ Reflective of residential use (including hotels and mixed-use buildings) ♦ Pre-manufactured buildings shall meet all requirements of and be similar to conventional buildings in function 	<ul style="list-style-type: none"> ♦ Single stylistic approach ♦ Regional expression through the use of local materials and/or typical regional building forms ♦ Styles reflecting cotemporary building technologies and materials (e.g., high-tech) ♦ Outward expression of energy efficiency and on-site energy generation ♦ Orientation to surrounding landscape (e.g., buttes, river) 	<ul style="list-style-type: none"> ♦ One-story buildings ♦ Multiple styles on a single building ♦ Styles emphasizing exaggerated references to historic details (e.g., Post-modern) ♦ Styles emphasizing unarticulated facades ♦ Contemporary Folk styles ♦ Neo styles 	<ul style="list-style-type: none"> ♦ Franchise architecture ♦ Replication of former or existing building in Rifle ♦ Imitation of historic styles ♦ Styles predominate in other regions not indicative of Western Colorado

Table 16-18-640

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
	and appearance; including foundations, facades, architecture, and interiors.	<ul style="list-style-type: none"> ♦ Similar in form and color to surrounding landscape 		
(b) Façade and Articulation	<ul style="list-style-type: none"> ♦ Facades facing streets with recess, offset, or pilaster at least 1' in depth or projection every 40' ♦ Expressive of residential use (including hotels and mixed-use buildings) ♦ Main entry as primary focal point ♦ Pedestrian scale of first floor façade ♦ Differentiation of first floor from upper floors on primary façade ♦ Harmonizing rhythm of lower and upper levels ♦ Consistent on all exposed sides 	<ul style="list-style-type: none"> ♦ Orientation of building features, views and activities to Colorado River ♦ Orientation of building features, views and activities to Rifle Creek, where adjacent ♦ For buildings more than 4 stories, differentiated, bottom, middle and top ♦ Bays and recesses ♦ Upper floor balconies accessible to occupants ♦ Articulated components ♦ Less than 30% unarticulated wall plane on primary façade ♦ Less than 35% unarticulated wall plane on all other façades ♦ Additions well-integrated into total building structure and design 	<ul style="list-style-type: none"> ♦ Overly complex geometry ♦ Lack of orientation of building features, views and activities to Rifle Creek, where adjacent ♦ Greater than 30% unarticulated wall plane on primary façade ♦ Greater than 35% unarticulated wall plane on all other façades ♦ Additions that appear to be "tacked-on" in terms of location, form and articulation 	<ul style="list-style-type: none"> ♦ Greater than 40% unarticulated wall plane on any façade
(c) Public Entries (See Section 16-18-970 for service entry standards)	<ul style="list-style-type: none"> ♦ Main entry on primary façade ♦ Clearly differentiated from service entries ♦ Handicapped accessible per City code ♦ Upper floor egress compliant with City fire codes ♦ Revocable license for ROW encroachments ♦ Address visible from street at main entry 	<ul style="list-style-type: none"> ♦ Awning covered and/or recessed ♦ Pedestrian-scaled ♦ Internal connections between first floor tenants ♦ Internal stairwells and fire escapes 	<ul style="list-style-type: none"> ♦ External stairs and fire escapes ♦ Open air hallways facing a street 	<ul style="list-style-type: none"> ♦ Door swings over ROW ♦ External stairs serving upper floors on primary façade ♦ Encroachments on adjoining property without easement agreement
(d) Fenestration and Transparency ¹	<ul style="list-style-type: none"> ♦ Window types and sizes consistent with architectural style ♦ Min. 25% transparency on all floors on all street sides ♦ Min. 15% transparency 	<ul style="list-style-type: none"> ♦ First floor transparency reflective of use (higher for commercial, lower for residential) ♦ Harmonizing rhythm of upper and lower 	<ul style="list-style-type: none"> ♦ First floor transparency not reflective of use ♦ Upper floor windows either not framed or not recessed ♦ Awning windows 	<ul style="list-style-type: none"> ♦ Heavily tinted glass on commercial storefronts ♦ Jalousie windows facing a street ♦ Upper floor façade more than 50% transparent

Table 16-18-640

Building Design Element	Required	Preferred	Discouraged	Prohibited
	on all other sides	windows <ul style="list-style-type: none"> ♦ Pronounced sills and lintels ♦ Recessed or framed windows on upper floors 		
(e) Detailing, Materials, and Colors	<ul style="list-style-type: none"> ♦ Consistent with architectural style ♦ Additions consistent with existing building 	<ul style="list-style-type: none"> ♦ Brick ♦ Chiseled face CMU or stone ♦ Timbers (finished) ♦ High quality architectural metal (as secondary wall material) ♦ Local, recycled, and natural materials ♦ Three dimensional details (vs. applied) ♦ Colors consistent with architectural style ♦ Historic and earth tone colors for brick and siding ♦ Color scheme with max. of 3 colors 	<ul style="list-style-type: none"> ♦ Stucco coverage greater than 40% on street façade or greater than 60% on any other façade ♦ Excessive ornamentation ♦ Applied details (vs. three dimensional) ♦ Color schemes with more than 5 colors ♦ Bright, primary colors as predominate color on a façade ♦ Wall or window unit coolers/heaters on street façade 	<ul style="list-style-type: none"> ♦ Glass coverage (as siding) greater than 40% any façade ♦ Greater than 25% coverage of any of the following on any façade: <ul style="list-style-type: none"> ○ Barn siding/plywood/T-111 ○ Cedar shakes ○ Concrete panels or poured concrete ○ Corrugated and prefabricated metal panels ○ Logs (unfinished) ○ Non-native stone (e.g., granite) ♦ Concrete block ♦ Vinyl and aluminum siding ♦ Bright, florescent colors ♦ Burglar bars and security gates not on alleys
(f) Roofs/ Building Tops	<ul style="list-style-type: none"> ♦ Consistent with architectural style ♦ Fully screened rooftop mechanicals ♦ Exposed gutters and downspouts finished consistent with architectural style ♦ Flashing and protruding stacks finished consistent with architectural style ♦ Revocable license for ROW encroachments 	<ul style="list-style-type: none"> ♦ For flat roofs, roof decks screened from street ♦ For flat roofs, roof decks accessible to occupants ♦ Clearly demarked visual termination at building top 	<ul style="list-style-type: none"> ♦ Flat roof decks visible from street ♦ Sloped roof not in proportion with building 	<ul style="list-style-type: none"> ♦ Sheet flow or scuppers without downspouts
(g) Signage	<ul style="list-style-type: none"> ♦ Compliant with City Sign Code (Chapter 16, Article VIII) ♦ Revocable license for ROW encroachments 	<ul style="list-style-type: none"> ♦ Sign band integrated into architecture just below the second floor for first floor tenants ♦ Material and design consistent with architectural style ♦ Channel letters ♦ Energy efficient lighting 	<ul style="list-style-type: none"> ♦ Molded plastic ♦ Painted on walls (other than non-commercial murals) ♦ Projecting signs spaced less than 25' apart ♦ Wall signs on upper floors (other than integrated building marker/address) 	<ul style="list-style-type: none"> ♦ More than one projecting sign per tenant per building side ♦ Covering more than 30% of any first floor window ♦ Upper floor window signs ♦ More than one upper floor wall sign per

Table 16-18-640

Building Design Element	Required	Preferred	Discouraged	Prohibited
		<ul style="list-style-type: none"> ◆ Shape and graphics consistent with business ◆ Simple and easy to read ◆ Opaque background with white or light-colored letters ◆ Building marker/name and/or address integrated into front façade ◆ Tenant directory/ kiosk located near main entry ◆ Single monument sign for entire development/ building 		<ul style="list-style-type: none"> ◆ building ◆ More than one monument sign per street frontage ◆ Pole sign ◆ Roof sign
(h) Sustainability (applies to exterior elements only)	<ul style="list-style-type: none"> ◆ Compliant with City energy code 	<ul style="list-style-type: none"> ◆ Building reuse and renovation (as opposed to demolition) ◆ Solar panels and water heaters integrated with roofs and architecture ◆ Fenestration oriented for solar gain and day lighting ◆ Skylights ◆ Active solar windows ◆ Shared clothes lines behind buildings ◆ Building mounted wind turbines integrated with architecture ◆ Solar panels and/or wind turbines integrated with parking lot light poles ◆ Geothermal heating and cooling systems ◆ Fuel cell generators ◆ Double-paned windows ◆ Operable windows with screens ◆ Screen doors ◆ Recycling and reuse of existing materials ◆ Locally sourced new materials ◆ LEED-certified or LEED-equivalent 	<ul style="list-style-type: none"> ◆ Shared clothes lines facing primary street ◆ Wall-mounted solar panels facing a street ◆ Incandescent lights ◆ Extensive use of petroleum-based materials 	

¹ Uses that are permitted in the downtown whose function requires reduced or no fenestration, such as a movie theater, may have fenestration requirements waived through a Tier 2 review.

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Division 7
Centennial Neighborhood Sub-District

Sec.16-18-710: Purpose

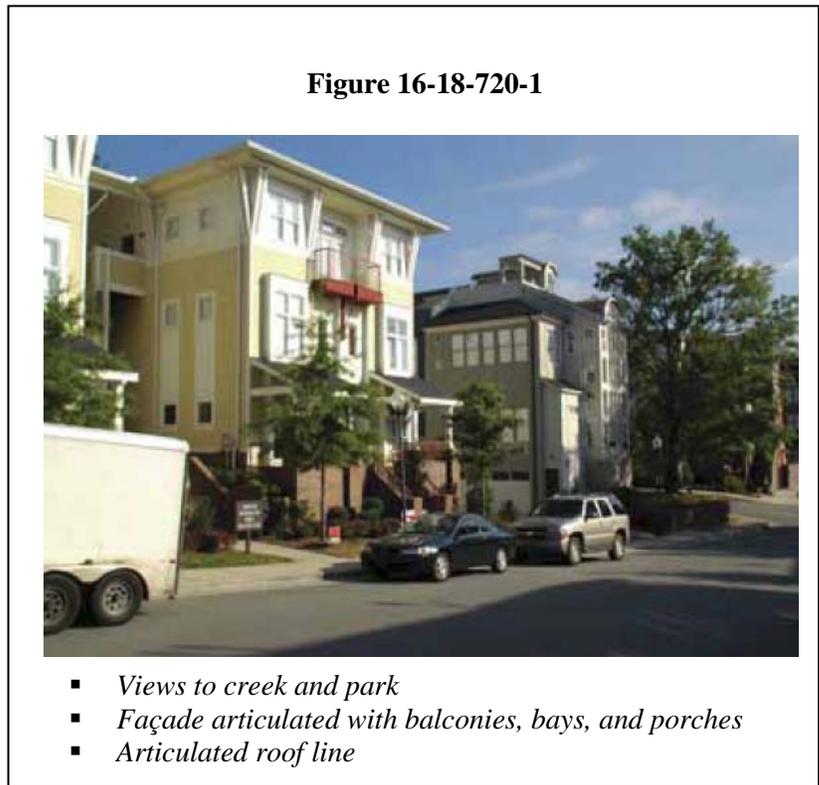
The Centennial Neighborhood sub-district represents an opportunity to increase residential density adjacent to the Historic Core, Centennial Park, and the Rifle Creek Trail. The purpose of this sub-district is to promote the revitalization of this area and to encourage the development of a high-quality, medium to high density, pedestrian-oriented, downtown neighborhood.

Sec.16-18-720: Overview of Sub-District Character

The intent of this section is to describe the desired character of the sub-district and serve as a guide to developers and the City throughout the development process. See sections 16-18-730 and 16-18-740 for more specificity on which items are required, preferred, discouraged, and prohibited.

(a) Building Scale and Intensity: The Centennial Neighborhood is intended to consist of medium to high density, high quality residential development in the form of townhomes, apartments, and condominiums with some opportunities for compatible commercial uses in mixed-use buildings or small-scale, freestanding structures. All buildings should have a pedestrian/residential scale and a strong relationship to the adjoining street grid to encourage residents to walk into the more commercial oriented-districts of the downtown.

(b) Redevelopment and Preservation Opportunities: The Centennial Neighborhood offers many opportunities for redevelopment projects by assembling marginal single family home sites and the redevelopment or outright replacement of existing, marginal multi-family buildings and commercial properties. Although the 2008 Downtown Master Plan did not identify any high-priority preservation sites in this sub-district, there are some single family homes with historic characteristics that are in good shape that should be preserved on-site or relocated to other residential neighborhoods in the community. These homes also may be candidates for appropriate conversion to commercial uses or live/work units.



(c) Primary Land Uses: The Centennial Neighborhood should consist primarily of moderate to higher-density residential uses, complemented by some small-scale commercial development. Although the scale and density of buildings should be scaled to pedestrians and reflective of a residential neighborhood, it is equally important that the residential density in this sub-district is

778 not so low that opportunities are missed to add needed residents to the downtown that support
779 downtown businesses.

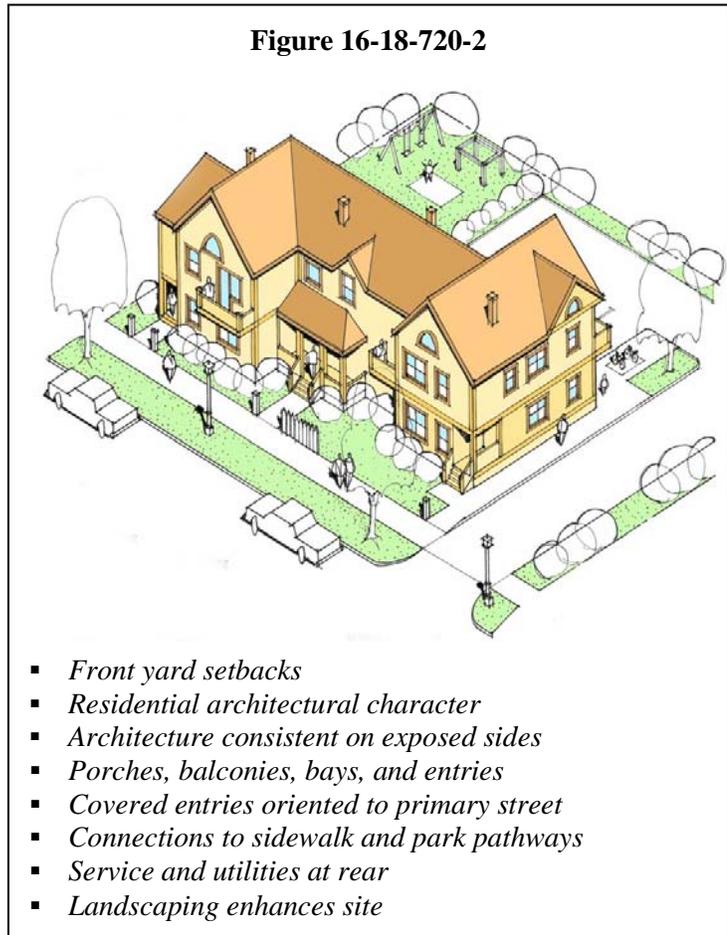
780 (d) General Design Characteristics: New development within the Centennial Neighborhood should
781 be characterized by traditional brick and wood frame building materials with articulated facades
782 that maintain the residential character of the neighborhood. Larger assembled parcels should be
783 designed to preserve the historic street grid pattern, including the alleys where appropriate, with
784 primary building entries placed along the east-west streets within the district. However, site
785 plans also should orient and draw residents to Rifle Creek and Centennial Park where they adjoin
786 the development.

787 (e) Relationship of Development to Street: In keeping with the residential character of the district,
788 modest front yards should be provided where possible. Porches and balconies are desirable
789 additions that will help strengthen the orientation of the buildings toward the street.

790 (f) Parking: On-street parking
791 provided throughout the
792 Centennial Neighborhood
793 should primarily serve visitors.
794 On-site parking should be
795 located to the sides and rear of
796 buildings and never between
797 buildings and a primary street.
798 Resident parking may include
799 well-screened surface lots,
800 private garages, or underground
801 structures located beneath the
802 buildings. Proximity to transit
803 stops should be closely
804 evaluated and the inclusion of
805 “car-shares” or other methods
806 of reducing auto needs should
807 be considered.

808 (g) Project Review Criteria: The
809 City will evaluate proposed
810 projects in the Centennial
811 Neighborhood Sub-district based
812 on the following considerations
813 in addition to all of the other
814 standards contained in Section
815 16-18-1260 of this Article:

- 816 (1) Does the project take
817 appropriate advantage of
818 site assembly opportunities?
- 819 (2) Does the project contribute to the revitalization of this neighborhood?
- 820 (3) Does the project preserve the residential character of this area?
- 821 (4) Is the proposed level of density consistent with the opportunities presented by the site and
822 the need to increase residential development in the downtown?
- 823 (5) Does the project take appropriate advantage of its proximity to Centennial Park?



824 (6) If a commercial use is being proposed, is the use and its location/configuration
 825 compatible with the residential neighborhood character?

826 **Sec.16-18-730: Site Design Standards**

827 The site design standards listed in Table 16-18-730 shall apply to all projects located within the
 828 Centennial Neighborhood sub-district. See Division 5 of the CBD Glossary for illustrations and
 829 definitions of the concepts and terms used in the Table.

Table 16-18-730

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a) Site Access – Pedestrian	<ul style="list-style-type: none"> ◆ Paved walkways between all building public entries and adjoining public sidewalks and on-site parking areas ◆ Protective barriers or markings separating walkways from vehicle circulation/parking areas ◆ Handicapped accessible per City code 	<ul style="list-style-type: none"> ◆ Walkways connecting to adjoining properties ◆ Cross-access easements with adjoining properties ◆ Walkway connecting to Centennial Park ◆ Walkway/trail connecting to/along Rife Creek ◆ Porous pavement 	<ul style="list-style-type: none"> ◆ Walkway widths of less than 4' 	
(b) Site Access – Vehicular		<ul style="list-style-type: none"> ◆ Access from alleys or secondary streets ◆ Shared access points ◆ Cross-access easements with adjoining properties ◆ Integrated transit stops with seating and shelters along transit routes 	<ul style="list-style-type: none"> ◆ Access from primary streets ◆ Blind driveways between buildings 	<ul style="list-style-type: none"> ◆ Curb cut wider than 24'
(c) Parking and Loading (See Division 9 for additional parking and access requirements)	<ul style="list-style-type: none"> ◆ Number, location and design of off-street parking and loading per Division 9 	<ul style="list-style-type: none"> ◆ Underground parking ◆ Structured parking 	<ul style="list-style-type: none"> ◆ Permanent, accessory surface lot covering more than 25% of a parcel 	
(d) Utility Areas	<ul style="list-style-type: none"> ◆ Fully screened with materials matching building and/or landscaping 	<ul style="list-style-type: none"> ◆ Behind building; off alley ◆ Indoor refuse and recycling containers 	<ul style="list-style-type: none"> ◆ In side yards ◆ Between the principal building and a secondary street 	<ul style="list-style-type: none"> ◆ Between the principal building and a primary street¹ ◆ Between the principal building and Centennial Park ◆ Between the principal building and Rifle Creek
(e) Lighting	<ul style="list-style-type: none"> ◆ At entries, walkways, plazas and parking 	<ul style="list-style-type: none"> ◆ Pedestrian-scaled ◆ Fixtures consistent 	<ul style="list-style-type: none"> ◆ Exposed bulbs/light source 	<ul style="list-style-type: none"> ◆ Poles higher than 25' ◆ Multi-socket

Table 16-18-730

Site Design Element	Required	Preferred	Discouraged	Prohibited
	<ul style="list-style-type: none"> areas ♦ Cut-off fixtures ♦ Minimum of 0.5 foot candles and maximum of 1.5 foot candles on all walkways and parking areas during business hours (at all times for residential entries) ♦ Maximum of 2.0 foot candles at building entries 	<ul style="list-style-type: none"> with building architecture ♦ LED lighting ♦ Solar lighting ♦ Photo-electric lights ♦ Motion security lights ♦ Storefront and security lighting only after building hours ♦ Highlight building features 	<ul style="list-style-type: none"> ♦ Colored lights (other than temporary) ♦ Incandescent ♦ Fixtures inconsistent with building architecture 	<ul style="list-style-type: none"> spot/flood lights ♦ Sodium vapor ♦ Flashing lights ♦ Greater than 0.5 foot candles at property lines
(f) Landscaping	<ul style="list-style-type: none"> ♦ General landscape requirements per Chapter 16, Article XIII ♦ Parking lot landscaping per Section 16-18-980 ♦ Dust free material on all unpaved areas ♦ Natural materials ♦ Min. 50% coverage with plants in all required landscape areas ♦ Min. 50% xeric plant material ♦ Protective barriers from parking areas 	<ul style="list-style-type: none"> ♦ Native plant materials ♦ Min. 25% evergreens ♦ Seasonal plantings ♦ On-site pallet and design consistent with adopted streetscape plan ♦ Consistent palette of plantings across site ♦ Passive solar strategies ♦ Integrated with storm water management system ♦ On-site water collection for irrigation ♦ Drip irrigation 	<ul style="list-style-type: none"> ♦ Invasive or exotic species ♦ Non-native rock ♦ Spray irrigation (other than for turf) ♦ Shallow-rooted trees near buildings and paving ♦ Trees and shrubs with thorns (other than specimens and ornamentals) 	<ul style="list-style-type: none"> ♦ Exposed/unfinished earth ♦ Synthetic or artificial plant material (as part of required landscaping) ♦ Weeds (as defined in City code) ♦ More than 5% irrigation overspray onto buildings or pavement ♦ Drop fruit onto ROW ♦ Poisonous to touch
(g) Storm Water Management	<ul style="list-style-type: none"> ♦ Post-development runoff volume and rate equal to or less than pre-development volume and rate ♦ Oil-water separators per city standards. 	<ul style="list-style-type: none"> ♦ Green roof ♦ Integrated with landscaping ♦ On-site water collection for irrigation ♦ Rain gardens ♦ Porous pavement ♦ Underground infiltration/ detention systems 	<ul style="list-style-type: none"> ♦ Sheet flow into ROW ♦ Direct connection to City system ♦ Rock-lined detention areas 	<ul style="list-style-type: none"> ♦ Direct discharge onto adjoining parcels ♦ Direct discharge into waterways ♦ Open detention pits deeper than 4 feet ♦ Open detention pits with slopes greater than 4:1
(h) Fences and Walls	<ul style="list-style-type: none"> ♦ Meets visibility triangle requirements per Chapter 16, Article XIII ♦ Where used for parking screening, consistent with Section 16-18-980 ♦ Consistent with building architecture 	<ul style="list-style-type: none"> ♦ Finished side facing out 	<ul style="list-style-type: none"> ♦ Non-native stone ♦ Non-traditional materials ♦ Bright colors 	<ul style="list-style-type: none"> ♦ Higher than 4' in front of principal building or higher than 6' in all other locations² ♦ Chain link or wire fencing visible from any street ♦ Broken concrete block

Table 16-18-730

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
				<ul style="list-style-type: none"> ◆ Unfinished concrete block ◆ Gabion ◆ Tires ◆ Electric ◆ Barbed or razor wire²
(p) Accessory Structures (storage sheds, shelters, gazebos, etc) ³	<ul style="list-style-type: none"> ◆ Minor Accessory structures (less than 200 sq ft) at least 3' from side or rear property lines ◆ Major accessory structures (greater than 200 sq ft) are subject to the setback, bulk, and intensity, standards applicable to the principal structure with which they are associated. ◆ Gazebos, shelters, or similar structures in street yards must be finished with decorative detail in approved architectural style ◆ Commercial storage structures on a foundation and meeting all architectural requirements in any yard, street or otherwise. 	<ul style="list-style-type: none"> ◆ Located near an alley ◆ Residential pre-manufactured storage sheds not visible from a street and meeting setback requirements. 	<ul style="list-style-type: none"> ◆ Storage shed between a building and a secondary street finished with decorative detail in approved architectural style ◆ More than one major accessory structure per lot 	<ul style="list-style-type: none"> ◆ Accessory structures taller than 16 feet ◆ Storage sheds between a building and a primary street ◆ Pre-manufactured buildings or trailers for commercial storage uses ◆ Two storage sheds on one lot
(i) Exterior Communication Devices	<ul style="list-style-type: none"> ◆ Devices must be setback from any property line by a distance that is equal to or greater than its height. 			<ul style="list-style-type: none"> ◆ Not located in a street yard. ◆ Except for television antennas and satellite dishes 18" or smaller, devices shall not be visible from a public street. ◆ Commercial communication towers are prohibited.
(j) Use and Improvement of ROW	<ul style="list-style-type: none"> ◆ Extension of Park Ave. consistent with Gateway Plan ◆ Continuation of adopted streetscape 	<ul style="list-style-type: none"> ◆ Seating and bike parking ◆ Tree placement coordinated with signage 	<ul style="list-style-type: none"> ◆ Vacating alleys ◆ Use of unpaved alleys to access parking 	<ul style="list-style-type: none"> ◆ Nuisance vegetation as defined by the City ◆ Narrows primary street sidewalk width to less than 5'

Table 16-18-730

<i>Site Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
	<ul style="list-style-type: none"> ♦ plan ♦ Paving and landscaping meeting City standards ♦ Handicapped accessible per City code ♦ Approved revocable license for ROW encroachments 	<ul style="list-style-type: none"> ♦ Passive solar strategies with trees ♦ Paved alleys with storm water facilities 		<ul style="list-style-type: none"> ♦ Narrows secondary street sidewalk width to less than 4'

¹ Except where no other options exist, in which case it shall be discouraged.

² Except where the safety of the public is an issue (such protection from high voltage equipment), in which case it shall be discouraged.

³ Accessory structures for single family homes and homes that have been converted into commercial uses shall be governed by the standards in Sections 16-3-230, 16-3-240, and 16-3-340 of the Rifle Municipal Code.

830 **Sec.16-18-740: Building Design Standards**

831 The building design standards listed in Table 16-18-740 shall apply to all projects located within the
 832 Centennial Neighborhood sub-district. See Division 6 of the CBD Glossary for illustrations and
 833 definitions of the concepts and terms used in the Table.

Table 16-18-740

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a) Architectural style	<ul style="list-style-type: none"> ♦ Reflective of residential use (regardless of actual use) ♦ Consistent on all exposed sides ♦ Additions in same or complementary style as existing building ♦ Pre-manufactured buildings shall meet all requirements of and be similar to conventional buildings in function and appearance; including foundations, facades, architecture, and interiors. 	<ul style="list-style-type: none"> ♦ Preservation and restoration of historic buildings consistent with preservations standards in the CBD Glossary ♦ Single stylistic approach ♦ Neighborhood vernacular (e.g., Western Bungalow) ♦ Contemporary (simple rhythms, forms, proportions and detailing) interpretations of styles historically common to downtown Rifle ♦ Regional expression through the use of local materials and/or typical regional building forms 	<ul style="list-style-type: none"> ♦ One-story buildings ♦ Replication of a former building in Rifle ♦ Multiple styles on a single building ♦ Styles emphasizing exaggerated references to historic details (e.g., Post-modern) ♦ Styles emphasizing unarticulated facades ♦ Contemporary Folk styles ♦ Neo styles ♦ Non-stylistic designs not conforming to sub-district rhythms, forms and proportions 	<ul style="list-style-type: none"> ♦ Franchise architecture ♦ Replication of existing building in Rifle ♦ Styles predominate in other regions not indicative of Western Colorado ♦ Bold, stylistic expression
(b) Façade and Articulation	<ul style="list-style-type: none"> ♦ Facades facing streets with recess, offset, or pilaster at least 1' in depth or projection every 40' ♦ Building form 	<ul style="list-style-type: none"> ♦ Orientation of building features, views and activities to Centennial Park, where adjacent ♦ Orientation of building features, views and 	<ul style="list-style-type: none"> ♦ Overly complex geometry ♦ Lack of orientation of building features, views and activities to Centennial Park, where 	<ul style="list-style-type: none"> ♦ Greater than 40% unarticulated wall plane on any façade

Table 16-18-740

Building Design Element	Required	Preferred	Discouraged	Prohibited
<i>Façade and Articulation cont.</i>	<p>expressive of residential land use (regardless of actual building use)</p> <ul style="list-style-type: none"> ♦ Rectangular footprint ♦ Rectilinear and simple building form ♦ Continuation of rhythm on block ♦ Differentiation of first floor from upper floors on primary façade of mixed-use buildings ♦ Harmonizing rhythm of lower and upper levels ♦ Consistent on all exposed sides 	<p>activities to Rifle Creek, where adjacent</p> <ul style="list-style-type: none"> ♦ For buildings with one primary entry, symmetrical primary façade design ♦ Large building facades broken up to be reflective of traditional lot widths (50') ♦ For buildings with individual unit entries, massing and articulation used to visually separate units and highlight entries ♦ Bays and recesses ♦ Upper floor balconies accessible to occupants ♦ Articulated components ♦ Less than 30% unarticulated wall plane on primary façade ♦ Less than 35% unarticulated wall plane on all other façades ♦ Additions well-integrated into total building structure and design 	<p>adjacent</p> <ul style="list-style-type: none"> ♦ Lack of orientation of building features, views and activities to Rifle Creek, where adjacent ♦ Single façade design wider than 100 feet ♦ Greater than 30% unarticulated wall plane on primary façade ♦ Greater than 35% unarticulated wall plane on all other façades ♦ Additions that appear to be “tacked-on” in terms of location, form and articulation 	
(c) Public Entries (See Section 16-18-970 for service entry standards.)	<ul style="list-style-type: none"> ♦ Main building/unit entry(s) on primary façade ♦ Clearly differentiated from service entries ♦ Handicapped accessible per City code ♦ Upper floor egress compliant with City fire codes ♦ Revocable license for ROW encroachments ♦ Address visible from street at main/unit entry 	<ul style="list-style-type: none"> ♦ Within 3' of sidewalk grade ♦ Covered porch at main entry/each unit entry ♦ Pedestrian-scaled ♦ For buildings with individual unit entries, entries visually separated ♦ Internal stairwells and fire escapes 	<ul style="list-style-type: none"> ♦ Greater than 3' above or below sidewalk ♦ For buildings with individual unit entries, co-located or adjoining entries ♦ Open air hallways serving multiple units ♦ External stairs and fire escapes 	<ul style="list-style-type: none"> ♦ Primary unit entry flush with garage door ♦ External stairs serving upper floors on primary façade ♦ Encroachments on adjoining property without easement agreement
(d) Fenestration and Transparency ¹	<ul style="list-style-type: none"> ♦ Window types and sizes consistent with architectural style ♦ Min. 25% transparent on all street sides ♦ Min. 10% transparent on all other sides 	<ul style="list-style-type: none"> ♦ First floor transparency reflective of use (higher for commercial, lower for residential) ♦ Harmonizing rhythm of upper and lower windows 	<ul style="list-style-type: none"> ♦ First floor transparency not reflective of use ♦ False windows ♦ Windows either not framed or not recessed ♦ Undivided or fixed glass openings (other than ground floor) 	<ul style="list-style-type: none"> ♦ Heavily tinted glass on commercial storefronts ♦ Jalousie windows facing a street ♦ Upper floor façade more than 50% transparent

Table 16-18-740

Building Design Element	Required	Preferred	Discouraged	Prohibited
		<ul style="list-style-type: none"> ◆ Recessed or framed windows ◆ Pronounced sills and lintels ◆ Divided glass windows 	<ul style="list-style-type: none"> commercial) ◆ Awning windows 	
(e) Detailing, Materials, and Colors	<ul style="list-style-type: none"> ◆ Consistent with residential buildings ◆ Consistent with architectural style ◆ Additions consistent with existing building 	<ul style="list-style-type: none"> ◆ Brick ◆ Lapboard siding ◆ Cedar shakes ◆ Chiseled face CMU or stone ◆ Timbers (finished) ◆ Local, recycled, and natural materials ◆ Three dimensional details (vs. applied) ◆ Colors consistent with architectural style ◆ Historic and earth tone colors for brick and siding ◆ Color scheme with max. of 3 colors 	<ul style="list-style-type: none"> ◆ Greater than 40% coverage of any of the following on a primary façade or greater than 60% on any other façade: <ul style="list-style-type: none"> ○ Vinyl or aluminum siding ○ Stucco ◆ Excessive ornamentation ◆ Applied details (vs. three dimensional) ◆ Color schemes with more than 5 colors ◆ Wall or window unit coolers/heaters on street façade 	<ul style="list-style-type: none"> ◆ Greater than 25% coverage of any of the following on any façade: <ul style="list-style-type: none"> ○ Barn siding/plywood/T-111 ○ Concrete panels or poured concrete ○ Corrugated and prefabricated metal panels ○ Glass ○ Logs (unfinished) ○ Non-native stone (e.g., granite) ○ Timbers ◆ Concrete block ◆ Bright, florescent colors ◆ Burglar bars and security gates not on alleys
(f) Roofs/ Building Tops	<ul style="list-style-type: none"> ◆ Consistent with residential buildings ◆ Consistent with architectural style ◆ Fully screened rooftop mechanicals ◆ Exposed gutters and downspouts finished consistent with architectural style ◆ Flashing and protruding stacks finished consistent with architectural style ◆ Revocable license for ROW encroachments 	<ul style="list-style-type: none"> ◆ For pitched roofs, slopes visible from the street ◆ For flat roofs, roof decks screened from street ◆ For flat roofs, roof decks accessible to occupants 	<ul style="list-style-type: none"> ◆ Flat roof decks visible from street ◆ Sloped roof not in proportion with building 	<ul style="list-style-type: none"> ◆ Sheet flow or scuppers without downspouts
(g) Signage	<ul style="list-style-type: none"> ◆ Compliant with City Sign Code (Chapter 16, Article VIII) ◆ Revocable license for ROW encroachments 	<ul style="list-style-type: none"> ◆ Sign band integrated into architecture just below the second floor for first floor tenants ◆ Material and design consistent with architectural style ◆ Energy efficient lighting ◆ Shape and graphics consistent with business ◆ Simple and easy to read 	<ul style="list-style-type: none"> ◆ Molded plastic ◆ Channel letters ◆ On awnings (other than valence) ◆ Painted on walls (other than non-commercial murals) ◆ Projecting signs spaced less than 25' apart ◆ Monument sign 	<ul style="list-style-type: none"> ◆ More than one projecting sign per tenant per building side ◆ Wall signs on upper floors ◆ Covering more than 30% of any first floor window ◆ Upper floor window signs ◆ Pole sign ◆ Roof sign

Table 16-18-740

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
		<ul style="list-style-type: none"> ◆ Opaque background with white or light-colored letters ◆ Tenant directory/ kiosk located near main entry 		
(h) Sustainability (applies to exterior elements only)	<ul style="list-style-type: none"> ◆ Compliant with City energy code 	<ul style="list-style-type: none"> ◆ Building reuse and renovation (as opposed to demolition) ◆ Solar panels and water heaters integrated with roofs and architecture ◆ Fenestration oriented for solar gain and day lighting ◆ Skylights ◆ Active solar windows ◆ Shared clothes lines behind buildings ◆ Building mounted wind turbines integrated with architecture ◆ Solar panels and/or wind turbines integrated with parking lot light poles ◆ Geothermal heating and cooling systems ◆ Fuel cell generators ◆ Double-paned windows ◆ Operable windows with screens ◆ Screen doors ◆ Recycling and reuse of existing materials ◆ Locally sourced new materials ◆ LEED-certified or LEED-equivalent 	<ul style="list-style-type: none"> ◆ Shared clothes lines facing primary street ◆ Wall-mounted solar panels facing a street ◆ Incandescent lights ◆ Extensive use of petroleum-based materials 	

834 ¹ Uses that are permitted in the downtown whose function requires reduced or no fenestration, such as a movie theater, may have
835 fenestration requirements waived through a Tier 2 review.

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Division 8
Density, Intensity, and Bulk Standards

838 **Sec.16-18-810: Setbacks**

839 Nothing in this Section shall be interpreted as requiring any existing structure that does not comply with
840 the setback requirements to meet these requirements as part of a proposed improvement project, except
841 that expansions may be required to comply as described in Section 16-18-1140(e)(3).

842 (a) Principal building setbacks from streets and parks are required as listed in the table below. The
843 following shall also apply:

844 (1) For public plazas meeting the site design standards for the applicable sub-district, the
845 building may be setback the depth of the public plaza.

Feature	Side of Street	Minimum Setback of principal building (feet)	Maximum Setback of principal building (feet)	% of first floor within max setback
Railroad Avenue	both	0	10	100%
East Avenue	west	0	--	--
West Avenue	both	0	--	--
Park Avenue—south of Rifle Creek	both	0	--	--
Park Avenue—north of Rifle Creek	both	0	15	80%
Highway 6 & 24—East Avenue to future Park Avenue extension	north	0	10	100%
Highway 6 & 24—Rifle Creek Bridge to future Park Avenue extension	north	10	--	--
Highway 6 & 24 (including future one-way couplet and future extensions of Railroad Avenue, West Avenue, and Park Avenue)	south	0	--	--
2 nd Street	both	0	4	60%
West 2 nd Street	both	0	15	100%
3 rd Street—East Avenue to Rifle Creek Bridge	both	0	2	80%
3 rd Street—Rifle Creek Bridge to the west	both	0	15	100%
4 th Street—East Avenue to West Avenue	both	0	2	80%
4 th Street—West Avenue to Centennial Park	both	0	15	100%
5 th Street	both	0	15	100%
6 th Street	both	0	15	100%
Centennial Park/Rifle Creek—3 rd Street to the north	--	5	--	--
Rifle Creek—3 rd Street to the south	--	15	--	--

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- 848 (b) Setbacks for side yards, rear yards, and building separation. All principal structures located
 849 within the Central Business District shall be subject to the following:
- 850 (1) The minimum sideyard setback shall be 0 feet.
- 851 (2) Minimum building separation is 0 feet with a party wall; or 10 feet without a party wall.
- 852 (3) Minimum rear setback is 0 feet with an alley; or 8 feet without an alley.
- 853 (c) Permitted intrusions into required setbacks.

	<i>Minimum Yard Setback in Which Structure or Building Feature May Intrude</i>				<i>Limitations</i>
	<i>Front Yard</i>	<i>Other Street Yard</i>	<i>Side Yard (Interior)</i>	<i>Rear Yard</i>	
Arbor/Trellis (freestanding)	✓	✓	✓	✓	Freestanding structures must be setback a minimum of 3' from the property line; may not cover more than 10% of the front yard setback or 50% of other yard setbacks.
Arbor/Trellis (screen wall)	✓	✓			No setback required where used as part of a parking lot screen wall consistent with Section 16-18-980
Awning/Canopy	✓	✓	✓	✓	Projecting no more than 3' into minimum required yard.
Bay Window	✓	✓	✓	✓	Projecting no more than 3' into minimum required yard.
Balcony	✓	✓	✓	✓	Projecting no more than 3' into minimum required yard.
Chimney, Flue	✓	✓	✓	✓	Projecting no more than 3' into minimum required yard.
Belt Courses, Cornice, Leader, Lentil, Sil, Pilaster	✓	✓	✓	✓	Projecting no more than 18" into minimum required yard.
Eaves and Gutter	✓	✓	✓	✓	Projecting no more than 18" into minimum required yard.
Elevated Porch/Deck		✓	✓	✓	Setback a minimum of 3' from all property lines.
Stairs/Fire Escape		✓	✓	✓	Projecting no more than 3' into minimum required yard.
Mechanical Equipment			✓	✓	Setback a minimum of 3' from all property lines.
Solar Energy Device	✓	✓	✓	✓	May extend 18" into a required minimum setback.
Stoop	✓	✓	✓	✓	Not higher than the ground floor of the building.

¹ For single-family homes, the regulations in Sections 16-3-230, 16-3-240, and 16-3-340 of the Rifle Municipal Code shall apply.

² All structures and features shall comply with the visibility requirements of Sections 16-7-140(i)(5) and 16-13-110 of the Rifle Municipal Code.

854 **Sec.16-18-820: Building Height**

855 Principal structure building heights for the entire Central Business District are shown on Figure 16-18-
 856 830. See Section 16-3-250 for exemptions to building height. The following shall also apply:

- 857 (a) In all sub-districts, new one-story residential buildings shall be “prohibited.” New residential
 858 buildings shall be at least two-stories in height.
- 859 (b) In all sub-districts, new one-story buildings intended for commercial use shall be
 860 “discouraged.” The intent of the “discouraged” designation is to promote density in the
 861 downtown while allowing a Tier 2 review process to consider the approval of one-story
 862 commercial buildings that demonstrate a significant contribution to the objectives of the
 863 Downtown Master Plan despite a lack of desired density.

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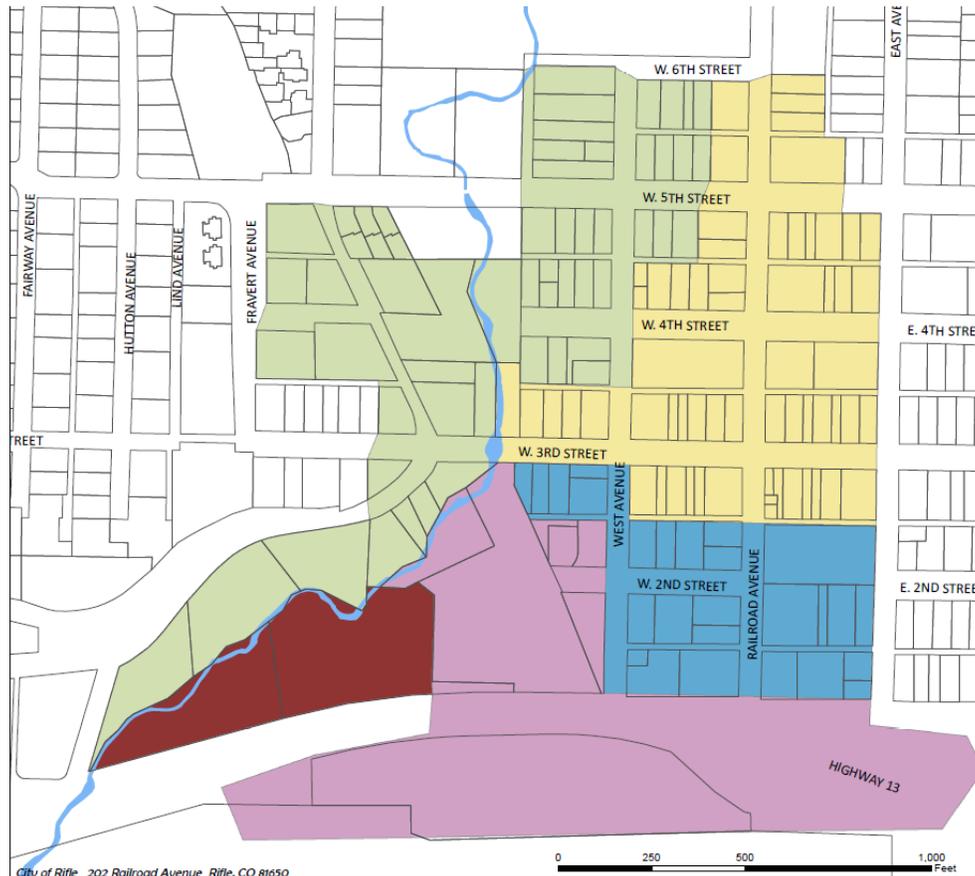
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Required Number of Stories			Height Requirements (ft.) (1)			
	Minimum	Maximum	1st Floor Height		Building Height	
			Minimum	Maximum	Minimum	Maximum
	1*	3	13	16	25	43
	1*	4	10	16	20	45
	1*	4 ⁽¹⁾	10	16	25	54
	1*	6	12	16	25	74
	1*	8	12	16	25	96 ⁽²⁾

* See section 16-18-820(a) and (b).

(1) For facades fronting public right-of-ways, stories above 3 must be stepped back a minimum of 8' from required setbacks.

(2) No portion of the building or anything attached to it shall exceed a total height of 96 feet.



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892 **Sec.16-18-830: Density/Intensity Standards**

893 The following density/intensity standards shall apply to principal structures located within the Central

894 Business District.

<i>Central Business District Sub-Districts</i>						
	<i>Centennial CBD-CN</i>	<i>Creekside CBD-CS</i>	<i>Historic Core CBD- HC</i>	<i>Second Street Mixed-Use CBD- MU</i>	<i>North Gateway CBD-NG</i>	<i>River Gateway CBD-RG</i>
Minimum Gross Density (DU/acre)	14 ¹	24 ²	--	--	--	--
Maximum Building Size (gross sq. ft.)	10,000 ³	-- ⁴	--	--	--	--
Minimum Building Coverage ⁵	--	--	Greater than 75% is "preferred" Between 75% and 40% is "discouraged" Less than 40% is "prohibited"			--

¹ Applies to residential-only buildings. In mixed-use buildings for every 1 sq. ft. of non-residential space, a minimum of 1 sq. ft. of residential space must be provided.

² Applies to residential-only buildings. In mixed-use buildings for every 1 sq. ft. of non-residential space, a minimum of 3 sq. ft. of residential space must be provided.

³ Applies to stand-alone commercial buildings only.

⁴ Within the Creekside Neighborhood, stand-alone commercial buildings are prohibited except for indoor commercial lodging.

⁵ Minimum Building Coverage is the largest single-floor area of the principal building as a percent of the lot size.

895 **Sec.16-18-840: Lot Requirements**

<i>Central Business District Sub-Districts</i>						
	<i>Centennial Neighborhood CBD-CN</i>	<i>Creekside Neighborhood CBD-CS</i>	<i>Historic Core CBD-HC</i>	<i>Second Street Mixed-Use CBD-MU</i>	<i>North Gateway CBD-NG</i>	<i>River Gateway CBD-RG</i>
Minimum Lot Size	Residential = ¹ Non-Residential = 6,000 sq. ft.	40,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	40,000 sq. ft.
Minimum Lot Width	Residential = N/A Non-Residential = 50 ft.	100 ft.	50 ft.	50 ft.	50 ft.	100 ft.

¹ Must comply with minimum gross density requirements in 16-18-840

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Division 9
Parking Standards

898 **Sec.16-18-910: Purpose and Intent**

899 The purpose of this Division is to ensure adequate parking is provided to cover the needs of downtown
900 businesses, residents and visitors while also ensuring the Central Business District can be developed to its
901 fullest. This requires careful balancing and a high level of creativity on the part of developers, property
902 owners, businesses, residents, and the City. All parties must look for ways to address parking needs
903 through a wide variety of cost-effective solutions while maintaining an attractive, pedestrian-friendly
904 area. Accordingly, large surface parking areas are discouraged and parking partnerships are strongly
905 encouraged through phased approaches.

906 **Sec.16-18-920: Applicability**

- 907 (a) Sub-districts and conflicts. This Division shall apply within all Central Business District sub-
908 districts. Where the site development regulations of a particular sub-district conflict with the
909 regulations of this Division, the sub-district regulations shall prevail. Likewise, several cross
910 references to the standards in Article VII “Parking and Loading” are contained herein. Where
911 the regulations in that Article conflict with this Division, the regulations of this Division shall
912 prevail.
- 913 (b) New development. The off-street parking and loading standards of this Division shall apply to
914 any new building and to any new land use established.
- 915 (c) Expansions. The off-street parking and loading standards of this Division shall apply when an
916 existing structure or use is expanded. Additional off-street parking and loading spaces shall be
917 required to serve only the expanded area.
- 918 (d) Change in use. No additional off-street parking shall be required for any change of use except in
919 the case of a change from one nonconforming, nonresidential use to another as per Section 16-
920 18-1110(d), in which case the Planning and Zoning Commission may impose parking
921 requirements as deemed appropriate and necessary to adequately accommodate the needs of the
922 new use.

923 **Sec.16-18-930: Parking and Loading Requirements**

- 924 (a) Exemptions.
- 925 (1) The first 5,000 gross square feet of nonresidential use shall be exempt from all off-street
926 parking and loading requirements. Parking for such buildings is intended to be absorbed
927 by on-street parking and public parking facilities throughout the Central Business
928 District.
- 929 a. Parking requirements contained in this Division shall apply only to non-
930 residential portions of buildings larger than 5,000 gross square feet and to
931 residential uses.
- 932 b. For purposes of this Division, the first 5,000 gross square feet shall be that
933 nonresidential area with the highest parking requirement as per Section 16-7-20.
- 934 (2) Residential uses of any size or type are exempt from having to provide any off-street
935 parking for guests.
- 936 (b) Alternatives for developing parking calculations. For buildings with more than 5,000 gross
937 square feet of nonresidential uses and all residential uses, the applicant may propose and the City
938 may accept at its discretion any one of the following three alternatives for determining the
939 number of off-street parking and loading spaces to be provided:

- 940 (1) The standards listed in Sections 16-7-20 of the Rifle Municipal Code. This standard shall
 941 represent both the minimum and maximum number of off-street parking spaces
 942 permitted; or
- 943 (2) A blended ratio of 1 parking space per 250 gross square feet; or
- 944 (3) For buildings with any land use or combination of uses, the applicant may prepare a
 945 project specific parking demand analysis in accordance with Section 16-18-940.
- 946 (c) City acceptance. The City reserves the right to accept, accept with conditions, or deny any
 947 proposal for an alternative number of off-street parking spaces or loading spaces, regardless of
 948 the method or findings of a parking analysis. In no case, however, shall the City require more
 949 parking that that required in paragraph (b)(1) or (2), above, whichever is less. In order to further
 950 the purpose and intent of this Division, the City may prepare its own parking demand analysis in
 951 accordance with Section 16-18-940 for any project exceeding 15,000 gross square feet should
 952 the applicant not elect to prepare one of his/her own.

953 **Sec.16-18-940: Parking and Loading Demand Analysis**

- 954 (a) Demand analysis content. Where a parking and loading demand analysis is prepared to
 955 determine the number of required parking spaces as per Section 16-18-930(b)(3), above, the
 956 analysis shall:
- 957 (1) Be prepared by a credentialed professional in the area of analyzing parking demand,
 958 using a professionally accepted methodology (such as that provided by the Institute of
 959 Traffic Engineers) and that takes into consideration local automobile usage patterns
 960 (rather than relying solely on national standards or patterns).
- 961 (2) Be specific to the proposed use(s) and site conditions and describe in detail the
 962 methodology used to prepare the analysis, including all calculations and assumptions
 963 used.
- 964 (3) Include a description of any and all strategies being used by the applicant to reduce
 965 parking demand (also see sub-section (b), below). Where a strategy relies on some form
 966 of ongoing operation (such as the provision of a community car, shuttle bus, shared
 967 parking between different property owners, etc.), the method of guaranteeing continuous
 968 service shall be indicated. Where existing public transit is used as part of a strategy, a
 969 guarantee of future service shall not be required.
- 970 (4) Include a comparison of the parking space requirements under Sections 16-7-20 to the
 971 proposed number of parking spaces.
- 972 (b) Reduction strategies. Applicants are encouraged to explore a variety of strategies for reducing
 973 parking demand including, but not limited to, the following:
- 974 (1) Shared parking, on-site. This strategy works well in projects with a mix of uses that have
 975 different peak times. The strategy also may be employed with multi-phase projects where
 976 the parking requirements are recalculated with each phase to realize efficiencies as more
 977 uses are added.
- 978 (2) Shared parking, off-site. A shared parking agreement between two or more different
 979 project/property owners can be an effective method of reaching larger economies of scale
 980 to reduce the overall parking requirements of the individual projects. The agreement shall
 981 be prepared in a form acceptable to the City attorney and recorded prior to the issuance of
 982 a building permit for any of the properties involved. The agreement shall be in effect for
 983 the life of the project or other time frame as agreed to by the City and the City shall be

- 984 included as an interested party to the agreement such that the agreement cannot be
985 amended or terminated without City approval.
- 986 (3) Public transit. Larger developments that are likely to draw employees and/or visitors
987 from outside of Rifle and that include transit stops within the project may be able to
988 realize parking reductions. All proposed transit stops shall be approved by the transit
989 provider.
- 990 (4) Provision of a community or company car. This strategy may work for larger residential
991 or employment projects. If used, the applicant will be required to provide some form of
992 guarantee that the community or company car will provided on a continuous basis for the
993 life of the project or other time frame as agreed to by the City.
- 994 (5) Provision of a shuttle bus. This, too, may be an acceptable strategy for larger residential
995 or employment projects, or for multiple projects that share in the cost. Again, some form
996 of guarantee will be required that service will be provided on a continuous basis for the
997 life of the project or other time frame as agreed to by the City.
- 998 (6) Deed restrictions. Deed restrictions that limit the number of cars occupants may have at a
999 project may be an effective strategy, particularly for residential units. The form of the
1000 deed restriction shall be subject to approval by the City and the City shall be included as
1001 an interested party to the restriction such that the restriction cannot be removed without
1002 City approval.
- 1003 (c) Fee in lieu of on-site parking. Should the City create a more formal parking system and accept
1004 fees in lieu of on-site parking, applicants are strongly encouraged to consider this option. The
1005 ratio of on-site spaces to those to be provided by the City shall be determined by the City on a
1006 project-by-project based on a variety of considerations including the location of the project,
1007 location of the City-provided parking, types of project land uses, existing parking demands in the
1008 area of the project, and future parking demands in the area of the project, among others.
- 1009 (d) Parking location. For nonresidential land uses, required off-street parking spaces may be located
1010 anywhere in the Central Business District. Parking for residential uses shall be provided within
1011 600 feet from the primary entrance to the residential structure, or in the case of multiple
1012 structures or multiple entrances, to the center of the project site.

1013 **Sec.16-18-950: Parking and Loading Report**

1014 All projects that require off-street parking shall submit as part of their application a parking report that
1015 includes the following information:

- 1016 (a) If no parking analysis is prepared, calculations showing how many off-street parking spaces are
1017 required based on one of the other standards listed in Section 16-18-930(b).
- 1018 (b) Description of how all parking needs will be met, including a discussion of available on street
1019 parking; structured, shared, and public parking facilities; and any fees-in-lieu of parking being
1020 paid by the applicant.
- 1021 (c) If development will be phased, how parking requirements and demand will be met over time.
1022 This includes strategies for phasing in structured parking to replace surface lot parking.
- 1023 (d) Any proposed alternative parking space and aisle dimensions (see Section 16-18-960, below).

1024 **Sec.16-18-960: Dimensions and Design Standards for Stacking, Parking, and Loading Spaces**

- 1025 (a) All off-street parking spaces and aisles shall be provided in accordance with the design standards
1026 contained in Section 16-7-140 of the Rifle Municipal Code.

- 1027 (b) All loading areas shall be provided in accordance with the standards contained in Section 16-7-
 1028 150 of the Rifle Municipal Code.
- 1029 (c) All vehicle stacking areas shall be provided in accordance with the design standards contained in
 1030 Section 16-7-120 of the Rifle Municipal Code.
- 1031 (d) All accessible parking for physically handicapped persons shall be provided in accordance with
 1032 the design standards contained in Section 16-7-130 of the Rifle Municipal Code.
- 1033 (e) Applicants who wish to propose deviations from any of the above standards may do so through
 1034 the required parking report described in Section 16-18-950. The City reserves the right to
 1035 approve, conditionally approve, or deny such proposals.

Sec.16-18-970: General Design and Layout Standards for Surface and Structured Parking

- 1037 (a) All surface and structured parking lots in the Central Business District shall comply with the
 1038 design and layout standards listed in Table 16-18-970.

Table 16-18-970

<i>Parking & Loading Design Elements</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a) Surface Parking Lots	<ul style="list-style-type: none"> ◆ Complies with landscaping requirements per Section 16-18-980 ◆ Lot locations consistent with Section 16-18-970(b) 	<ul style="list-style-type: none"> ◆ Shared access and parking with other properties ◆ Electric plug-in stations 	<ul style="list-style-type: none"> ◆ Lack of shared access and parking with other properties where parking lots adjoin ◆ Surface lots located between a building and a primary street, Rifle Creek, or park. 	<ul style="list-style-type: none"> ◆ Designs that require backing into a street ◆ Surface lots located at the corner of a lot where two primary streets share an intersection

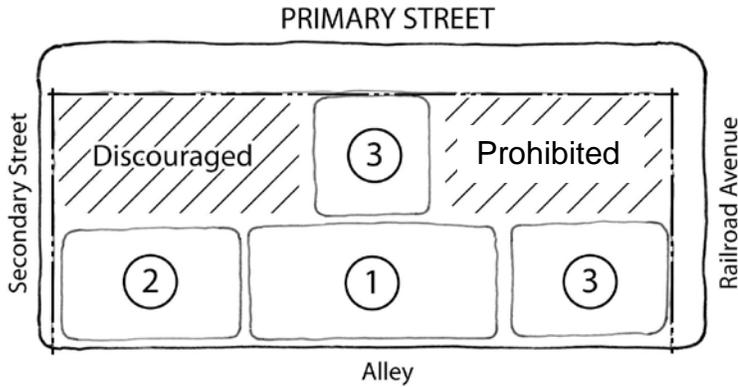
Table 16-18-970

<i>Parking & Loading Design Elements</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(b) Parking Structures	<ul style="list-style-type: none"> ◆ Structure locations consistent with Section 16-18-970 (b) ◆ If principal use, consistent with building design standards of applicable sub-district ◆ If accessory use, consistent with principal building design and materials ◆ Continuation of block face rhythm across first floor façade ◆ Pedestrian scale of first floor façade ◆ Decorative cornice and/or top consistent with principal building design ◆ Horizontal openings (not sloped with deck) ◆ Openings on primary street obscured with decorative screens, landscaping, or false fronts 	<ul style="list-style-type: none"> ◆ Shared parking with other properties ◆ Underground parking ◆ Structures integrated into principal building ◆ Structures faced with habitable space along primary street ◆ First floor awnings and canopies ◆ All openings obscured with decorative screens, landscaping, or false fronts ◆ Detailed/articulated vehicle entry openings/doors ◆ Stair and elevator towers with detailed roof caps ◆ Full or partial green roofs ◆ Electric plug-in stations ◆ Sustainability elements consistent with the applicable sub-district 	<ul style="list-style-type: none"> ◆ Structures wider than 75' on a primary street, except along Railroad Ave. structures wider than 125'. ◆ Structures wider than 125' on a secondary street. ◆ Overhead door facing a primary street ◆ Overhead door facing Centennial Park ◆ Overhead door facing Rifle Creek ◆ Overhead door facing Colorado River ◆ Standalone structures with more than 4 levels above ground 	
(c) Bicycle Parking	<ul style="list-style-type: none"> ◆ Located on paved surface ◆ Separated from motorized vehicle parking by protective barriers ◆ Revocable license for bike racks in ROW 	<ul style="list-style-type: none"> ◆ Adjacent and visible to public entry ◆ Covered/indoor parking for residents 		
(d) Service and Loading Areas ¹		<ul style="list-style-type: none"> ◆ Behind building; off alley ◆ Separate from main entry 	<ul style="list-style-type: none"> ◆ In side yards ◆ Shared with main entry 	<ul style="list-style-type: none"> ◆ Service area located adjacent to a primary street² ◆ Service area located adjacent to Centennial Park ◆ Service area located adjacent to Rifle Creek ◆ Obstructs traffic flow in alley or on street

¹ Service and loading areas include areas for the parking of delivery or service vehicles as well as building delivery/service entries

² Except where no other option is feasible, in which case the location shall be classified as Discouraged.

1040 (b) Parking Lot Locations. See the Site Design Standards of the applicable sub-district for more
 1041 requirements. Parking lot locations shall be permitted as shown below:



KEY	
①	Order of Preference

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1043

1044 **Sec.16-18-980: Surface Parking Landscaping and Screening Standards**

1045 Surface parking lots shall comply with all provisions of Chapter 16, Article XIII, "Landscaping" of the
 1046 Rifle Municipal Code, with the following exceptions:

1047 (a) Exceptions to Parking Lot Perimeter Landscaping (Section 16-13-130(a)):

1048 (1) Screening location: Screening is required only along streets, Centennial Park, and Rifle
 1049 Creek; not along interior property lines or alleys.

1050 (2) Screening material: In lieu of a required hedge, a wall may be used that meets the
 1051 requirements of paragraph (4), below.

1052 (3) Screening Width: Where a hedge is used, the minimum width of area between the
 1053 parking lot and the property line shall be 8 feet. Where a wall is used, the minimum width
 1054 shall be the width of the wall, except that a landscape island shall be provided in the area
 1055 of any required perimeter tree.

1056 (4) Screen Wall: A wall used to meet the requirements of this section shall comply with all of
 1057 the following:

1058 a. Entire wall and supporting structure/footer shall be located on the property;

1059 b. Material and design consistent with building architecture;

1060 c. Finished on both sides;

1061 d. Height of three feet to four feet;

1062 e. Break with a column, jog, landscaping, and/or driveway every 25 feet;

- 1063 f. In lieu of required perimeter trees, may include taller columns, trellis or similar
 1064 features that visually extend the “street wall” across the parking area (This is
 1065 particularly preferred where the parking lot has buildings on either side of it);
- 1066 g. Wall and columns shall comply with visual triangle requirements (Section 16-13-
 1067 110);
- 1068 h. Where the wall and existing sidewalk are less than three feet apart, area shall be
 1069 paved consistent with streetscape design and materials; and
- 1070 i. Where the wall and existing sidewalk are three feet or more apart, area shall be
 1071 paved and/or landscaped consistent with streetscape design and materials.

1072 **Sec.16-18-990: Residential Parking Standards**

1073 The standards listed in Table 16-18-990 apply to the required parking spaces for the residents of a
 1074 development.

Table 16-18-990

<i>Type of Development</i>	<i>Type of Configuration</i>		<i>Type of Garage</i>		
	<i>Surface</i>	<i>Garage/Carport</i>	<i>Attached</i>	<i>Detached</i>	<i>Structure</i>
Single Family	Prohibited	Required	See Section 16-18-9100, below	See Section 16-18-9100, below	n/a
Duplex	Prohibited	Required	See Section 16-18-9100, below	See Section 16-18-9100, below	n/a
Twin House	Prohibited	Required	See Section 16-18-9100, below	See Section 16-18-9100, below	n/a
Townhouse	Discouraged	Required	Preferred	Discouraged	Preferred
Multiplex	Discouraged	Preferred	Preferred	Discouraged	Preferred
Apartment	Discouraged	Preferred	n/a	Discouraged	Preferred
Mixed-use	Discouraged	Preferred	n/a	Discouraged	Preferred

1075

1076 **Sec.16-18-9100: Attached and Detached Residential Garage Standards**

1077 (a) Detached Garage Standards:

- 1078 (1) Each garage shall have no more than two parking stalls and the combined width of the
 1079 doors shall not exceed 18 feet. Doors shall not exceed 8 feet in height. Separate doors for
 1080 each stall are preferred.
- 1081 (2) Where an alley is adjacent or can be extended, garages shall be accessed from the alley.
- 1082 (3) Garages facing the street or the rear shall be located behind the principal building.
- 1083 (4) Garages facing the side shall be located a minimum of 10 feet behind the primary front
 1084 wall of the principal building.
- 1085 (5) Garages on alleys shall be setback at least three feet. Driveway lengths between 5 and 20
 1086 feet are discouraged in any location (alley or front) as they may encourage, but are not
 1087 adequate for, parking.

1088 (6) Multiple private garages serving multiple dwelling units may be attached but the number
1089 of garages shall not exceed the number of units, plus one.

1090 (b) Attached Garage Standards:

1091 (1) Each garage shall have no more than two parking stalls and the combined width of the
1092 doors shall not exceed 18 feet. Doors shall not exceed eight feet in height. Separate doors
1093 for each stall are preferred.

1094 (2) Where an alley is adjacent or can be extended, driveways and garages in the front are
1095 prohibited.

1096 (3) Garages for attached dwelling units may be located side-by-side on alleys if:

1097 a. Separate doors are used for each stall, or

1098 b. The face of one garage is setback from the other a minimum of three feet, or

1099 c. There is a break in the roof line between the garages.

1100 (4) Where an alley is not adjacent, the face of the garage may face the front but shall not
1101 project beyond the main portion of the front wall of the dwelling unit and shall be five
1102 feet behind the furthest front projecting portion of the structure (e.g., front porch, bay
1103 window, etc.).

1104 (5) Where an alley is not adjacent, front-facing, two-car garages for attached dwelling units
1105 may not be located side-by-side and must be separated by habitable living area. One-car
1106 garages may be attached to each other.

1107 (6) Garages on alleys shall be setback at least three feet. Driveway lengths between 5 and 20
1108 feet are discouraged in any location (alley or front) as they may encourage, but are not
1109 adequate for, parking.

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*Division 10
 Land Uses*

Sec.16-18-1010: Table of Land Uses

Table 16-18-1010 lists the categories of land uses allowed in each sub-district of the Central Business District, subject to varying levels of review. See Section 16-1-220 for land use definitions and Section 16-18-1020 for standards specific to each land use.

Consistent with the provisions of Section 16-3-110 of the Rifle Municipal Code, the Planning Director shall review applications for uses not listed on Table 16-18-1010 and shall have the discretion to make the following findings or to defer the decision to the Planning and Zoning Commission:

- a. The use is similar to a listed P use and requires a Tier 1 review;
- b. The use is similar to a listed C use and requires a Tier 2 review;
- c. The use is similar to a listed Discouraged use and requires a Tier 2 review, or;
- d. The use is unlike any listed use and is a prohibited use.

Regardless of use, the scale and size of a project also affect the type of required review. See Section 16-18-1220 for more information.

Legend for Table 16-18-1010

P:	Use is permitted subject to a Tier 1 level of review (See Section 16-18-1230)
C:	Use is conditional subject to a Tier 2 level of review (See Section 16-18-1240)
D:	Use is discouraged subject to a Tier 2 level of review (See Sections 16-18-40, 16-18-1240, and 16-18-1270)
Empty Cell:	Use is prohibited
*	See regulations specifically applicable to this land use in Section 18-16-1020.
**	For projects involving elements that are subject to varying levels of review, the entire project shall be subject to the highest level of review required.
***	Within the Creekside Neighborhood, stand-alone commercial buildings are prohibited, except for indoor commercial lodging.

1141

Table 16-18-1010**

	<i>Central Business District Sub-Districts</i>					
	<i>Centennial Neighborhood</i>	<i>Creekside Neighborhood***</i>	<i>Historic Core</i>	<i>Second Street Mixed Use</i>	<i>North Gateway</i>	<i>River Gateway</i>
	<i>CBD-CN</i>	<i>CBD-CS</i>	<i>CBD-HC</i>	<i>CBD-MU</i>	<i>CBD-NG</i>	<i>CBD-RG</i>
Residential Uses						
Duplex	P					
Twin-house	P					
Patio Home	C	C				
Townhouse	P	P				

Table 16-18-1010**

	<i>Central Business District Sub-Districts</i>					
	<i>Centennial Neighborhood</i>	<i>Creekside Neighborhood***</i>	<i>Historic Core</i>	<i>Second Street Mixed Use</i>	<i>North Gateway</i>	<i>River Gateway</i>
	<i>CBD-CN</i>	<i>CBD-CS</i>	<i>CBD-HC</i>	<i>CBD-MU</i>	<i>CBD-NG</i>	<i>CBD-RG</i>
Apartments or Condominiums (residential-only building)	P	P			C	
Group Care Facilities (1-8 residents)	C*	C*				
Boarding House			C	C	C	
Live-Work Unit	P*	P*	P*	P*	P*	P*
Live-Work Unit in Multi-family building	C*	C*				
Mixed-Use Developments	C	C	P	P	P	P
Community Facility Uses						
Churches	P	P	P	P	P	P
Indoor Institutional -- General	C*	D*	C*	C*	C*	C*
Indoor Institutional -- Intensive				C*		C*
Public Services and Utilities	D*	D*	D*	D*	D*	D*
Passive Outdoor Recreation	P	P	P	P	P	P
Active Outdoor Recreation	C					C
Commercial Uses						
Office and Personal Services	P	C	P*	P*	P	P
Indoor Sales, Service, and Minor Repair	P	C	P	P	P	P
Indoor Maintenance Service			D	D	C	
Indoor Commercial Entertainment, Minor	P	P	P	P	P	P
Indoor Commercial Entertainment, Major	C	C	P	P	P	P
Outdoor Commercial Entertainment	D*	D*	D*	D*	D*	D*
Indoor Commercial Lodging		C		P		P
Bed and Breakfast Lodging	P*	D*	C*			
Group Child Care Center	C*	C*		C*	D*	D*
Artisan Galleries and Studios	P*	C*	P*	P*	P*	P*

Table 16-18-1010**

	<i>Central Business District Sub-Districts</i>					
	<i>Centennial Neighborhood</i>	<i>Creekside Neighborhood***</i>	<i>Historic Core</i>	<i>Second Street Mixed Use</i>	<i>North Gateway</i>	<i>River Gateway</i>
	<i>CBD-CN</i>	<i>CBD-CS</i>	<i>CBD-HC</i>	<i>CBD- MU</i>	<i>CBD-NG</i>	<i>CBD-RG</i>
Drive-In Sales and Service				C*	C*	C*
Transportation Uses						
Transit Terminal				C		C
Public Transit Stops	P	P	P	P	P	P
Accessory Uses						
Accessory Dwelling Unit?	C					
Accessory Structures, Major and Minor	P*	P*	P*	P*	P*	P*
Company Provided On-Site Recreation				C	C	P
Home Occupation	P*	P*	P*	P*	P*	P*
Family Child Care Home (2+children)	C	C				
On-Site Parking Lot, Structures, and Garages	P	P	C	P	P	P
Exterior Communication Devices	P	P	P	P	P	P
Drive-In Sales and Service Incidental to On-Site Principal Land Use				D*	C*	C*
Green Roofs	P*	P*	P*	P*	P*	P*
Building Mounted Wind System	P*	P*	P*	P*	P*	P*
Outdoor Dining Areas	C*	C*	P*	P*	P*	P*
Fleet Vehicle Storage				D*	D*	D*
Outdoor Vending Machines				P*	P*	P*
Stand-Alone ATMs			P*	P*	P*	P*
Outdoor Display, Removable		P*	P*	P*	P*	P*
Outdoor Storage or Display, Permanent				C*	C*	C*
Outdoor Entertainment Incidental to On-Site Commercial	C*	C*	P*	P*	P*	P*
Temporary Outdoor Sales	P*	P*	P*	P*	P*	P*
Temporary Tents and Soft Canopies	P*	P*	P*	P*	P*	P*

Table 16-18-1010**

	<i>Central Business District Sub-Districts</i>					
	<i>Centennial Neighborhood</i>	<i>Creekside Neighborhood***</i>	<i>Historic Core</i>	<i>Second Street Mixed Use</i>	<i>North Gateway</i>	<i>River Gateway</i>
	<i>CBD-CN</i>	<i>CBD-CS</i>	<i>CBD-HC</i>	<i>CBD-MU</i>	<i>CBD-NG</i>	<i>CBD-RG</i>
Temporary Construction Office or Storage Area	P	P	P	P	P	P
Mobile Vending Cart	P*	P*	P*	P*	P*	P*

1142

1143 **Sec. 16-18-1020: Specific Land Use Regulations**

1144 General regulations and standards applicable to each land use category listed in Table 16-18-1010 have
 1145 been listed in this Section. Definitions of each of the land use categories are provided in Section 16-1-220
 1146 of the Rifle Municipal Code. Section 16-3-110 empowers the Planning Director to make interpretations
 1147 on matters regarding specific land use proposals that are not addressed by this Section.

1148 (a) Residential Uses

1149 (1) Group Care Facilities (1-8 residents):

1150 a. Group Care Facilities with more than 8 residents shall be considered Indoor
 1151 Institutional--General or Indoor Institutional--Intensive uses (depending on the
 1152 size), and will be subject to the regulations associated with that land use
 1153 category.

1154 (2) Live-Work Unit:

1155 a. All commercial uses permitted in the underlying zoning sub-district shall be
 1156 permitted in live-work units, with the exception of the following:

- 1157 1. All Indoor Commercial Entertainment uses
- 1158 2. All Indoor Commercial Lodging uses
- 1159 3. All Bed and Breakfast Lodging (regulated under a separate land use
 1160 category)
- 1161 4. All Drive-In Sales and Service uses
- 1162 5. Pet stores, kennels, and animal hospitals
- 1163 6. Gun and firearms sales, except businesses that involve the crafting and
 1164 sale of one-of-a-kind, custom firearms only.
- 1165 7. Liquor sales
- 1166 8. Medical Marijuana Dispensaries

1167 b. Live-Work Units are defined as a commercial use that occupies greater than 25%
 1168 of the combined live-work square footage. A commercial use that is less than
 1169 25% of the combined square footage is considered a Home Occupation as
 1170 regulated by Section 16-3-280.

- 1171 c. Businesses involving the coming and going of customers, clients, and/or patients
1172 shall not be permitted within a multi-family building in which units take access
1173 from a shared interior hallway.
- 1174 d. A wall dividing the living space from the work space is not required in any live-
1175 work unit, but each unit shall be separated from all other uses in the building and
1176 shall have separate access either from the building exterior or from an interior
1177 corridor that is separate from such other uses.
- 1178 e. Within each live-work unit, a maximum of two employees from outside the
1179 household shall be permitted.
- 1180 f. Signage shall be permitted in accordance with the regulations for home
1181 occupation signage (see Section 16-3-280(c)(6)).
- 1182 g. See the CBD Glossary, Section 330 for parking standards.
- 1183 h. In no instance shall the activities associated with the work component of a live-
1184 work unit emit levels of noise, dust, vibrations, odor, or other nuisances
1185 detectable outside the confines of the live-work unit.
- 1186 i. Between the hours of 9:00 p.m. and 7:00 a.m., occupant(s) of a live-work unit
1187 shall cease all externally detectable work operations, including the coming and
1188 going of customers, clients, and employees, the delivery and shipping of goods
1189 and materials, and the unloading or loading of vehicles.

1190 (b) Community Facility Uses

1191 (1) Indoor Institutional—Intensive:

- 1192 a. All structures shall be located a minimum of 50 feet from any property zoned
1193 LDR Low Density Residential, MDR Medium Density Residential, MDR-X
1194 Redeveloping Medium Density Residential, or CBD-CN Central Business
1195 District Centennial Neighborhood.

1196 (2) Outdoor Institutional:

- 1197 a. All structures and actively used outdoor recreation areas shall be located a
1198 minimum of 50 feet from any property zoned LDR Low Density Residential,
1199 MDR Medium Density Residential, MDR-X Redeveloping Medium Density
1200 Residential, or CBD-CN Central Business District Centennial Neighborhood,
1201 even if the Outdoor Institutional use is itself located on a property zoned CBD-
1202 CN.

1203 (3) Public Services and Utilities:

- 1204 a. All structures shall be located a minimum of 20 feet from any property zoned
1205 LDR Low Density Residential, MDR Medium Density Residential, MDR-X
1206 Redeveloping Medium Density Residential, or CBD-CN Central Business
1207 District Centennial Neighborhood, even if the Public Services and Utilities use is
1208 itself located on a property zoned CBD-CN.

1209 (c) Commercial Uses:

1210 (1) Office and Personal Services:

- 1211 a. For multi-tenant buildings with ground floor areas larger than 7,500 square feet
1212 within the CBD-HC and CBD-MU sub-districts, ground-floor office uses shall

1213 not occupy more than 25% of the total gross floor area of the ground floor of the
1214 building.

1215 (2) Outdoor Commercial Entertainment:

1216 a. All activity areas shall be located a minimum of 300 feet from any property.
1217 zoned LDR Low Density Residential, MDR Medium Density Residential, MDR-
1218 X Redeveloping Medium Density Residential, or CBD-CN Central Business
1219 District Centennial Neighborhood.

1220 (3) Bed and Breakfast Lodging:

- 1221 a. A bed and breakfast lodging facility shall have no more than 20 rooms, per
1222 Colorado Statutes.
- 1223 b. A bed and breakfast lodging facility shall not sell malt, vinous, or spirituous
1224 liquors by the drink, and shall not serve alcohol beverages for more than four
1225 hours in any one day, per Colorado Statutes
- 1226 c. The dwelling unit in which the bed and breakfast lodging takes place shall be the
1227 principal residence of the operator/owner and said operator/owner shall live on
1228 the premises when the bed and breakfast operation is active.
- 1229 d. The maximum stay for any occupants of bed and breakfast lodging shall be
1230 fourteen (14) days.

1231 (4) Group Child Care Center:

1232 a. Facilities with more than 10 children shall provide an off-street passenger
1233 loading and drop-off area.

1234 (5) Artisan Galleries and Studios:

1235 a. All activities and equipment associated with the production of art (with the
1236 exception of loading) shall be conducted and stored entirely indoors and shall not
1237 emit noise, smoke, glare, odor, dust, or vibrations at a level detectable by
1238 surrounding properties.

1239 (6) Drive-In Sales and Service:

- 1240 a. Clearly marked pedestrian crosswalks shall be provided for each walk-in
1241 customer access to the facility adjacent to the drive-in lane(s).
- 1242 b. The drive-in facility shall be designed so as to not impede or impair vehicular
1243 and pedestrian traffic movement, or exacerbate the potential for
1244 pedestrian/vehicular conflicts.
- 1245 c. The setback of any overhead canopy or similar structure shall be a minimum of
1246 10 feet from all street rights-of-way lines; a minimum of 20 feet from all
1247 properties zoned LDR Low Density Residential, MDR Medium Density
1248 Residential, MDR-X Redeveloping Medium Density Residential, or CBD-CN
1249 Central Business District Centennial Neighborhood; and shall be a minimum of 5
1250 feet from all other property lines. The total height of any overhead canopy or
1251 similar structure shall not exceed 20 feet as measured to the highest part of the
1252 structure.
- 1253 d. Interior curbs shall be used to separate driving areas from exterior fixtures such
1254 as fuel pumps, vacuums, menu boards, canopy supports, and landscaped islands.

- 1255 Said curbs shall be a minimum of 6 inches high and be of a non-mountable
1256 design.
- 1257 e. Also see the CBD Glossary, Division 4 for additional standards applicable to
1258 service stations.
- 1259 d. Accessory Uses:
- 1260 (1) Home Occupation:
- 1261 a. See Section 16-3-280.
- 1262 (2) Drive-In Sales and Service Incidental to On-Site Principal Land Use:
- 1263 a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer
1264 access to the facility adjacent to the drive-through lane(s).
- 1265 b. The drive-through facility shall be designed so as to not impede or impair vehicular
1266 and pedestrian traffic movement, or exacerbate the potential for
1267 pedestrian/vehicular conflicts.
- 1268 c. The setback of any overhead canopy or similar structure shall be a minimum of 10
1269 feet from all street rights-of-way lines; a minimum of 20 feet from all properties
1270 zoned LDR Low Density Residential, MDR Medium Density Residential, MDR-X
1271 Redeveloping Medium Density Residential, and CBD-CN Central Business District
1272 Centennial Neighborhood; and shall be a minimum of 5 feet from all other property
1273 lines. The total height of any overhead canopy or similar structure shall not exceed
1274 20 feet as measured to the highest part of the structure.
- 1275 d. Interior curbs shall be used to separate driving areas from exterior fixtures such as
1276 menu boards, canopy supports, and landscaped islands. Said curbs shall be a
1277 minimum of 6 inches high and be of a non-mountable design.
- 1278 (3) Accessory Structures, Major and Minor:
- 1279 a. See Accessory Structure regulations under the applicable sub-district site design
1280 elements.
- 1281 (4) Garden Roofs: (See Glossary)
- 1282 (5) Building Mounted Small Wind System:
- 1283 a. Building-mounted small wind systems shall be attached to a principal building.
- 1284 b. A building mounted small wind system may consist of an array with up to two,
1285 interconnected turbines in the Centennial Neighborhood and Historic Core sub-
1286 districts and up to five, interconnected turbines in all other sub-districts, provided
1287 the combined output an array does not exceed 100 kW.
- 1288 c. In all sub-districts, no more than one system shall be permitted for building
1289 footprints less than 10,000 square feet.
- 1290 d. In all sub-districts, no more than two systems shall be permitted for building
1291 footprints greater than 10,000 square feet.
- 1292 e. In all sub-districts, three or more systems may be permitted subject to a Tier 2
1293 review for building footprints greater than 30,000 square feet, at a ratio of one
1294 system per each 10,000 square feet of building footprint.
- 1295 f. All building mounted small wind systems shall comply with minimum setbacks
1296 established for principal buildings within the applicable sub-district.

- 1297 g. The height of the entire system shall not exceed 15 feet, not including the height of
 1298 the building upon which it is mounted, and regardless of where on the building it is
 1299 mounted.
- 1300 h. All wind systems shall be painted in a non-reflective, light grey or light blue hue,
 1301 which blends with the sky and clouds.
- 1302 i. Wind systems shall be lighted only if required by the Federal Aviation
 1303 Administration (FAA). Applicants shall provide a copy of the FAA's determination
 1304 to establish the required markings and/or lights for the structure.
- 1305 j. No signs shall ever be placed on the small wind energy system, except that the
 1306 manufacturer's identification and appropriate warning signs are allowed.
- 1307 k. An automatic braking, governing, or feathering system shall be required to prevent
 1308 uncontrolled rotation at wind speeds greater than 40 miles per hour. A manual
 1309 brake also shall be provided.
- 1310 l. A building mounted small wind system and associated equipment shall not
 1311 generate noise in excess of 10 db above ambient sound levels from all other sources
 1312 at ground level at the property line. The project also shall meet all applicable state
 1313 noise regulations
- 1314 m. Wind systems shall be sited in a manner to produce minimal shadowing or flicker
 1315 impact on off-site habitable buildings. The applicant shall provide evidence that a
 1316 proposed wind system does not negatively impact neighboring uses, and
 1317 incorporate appropriate mitigation measures as may be necessary to address this
 1318 issue.
- 1319 n. The applicant shall maintain the wind system in good working order at all times.
 1320 Such maintenance shall include, but shall not be limited to, up keeping the
 1321 appearance of the structure (e.g., refreshing the paint) and maintaining the
 1322 structural integrity of the foundation and support structure.
- 1323 o. At such time as the use of a wind system is scheduled to be discontinued, the owner
 1324 shall physically remove the system within 90 days of discontinuation of use.
- 1325 (6) Outdoor Dining Area:
- 1326 a. The dining area shall not reduce or inhibit the use or number of parking stalls
 1327 provided on the property below the requirement established by the provisions of
 1328 Section 16-18-930.
- 1329 b. Dining areas shall be separated from any vehicular parking or circulation area by a
 1330 physical barrier such as a greenway, curb, fence, or line of planters, or by a clearly
 1331 marked paved area.
- 1332 c. A revocable permit shall be obtained prior to the establishment of any outdoor
 1333 dining area located on a public sidewalk, per Chapter 11, Article II of the Rifle
 1334 Municipal Code.
- 1335 (7) Fleet Vehicle Storage:
- 1336 a. The overnight parking of 4 or fewer delivery or service vehicles owned by a
 1337 commercial establishment and not issued license plates based on gross vehicle
 1338 weight (GVW) shall not be subject to review or regulation by the City, except with
 1339 respect to the general parking regulations in Division 9.

- 1340 b. The overnight parking of vehicles issued license plates based on GVW shall be
- 1341 prohibited within the Central Business District.
- 1342 c. In no event shall the parking/storage of fleet vehicles reduce or inhibit the use or
- 1343 number or parking stalls provide on the property below the requirement established
- 1344 by the provisions of Section 16-18-930.
- 1345 d. Inoperative vehicles or equipment shall not be stored with fleet vehicles.
- 1346 e. The on-site maintenance or repair of fleet vehicles shall be prohibited.

1347 (8) Outdoor Vending Machines:

- 1348 a. Outdoor vending machines are only permitted as accessory to non-residential
- 1349 principal land uses, or to the non-residential component(s) of a mixed-use
- 1350 development.
- 1351 b. No more than 2 outdoor vending machines shall be permitted for each principal
- 1352 building.
- 1353 c. In no instance shall outdoor vending machines be placed in front of the principal
- 1354 building.
- 1355 d. All outdoor vending machines shall be completely screened from the public right-
- 1356 of-way with opaque materials that match the exterior of the principal building.
- 1357 e. Outdoor vending machines may be lit only when the principal use on the lot is in
- 1358 operation.

1359 (9) Stand-Alone ATMS (Automated Teller Machines):

- 1360 a. Outdoor stand-alone ATMs are only permitted as accessory to non-residential
- 1361 principal land uses, or to the non-residential component(s) of a mixed use
- 1362 development.
- 1363 b. Outdoor stand-alone ATMs located in the CBD-HC may be placed in the front or
- 1364 street yard of the lot provided they are inset into the wall of the principal building
- 1365 so they are flush with the façade and do not project into the public right-of-way or
- 1366 the yard.
- 1367 c. No more than one stand-alone ATM shall be permitted per principal building.

1368 (10) Outdoor Display, Removable:

- 1369 a. The total area of the outdoor display area shall not exceed 5% of the total lot area
- 1370 or 500 square feet, whichever is less.
- 1371 b. All items, including display racks and other fixtures, shall be stored in a fully
- 1372 enclosed building from 9:00 p.m. to 8:00 a.m. and at all times when the business is
- 1373 closed.
- 1374 c. Display areas shall not be located in any required landscaped areas, public rights-
- 1375 of-way, or the visibility triangle (see Sections 16-7-140(i)(5) and 16-13-110).

1376 (11) Outdoor Storage or Display, Permanent:

- 1377 a. The display of items shall not be permitted in permanently protected green space
- 1378 areas or required landscaped areas.
- 1379 b. The display of items shall not be permitted within required setback areas for the
- 1380 principal structure.

- 1381 c. In no event shall the display of items reduce or inhibit the use or number of parking
1382 stalls provided on the property below the requirement established by the provisions
1383 of Section 16-18-930. If the number of provided parking stalls on the property is
1384 already less than the requirement, such display area shall not further reduce the
1385 number of parking stalls already present.
- 1386 d. Display areas shall be separated from any vehicular parking or circulation area by a
1387 minimum of 10 feet. This separation shall be clearly delimited by a physical barrier
1388 such as a greenway, curb, fence, or line of planters, or by a clearly marked paved
1389 area.
- 1390 e. Signs, screening, enclosures, landscaping, or materials being displayed shall not
1391 interfere in any manner with either on-site or off-site traffic visibility, including
1392 potential traffic/traffic and traffic/pedestrian conflicts.
- 1393 f. Outdoor display shall be permitted during the entire calendar year; however, if
1394 goods are removed from the display area, all support fixtures used to display the
1395 goods shall be removed within 10 calendar days of the goods' removal.
- 1396 g. Inoperative vehicles or equipment, or other items typically stored or displayed in a
1397 junkyard or salvage yard, shall not be displayed for this land use.
- 1398 h. The area of outdoor display or storage shall not exceed 15% of the total sales area
1399 of the principal use. Land uses with outdoor display or storage areas larger than
1400 15% of the sales area of the principal land uses are prohibited within the Central
1401 Business District.
- 1402 (12) Outdoor Entertainment Incidental to On-Site Commercial:
- 1403 a. The area of Outdoor Entertainment Incidental to On-Site Commercial land uses
1404 shall not exceed 15% of the floor area of the principal use. Outdoor
1405 Entertainment Incidental to On-Site Commercial land uses that exceed 15% of
1406 the floor area of the principal use shall be considered Outdoor Commercial
1407 Entertainment uses and shall be subject to the regulations associated with such
1408 land uses.
- 1409 b. Planning Director may, even when use is permitted, attach conditions for hours
1410 of use, or other performance standards.
- 1411 e. Temporary Uses
- 1412 (1) General Temporary Outdoor Sales:
- 1413 a. Up to two garage sales per year on a given residential property, each lasting no
1414 longer than two days, are exempt from the provisions of this Section.
- 1415 b. Display shall not obstruct pedestrian or vehicular circulation, including vehicular
1416 sight distances.
- 1417 c. If subject property is located adjacent to a residential area, sales and display
1418 activities shall be limited to daylight hours.
- 1419 d. Display areas shall not be located in any required landscaped areas.
- 1420 e. A revocable permit shall be obtained prior to the establishment of any General
1421 Temporary Outdoor Sales, per Chapter 11, Article II of the Rifle Municipal
1422 Code, if such sales areas will encroach on a public right-of-way.
- 1423 (2) Temporary Tents and Soft Canopies:

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- a. Tents and soft canopies shall be erected for no longer than 5 consecutive days, unless the applicant is granted an extended temporary use permit, subject to a Tier 1 review, and shall not be erected for more than 12 days in any calendar year except as part of a larger event or festival.

(3) Mobile Vendors:

- a. See Section 16-3-90.

1432 Division 11

1433 *Non-Conformities*

1434 **Sec.16-18-1110: Applicability**

1435 (a) Existing uses, structures, sites, and lots shall be considered nonconforming if the use, structure,
1436 site, or lot does not meet all requirements of this Article except for the following:

1437 (1) Residential density and commercial intensity

1438 (2) Setbacks, minimum and maximum (except in the case of expansions as provided for in
1439 this Division, or a building footprint that extends over a property line)

1440 (3) Minimum building coverage

1441 (4) Building height

1442 (5) Parking lot locations

1443 (6) Site access locations

1444 **Sec. 16-18-1120: Nonconforming Uses—Nonresidential Uses**

1445 (a) Authority to Continue

1446 A lawful non-residential use made nonconforming by the adoption of this Article may continue
1447 in the same use only for so long as such use continues unabated subject to the requirements of
1448 this Section. A change in ownership shall not be considered a discontinuation of use.

1449 (b) Maintenance and Repair

1450 The normal maintenance of a nonconforming, non-residential use or land containing or related to
1451 a nonconforming, non-residential use is permitted. Normal maintenance includes necessary
1452 repairs and incidental alterations that do not make nonconforming aspects of the use, structure or
1453 site improvements more nonconforming in relation to this Article. In no instance shall total
1454 expenditures for all repairs made after enactment of this Article exceed 65% of the existing value
1455 of the structure within any continual 5-year period.

1456 (c) Expansion of Nonconforming, Nonresidential Uses

1457 (1) In the CBD-HC, CBD-MU, CBD-NG, and CBD-RG sub-districts, a nonconforming, non-
1458 residential use may expand within an established structure(s) and/or outdoor
1459 operation/storage areas in existence and approved for such use at the time this Article was
1460 adopted. Expansions within existing structures or existing outdoor operation/storage areas
1461 shall not require review by the City.

1462 (2) In the CBD-CN and CBD-CS sub-districts, a nonconforming, non-residential use may not
1463 be expanded within an established structure(s) and/or existing outdoor operation/storage
1464 areas.

1465 (3) In the CBD-HC, CBD-MU, CBD-NG, and CBD-RG sub-districts, any proposed
1466 expansions of a nonconforming use outside of an existing structure or existing outdoor
1467 operation/storage area shall require Tier 2 level of review per Section 16-18-1240. In
1468 these sub-districts, a nonconforming, non-residential use may be expanded as follows:

1469 a. A nonconforming, non-residential use on a property in compliance with all site
1470 and structural improvement provisions of this Article may expand structural floor
1471 area, outdoor operations/storage, or a combination of the two up to 20% of the
1472 existing total floor area and/or outdoor operation/storage use. A property shall be

1473 considered eligible for approval only if all site and building design standards of
1474 this Article are conformed with.

1475 b. Parking requirements shall be met per Section 16-18-920(c).

1476 c. Expansions of nonconforming, non-residential uses on lots where existing uses
1477 and structures prevent compliance with other site improvement requirements are
1478 not permitted.

1479 (d) Change of Use

1480 (1) Determination of Change of Use

1481 For the purposes of this Article, a change in non-residential use shall be deemed to occur
1482 when the majority of the use of a building or property no longer falls within the same
1483 land use category as defined in 16-18-310 of this Article.

1484 (2) Procedures for Change of Use

1485 a. A nonconforming, non-residential use in the CBD-CN or CBD-CS sub-district
1486 may not be changed to another nonconforming use.

1487 b. A nonconforming, non-residential use in the CBD-HC, CBD-MU, CBD-NG, and
1488 CBD-RG sub-districts may be changed to a permitted use provided that it adheres
1489 to the parking regulations in Section 16-18-920(d).

1490 c. A nonconforming, non-residential use in the CBD-HC, CBD-MU, CBD-NG, and
1491 CBD-RG sub-districts may be changed to another nonconforming use subject to
1492 a Tier 2 level of review per Section 16-18-1240, provided the following criteria
1493 have been met:

1494 i. The nature of the use as defined in 16-18-310 is deemed to be of an
1495 equivalent or lesser intensity than the existing use classification.

1496 ii. The amount of area within and outside of structures devoted to a new
1497 nonconforming use shall not be increased from the areas used for the
1498 existing nonconforming use.

1499 iii. Parking requirements shall be met per Section 16-18-920(d).

1500 iv. Total projected vehicular motor vehicle trips (cars and trucks)
1501 generated by the proposed use must be less than or equal to the
1502 existing use unless said trip generation would be compatible with the
1503 streets and/or permitted uses of the sub-district.

1504 v. The City shall require that the property be brought into full
1505 compliance with all other site and building design standards of the
1506 applicable sub-district, subject to the procedure for designation of
1507 design elements integral or necessary to the functioning of the
1508 structure or site.

1509 vi. The change will not otherwise endanger health, safety, or general
1510 welfare.

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- 1512 (e) Reversion from Conforming to Nonconforming Use Prohibited
- 1513 Any part of a building, structure, or lot occupied by a nonconforming use that is changed to or
- 1514 replaced by a use conforming to the provisions of this Article shall not thereafter revert to the
- 1515 previous nonconforming use or be occupied by any other nonconforming use.
- 1516 (f) Abandonment
- 1517 (1) A nonconforming use that has been discontinued for a period of 12 months, for whatever
- 1518 reason, shall be considered to be abandoned and shall not be reestablished. All further use
- 1519 on the property shall be in conformance with all applicable provisions of this Article.
- 1520 Evidence of intent to abandon the nonconforming use is not required.
- 1521 (2) Failure to correct code violations that have been adjudicated and so ordered in the manner
- 1522 and time frame so ordered shall constitute intent to abandon a nonconforming, non-
- 1523 residential use.
- 1524 (g) Destruction and Replacement
- 1525 (1) A nonconforming, non-residential use damaged by less than 65% of the pre-damaged
- 1526 value of the structure may be restored subject to a Tier 1 level of review per Section 16-
- 1527 18-1230 provided the following conditions are met:
- 1528 a. All portions of the structure were not or are not on or over a property line;
- 1529 b. The total structural footprint does not exceed its original area or create or
- 1530 increase any nonconformities with the standards of this Article;
- 1531 c. The reconstructed portion of the structure conforms with the building design
- 1532 standards of the applicable sub-district;
- 1533 d. All construction is in compliance with all construction, building and fire codes;
- 1534 e. A building permit is obtained within six months from the date of the damage;
- 1535 f. A Certificate of Occupancy or other final inspection is issued within one year of
- 1536 issuance of the building permit.
- 1537 (2) In the CBD-CN and CBD-CS sub-districts, if damage to a nonconforming, non-
- 1538 residential use equals 65% or more of the pre-damaged value of the structure, restoration
- 1539 or improvement shall not be permitted unless restoration results in compliance with all
- 1540 use, structure, site improvement, and all other applicable provisions of this Article.
- 1541 (3) In the CBD-HC, CBD-MU, CBD-NG, and CBD-RG sub-districts, a nonconforming non-
- 1542 residential use in either a conforming or nonconforming structure that is damaged to an
- 1543 extent equal to or greater than 65% of the pre-damaged value may be reconstructed or
- 1544 replaced following Tier 2 level of review per Section 16-18-1240 if the following
- 1545 conditions are met:
- 1546 a. The property shall be brought into full compliance with all other site design
- 1547 standards of the applicable sub-district such as landscaping, screening, lighting,
- 1548 and storm water management areas. On properties where it would be impossible
- 1549 to meet all site design standards due to inadequate lot area or other constraints,
- 1550 the City shall require compliance with site design standards to the extent
- 1551 practical, and shall determine the extent to which each requirement is brought
- 1552 into compliance.
- 1553 b. The reconstructed use will not otherwise endanger health, safety, or general
- 1554 welfare.

1555 **Sec.16-18-1130: Non Conforming Uses—Residential Uses**

1556 (a) Authority to Continue

1557 A lawful residential use made nonconforming by the adoption of this Article may continue in the
1558 same use only for so long as such use continues unabated subject to the requirements of this
1559 Section. A change in ownership shall not be considered a discontinuation of use.

1560 (b) Maintenance and Repair

1561 The normal maintenance of a nonconforming residential use or land containing or related to a
1562 nonconforming residential use is permitted. Normal maintenance includes necessary repairs and
1563 incidental alterations that do not make nonconforming aspects of the uses, residential
1564 density/number of dwelling units, or structure or site improvements more nonconforming in
1565 relation to applicable provisions of this Article.

1566 (c) Expansion, Remodels and Restorations

1567 (1) In all CBD sub-districts, a nonconforming single family home residential use may expand
1568 to up to 20% of the total (gross) existing floor area or 20% of the existing value of the
1569 structure in any five year period. Subject to a Tier 1 level of review per Section 16-18-
1570 1230.

1571 (2) Expansion of non-conforming residential uses other than site built/modular single family
1572 homes shall be strictly limited in accordance with the following. Said expansion shall be
1573 subject to a Tier 2 level of review per Section 16-18-1240:

- 1574 a. All portions of the structure are not located on or over a property line;
- 1575 b. The expanded portion of the structure conforms with the building design
1576 standards of the applicable sub-district;
- 1577 c. Expansions are limited to common areas only and limited to not more than 300
1578 square feet in any continuous five year period.
- 1579 d. All other provisions of this Article (including but not limited to site design
1580 standards such as landscaping) are brought into conformance.
- 1581 e. Parking requirements shall be met per Section 16-18-920(c).

1582 (d) Abandonment

1583 (1) A nonconforming residential use that has been discontinued/left vacant for a period of 12
1584 months, for whatever reason, shall be considered to be abandoned and shall not be
1585 reoccupied or reestablished. Any further use on the property shall be in conformance with
1586 all applicable provisions of this Article in conformance with 16-18-1030(e). Evidence of
1587 intent to abandon the nonconforming use is not required.

1588 (2) Failure to correct code violations that have been adjudicated and so ordered in the manner
1589 and time frame so ordered shall constitute intent to abandon a nonconforming residential
1590 use.

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(e) Destruction and Replacement

- (1) Any nonconforming residential use damaged by less than 65% of the pre-damaged value of the structure may be restored subject to a Tier 1 review per Section 16-18-1230 provided that the following criteria are met:
 - a. All portions of the structure were not or are not located on or over a property line;
 - b. The total structural footprint does not exceed its original area or create or increase any nonconformities with the standards of this Article;
 - c. The reconstructed portion of the structure conforms with the building design standards of the applicable sub-district;
 - d. A building permit is obtained within six months from the date of the damage;
 - e. A Certificate of Occupancy or other final inspection is issued within one year of issuance of the building permit.
- (2) A nonconforming site built or modular single family home that is damaged to 65% or more of its pre-damaged value may be rebuilt to its full previous extent subject to a Tier 1 level of review per Section 16-18-1230 and provided all of the standards in sub-paragraph (1), above, are met.
- (3) Other than site built and modular single family homes, a nonconforming residential structure damaged to 65% or more of the pre-damaged value of the structure may be rebuilt to its existing density/number of units subject to a Tier 1 Level of review per Section 16-18-1230 and provided that the following conditions are met:
 - a. The existing units were constructed legally at the time they were built;
 - b. All portions of the structure were not or are not located on or over a property line;
 - c. The total structural footprint does not exceed its original area or create or increase any nonconformities with the standards of this Article;
 - d. The reconstructed portion of the structure conforms with the building design standards of the applicable sub-district;
 - e. The structure and site improvements are brought into compliance with all applicable site and building design standards of the applicable sub-district and other applicable provisions of this Article to the extent practical. If the property does not conform with or cannot be made to conform to all applicable requirements of this Article rebuilding of the use shall require a Tier 2 level of review per Section 16-18-1240. If the City finds that rebuilding the nonconforming residential use at the previous density/number of units cannot be achieved without seriously compromising the site and building design standards of this Article, the City reserves the right to require a reduction in the size and/or the residential density/number of units to that which can be reasonably accommodated on the property;
 - f. A building permit is obtained within six months from the date of the damage;
 - g. A Certificate of Occupancy or other final inspection is issued within one year of issuance of the building permit.

1634 (f) Reversion from Conforming or More Conforming Residential Use to Previous Nonconforming
1635 Use Prohibited

1636 Any part of a residential building, structure, or land occupied by a nonconforming residential use
1637 that is brought into complete or greater compliance with the provisions of the applicable sub-
1638 district shall not thereafter revert to the previous residential use or be occupied by any other
1639 nonconforming use.

1640 **Sec.16-18-1140: Nonconforming Site and Structure Regulations**

1641 (a) Authority to Continue

1642 (1) A lawfully created structure existing as of the effective date of this Article may be used
1643 for any purposes permitted in the sub-district so long as it is in conformance with the
1644 provisions of this Section.

1645 (2) A lawfully created parcel of land existing as of the effective date of this Article may be
1646 used for any purposes permitted in the sub-district so long as it is in conformance with
1647 the provisions of this Section.

1648 (b) Maintenance of Nonconforming Structures or Sites. The normal maintenance of a
1649 nonconforming site or structure is permitted. Normal maintenance includes necessary repairs and
1650 incidental alterations that do not make nonconforming aspects of the structure or site
1651 improvements more nonconforming in relation to this Article. In no instance shall total
1652 expenditures for all repairs made after enactment of this Article exceed 65% of the existing value
1653 of the structure within any continual 5-year period; doing so shall categorize the structure as a
1654 remodel and subject to Sec. 16-18-1140(d).

1655 (c) Procedure for Review of Nonconforming Structures or Sites. A restoration, remodel, or
1656 expansion of a nonconforming structure, or a conforming structure on a nonconforming site,
1657 shall be subject to the following procedure for determining the necessary improvements to
1658 nonconformities:

- 1659 (1) The applicant shall review all applicable standards of this Article and submit to the
1660 Planning Department a list of all nonconformities of the site/structure. The list shall be
1661 reviewed by Planning Staff for completeness.
- 1662 (2) Planning Staff shall review the percentage valuation of the restoration/ remodel, or square
1663 footage of the expansion, and determine the required improvements to nonconformities in
1664 accordance with Section 16-18-1140(d) and 16-18-1140(e).
- 1665 (3) Planning staff shall determine the necessary review process required in accordance with
1666 Section 16-18-1140(d) and 16-18-1140(e).
- 1667 (4) The applicant may request that specific nonconformities be considered “integral” and
1668 thus not required to be improved in accordance with Section 16-18-1140(f).

1670 (d) Restoration and Remodeling. The interior or exterior restoration or remodeling of
1671 nonconforming structures that do not involve an increase in the total gross square footage of the
1672 structure, and that are performed within any continuous 12 month period, shall require correction
1673 of existing site and building nonconformities in accordance with the following:

- 1674 (1) Restoration or remodeling projects that cost a total of 25% or less of the pre-improved
1675 value of the structure shall not require correction of any nonconforming site or building
1676 design elements other than those that coincide with other construction and fire safety
1677 provisions of the Rifle Municipal Code.

1678 (2) Restoration or remodeling projects with total costs of between 25% and 75% of the pre-
1679 improved value of the structure shall be subject to the following, in accordance with a
1680 Tier 2 review process:

1681 a. The project shall improve, to the standards of the applicable sub-district, a
1682 designated number of the following priority design elements: (1) street-facing
1683 façades; (2) signage; (3) landscaping; (4) fencing; or (5) other nonconforming
1684 design element(s) as determined by the Planning Director.

1685 b. The number of priority design elements to be improved shall be determined as
1686 follows:

% Value of Pre-Improved Structure	# of Priority Design Elements Required to Be Fully Improved
25 - 37	1
38 - 50	2
51 - 63	3
64 - 75	4

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1688 c. The Tier 2 review process shall function as follows. Planning Staff shall work
1689 with the applicant to assess improvement options. Staff shall recommend to
1690 Planning Commission priority design elements most in need of improvement.
1691 Planning Commission shall make a decision (for example, a project with 42%
1692 valuation shall be required to improve two (2) priority design elements as
1693 chosen by the Planning Commission). Public notice shall not be required, and
1694 the applicant shall not be charged a fee.

1695 (3) Restoration or remodeling projects with total costs exceeding 75% of the pre-improved
1696 value of the structure shall require 100% compliance with site and building design
1697 standards of the applicable sub-district. The only exception shall be that no additional
1698 parking spaces shall be required; however, other parking requirements such as, but not
1699 limited to, stall and aisle dimensions and screening shall apply. This shall be in
1700 accordance with a Tier 1 review.

1701 (e) Expansions. The expansion of nonconforming structures shall require correction of existing site
1702 and building design nonconformities in accordance with the following:

1703 (1) Expansion projects that result in less than a 40% increase in total gross square footage
1704 of the pre-expanded structure within any continuous five year period shall be subject to
1705 the following, in accordance with a Tier 2 review process:

1706 a. The project shall improve, to the standards of the applicable sub-district, a
1707 designated number of the following priority design elements: (1) street-facing
1708 façades; (2) signage; (3) landscaping; (4) fencing; or (5) other nonconforming
1709 design element(s) as determined by the Planning Director.

1710 b. The number of priority design elements to be improved shall be determined as
1711 follows:

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% Square Footage of Pre-Expanded Structure	# of Priority Design Elements Required to Be Fully Improved
1 - 9	1
10 -19	2
20 – 29	3
30 – 39	4

- c. The Tier 2 review process shall function as follows. Planning Staff shall work with the applicant to assess improvement options. Staff shall recommend to Planning Commission priority design elements most in need of improvement. Planning Commission shall make a decision (for example, a project with 22% valuation shall be required to improve three (3) priority design elements as chosen by the Planning Commission). Public notice shall not be required, and the applicant shall not be charged a fee.
 - d. The off-street parking and loading standards of Division 9 shall apply when an existing structure or use is expanded. Additional off-street parking and loading spaces shall be required to serve only the expanded area.
- (2) The complete replacement of existing structures or expansions of the existing structures that result in a 40% or greater increase in total gross square footage of the pre-expanded structure within any continuous five year period require the entire property to meet all of the site and building design standards of this Article. The same requirements also apply to increased or new outdoor areas used for outdoor operations/storage. The off-street parking and loading standards of Division 9 shall apply when an existing structure or use is expanded. Additional off-street parking and loading spaces shall be required to serve only the expanded area.
- (3) Expansion of Structures with Nonconforming Setbacks: Any nonconforming structure that was legally established prior to the adoption of this Article that houses a conforming use and conforms to height requirements but that includes nonconforming minimum setback requirements may be expanded either horizontally or vertically, subject to the following conditions. Said expansion shall be subject to a Tier 2 level of review.
- a. The expansion does not further reduce the nonconforming minimum setback, or increase the nonconforming maximum setback, from any property line(s).
 - b. The expansion does not result in a nonconforming setback where existing setbacks are in compliance.
 - c. The expansion complies with district height requirements.
- (f) Determination of “Integral” Nonconforming Design Elements. Subject to Tier 2 review, an applicant may request that Planning Commission permit the continuation of a prohibited design element(s), or permit the exclusion of a required design element(s), subject to the following:
- (1) The Planning Commission must find that the design element is an integral part of the design or function of the existing structure or site. In addition to the Tier 2 review criteria of Section 16-18-1260, the following standards shall apply:

- 1755 a. Prohibited design elements not already present on the existing structure or site
1756 shall not be introduced by the expansion, restoration, or remodel.
- 1757 b. Integral design elements shall not include cosmetic elements such as, but not
1758 limited to, paint colors.
- 1759 c. Prohibited design elements shall not have a more prominent appearance on the
1760 expanded, restored, or remodeled portion of the structure or site than it had on the
1761 previously existing structure or site.
- 1762 d. The cost of the expansion, restoration, or remodeling project shall not exceed
1763 75% of the existing value of the structure. In cases where the expansion,
1764 restoration, or remodeling costs exceed 75% of the value of the existing structure,
1765 the entire structure shall be brought into conformity with this Article.

1766 (g) Destruction and Replacement of Nonconforming Structures

- 1767 (1) If a nonconforming structure sustains damages equal to or less than 65% of its pre-
1768 damaged value, said structure may be restored subject to a Tier 1 level of review per
1769 Section 16-18-1230 and the following criteria are met:
- 1770 a. All portions of the structure were not or are not located on or over a property
1771 line;
- 1772 b. The total structural footprint does not exceed its original area or create or
1773 increase any nonconformities with the standards of this Article;
- 1774 c. The reconstructed portion of the structure conforms with the building design
1775 standards of the applicable sub-district;
- 1776 d. All construction is in compliance with all current construction, building, and fire
1777 codes;
- 1778 e. A building permit is obtained within six months from the date of the damage;
- 1779 f. The Certificate of Occupancy or other final inspection is issued within one year
1780 of issuance of the building permit;
- 1781 (2) If a nonconforming structure housing a conforming use sustains damages equal to or
1782 more than 65% its pre-damaged value, repair of said structure shall not be permitted
1783 unless restoration results in a structure and site improvements conforming to all
1784 applicable requirements of this Article as if it were on a vacant/undeveloped lot.

1785 **Sec.16-18-1150: Non-Conforming Lots**

- 1786 (a) Authority to Continue
1787 Any vacant nonconforming lot or parcel of land that was a lot of record at the time of adoption
1788 of this Article and that does not adjoin another vacant lot held in common ownership may be
1789 utilized for a permissible use, subject to the site and building design standards of the applicable
1790 sub-district, and to the provisions of Section 16-18-1010.
- 1791 (b) Nonconforming Lots Adjacent to Lots in Common Ownership
1792 If a nonconforming lot abuts one or more lots under common ownership and that have
1793 continuous public street frontage, these lots shall be considered to be an undivided parcel for the
1794 purposes of this ordinance. No portion of said parcel shall be used or sold in a manner that
1795 diminishes compliance with the lot width and area requirements established by this Article. Any
1796 division of said parcel must result in lots that comply with the width, area, and frontage
1797 requirements of the applicable zoning sub-district, except in the following situations:

- 1798 (1) If there is a single vacant, nonconforming lot of record at the time of adoption of this
 1799 Article adjacent to and held in common ownership with a lot or lots already occupied by
 1800 a permitted use, and both the occupied lot and the vacant lot have at least 90% of the
 1801 minimum area and minimum width required for the use and applicable sub-district, the
 1802 vacant nonconforming lot may be used for a permitted use
- 1803 (2) If there are two vacant, nonconforming lots of record at the time of adoption of this
 1804 Article that have continuous public street frontage and are held in common ownership
 1805 and both lots have at least 90% of the minimum area and minimum width required for the
 1806 applicable sub-district, the vacant nonconforming lots may be used for a permissible use.
- 1807 (c) Site and Structural Requirements for Development of Nonconforming Lots
 1808 Any development on a vacant nonconforming lot must comply with all use, density/intensity,
 1809 bulk, and site and building design standards of this Article.

1810 **Sec.16-18-1160: Nonconforming Use, Site, and Structure Time Extensions**

1811 The Planning Director may permit one extension of up to 12 additional months to the time periods for
 1812 abandonment, obtaining a building permit, and/or completing construction, provided the applicant can
 1813 demonstrate circumstances out of his/her control have prevented a good faith attempt to reestablish or
 1814 rebuild the non-conforming use and/or structure. Such circumstances may include but are not limited to
 1815 health of the applicant or dependent family member, court proceedings, failure to reach insurance
 1816 settlements, natural disasters, or similar hardships.

1817 **Sec.16-18-1170: Determination of Value**

1818 For the purposes of this Chapter, the existing value of a structure and/or property shall mean the current
 1819 or most recent value based on the Garfield County market valuation or a third party appraisal acceptable
 1820 to the City. For the purposes of this Division, the pre-damaged value means the value of the
 1821 nonconforming land use or structure before damage occurred; the pre-improved value means the value of
 1822 the nonconforming land use or structure prior to the initiation of any restoration or remodeling activities;
 1823 and the pre-expanded value means the value of the nonconforming land use or structure before the
 1824 construction of any building additions (i.e. increases in the total gross square footage of the structure).

1825 **Sec.16-18-1180: Evidence of Status—Nonconforming Lots, Uses, Sites, Structures, Residential**
 1826 **Density/Number of Units**

- 1827 (a) The nonconforming regulations of this Article apply only to legally established, nonconforming
 1828 lots, uses, sites, structures, or residential densities.
- 1829 (b) All property owners with non-conforming uses, lots, sites, and structures at the time of adoption
 1830 of this Article shall have 12 months from the date of adoption to register with the City Planning
 1831 and Development Department. At a minimum, the registration shall include details that apply to
 1832 the nature of the non-conformity. This may include a description of the property’s land use; the
 1833 number, type, and size of dwelling units on the property (for residential uses only); the size of
 1834 the lot; building setbacks; building height, the amount of landscaped area, and/or the number of
 1835 on-site parking spaces. The registration also shall include evidence that the nonconformity was
 1836 legally established in accordance with the provisions of Chapter 16 of the Rifle Municipal Code.
 1837 The form of the registration and the information required shall be determined by the Planning
 1838 Director.
- 1839 (c) In accordance with Article V, Division 6, the Board of Adjustment may hear appeals to
 1840 determinations of established property status, property use, property value, and other facts
 1841 relevant to permit determinations made by the Planning Director or other designated City
 1842 official. Owners who are unable to prove to the satisfaction of the Planning Director that
 1843 nonconforming aspects of property were legally established prior to adoption of this Article may

1844 appeal to the Board of Adjustment for a variance as set forth in Section 15-5-530. The Board of
1845 Adjustment shall consider the following when deciding the merit of such an appeal:

- 1846 (1) Any an all documentation regarding the development history of the property, both
1847 permitted and un-permitted;
- 1848 (2) The number, type, and disposition of Article violations on the property; the length of time
1849 the current owner has had the property; and whether violations preceded that ownership;
- 1850 (3) The degree of nonconformity in use, structure, lots, and/or site improvements, including
1851 but not limited to parking and landscaping;
- 1852 (4) The potential impacts that granting indefinite rebuilding rights would have on nearby
1853 properties.

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*Division 12
Project Review and Approval*

1858 **Sec.16-18-1210: General Review Procedures**

1859 Review and approval procedures for development within the Central Business District differ depending
1860 on the nature of the development activity. In general, procedures for all projects have four common
1861 elements: 1) a pre-application meeting with City staff to review project requirements; 2) submittal of a
1862 complete application, including payment of any required fees; 3) review of the submittal by the applicable
1863 City staff, agencies, and boards; and 4) action to approve, approve with conditions, or deny the proposal.

1864 **Sec.16-18-1220: Tier 1 and Tier 2 Overview**

1865 Tier 1 review is administrative, with the decision made by City Staff. Tier 2 review involves meetings
1866 before the Downtown Development Authority (DDA) and the Planning Commission, with the decision
1867 made by the Planning Commission. Table 16-18-1220-1 describes procedures for Tier 1 and Tier 2
1868 review.

Table 16-18-1220-1

		<i>Acting Body</i>				
	<i>Pre-Application Conference</i>	<i>City Staff</i>	<i>Planning and Zoning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>	<i>Downtown Development Authority Meeting¹</i>
Tier 1 ²	R	DM	A	--	--	O
Tier 2	R	--	DM	A	R	R

DM = Decision Making Body
A = Appeal Body
O = Optional
R = Required

¹ See Section 16-18-1250 for details.

² Activities involving a discouraged land use or design element shall require a Tier 2 level of review.

1869 Table 16-18-1220-2 lists the level of review required for each activity. Tier 1 and Tier 2 activities require
1870 approval of a Development Permit in the form of a building permit, site plan approval, encroachment
1871 permit, grading permit, or other City permit as identified below.

Table 16-18-1220-2

<i>Development Activity</i>	<i>Required Level of Review</i>		<i>Permit Type</i>
	<i>Tier1²</i>	<i>Tier 2</i>	
Land Disturbance			
Grading, filling, or digging more than 4,000 square feet or 500 cubic yards of fill	✓		Grading Permit
Site Improvements			
Paving of Vacant Lots	✓		Site Plan
Paving Expansions	✓		Site Plan
Landscape Plan Alterations	See applicable sub-district standards		Site Plan
Walls and Fences	See applicable sub-district standards		Fence Permit
Mechanical Equipment Location	See applicable sub-district standards		Site Plan/Building Permit

Table 16-18-1220-2

<i>Development Activity</i>	<i>Required Level of Review</i>		<i>Permit Type</i>
	<i>Tier 1</i> ²	<i>Tier 2</i>	
Temporary construction offices or storage	✓		Staging Plan/Site Plan
Construction or Modification of Structures			
Principal Structures and Additions—13,000 sq ft or less	✓		Site Plan
Principal Structures and Additions—13,000 sq ft or more		✓	Site Plan
Accessory structures, minor	✓		Desk Approval ³
Accessory structures, major	✓		Building Permit
One-story structures		✓	Building Permit
More than one major accessory structure on one lot		✓	Building Permit
Changes in building color	See applicable sub-district standards		Desk Approval ³
Change in building materials	See applicable sub-district standards		Building Permit
Non-Conforming Uses—Non-Residential (Also See Section 16-18-1120)			
Expansion of use via structural or site expansion		✓ ¹	Site Plan
Change from one non-conforming use to another non-conforming use		✓ ¹	Planning Commission Approval
Replacement of destroyed non-conforming use –less than 65% destroyed	✓		Site Plan/Building Permit
Replacement of destroyed non-conforming use—equal to or more than 65% destroyed		✓ ¹	Site Plan/Building Permit
Non-Conforming Uses—Residential (Also See Section 16-18-1130)			
Expansion of Use Via Structural or Site Expansion		✓	Site Plan/Building Permit
Replacement of destroyed non-conforming residential use—less than 65% destroyed	✓		Site Plan/Building Permit
Replacement of destroyed non-conforming residential use—more than 65% destroyed	✓		
Non-Conforming Sites and Structures (Also See Section 16-18-1140)			
Restoration, remodeling, and expansion of nonconforming structures and sites with improvement of nonconformities per Section 16-18-1140	✓		Site Plan/Building Permit

Table 16-18-1220-2

<i>Development Activity</i>	<i>Required Level of Review</i>		<i>Permit Type</i>
	<i>Tier1</i> ²	<i>Tier 2</i>	
Restoration, remodeling, and expansion of nonconforming structures and sites with incorporation of integral nonconformities per Section 16-18-1140		✓	Site Plan/Building Permit
Replacement of destroyed nonconforming structures—less than 65% destroyed	✓		Site Plan/Building Permit

¹ Applies only to non-residential uses in the CBD-HC, CBD-MU, CBD-NG, and CBD-RG sub-districts; activity is prohibited in the CBD-CN and CBD-CS sub-districts.

² Activities involving a discouraged land use or design element shall require a Tier 2 level of review

³ Desk Approval means that Planning Staff's verbal approval is required but no permit.

Note: The Planning Director may defer his or her decision making authority regarding any proposal to the Planning and Zoning Commission whenever he or she determine that the purpose and intent of this Article would be better interpreted by the Planning and Zoning Commission and through a public hearing.

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1874 **Sec.16-18-1230: Tier 1 Review Process**

1875 For all activities requiring a CBD-Development Permit Tier 1 level of review, the following procedures
1876 shall apply:

1877 (a) Pre-Application Conference.

1878 (1) Applicability. Applicants are required to meet with the City Planning staff to review the
1879 proposed development prior to submitting an application. The applicant is responsible for
1880 scheduling the pre-application conference with the Planning staff. The Planning
1881 Department may wave the pre-application conference when, the Planning Director finds
1882 substantial evidence to show that the purposes of this Article can be met without having
1883 to conduct such a conference.

1884 (2) Purpose. The general purpose of a pre-application conference is to provide an opportunity
1885 for City Planning Department staff to accomplish the following:

1886 a. Obtain a complete understanding of the propose project and the applicant's
1887 critical deadlines such as property closing dates and preferred construction and
1888 operation dates.

1889 b. Identify and explain to the applicant the approval process, submittal
1890 requirements, fees, and other items necessary for a complete application and a
1891 project that meets the requirements of this Article.

1892 (b) Submittal of Applications.

1893 (1) Completeness. Applicants shall prepare and submit an application as per the requirements
1894 in Article VI, Divisions 1 and 2, including any applicable fees. For all projects, the
1895 Planning Department staff shall have five (5) calendar days to review the application for
1896 the purposes of determining its completeness.

- 1897 (2) Distribution for review and comment. The City and other referral agencies shall have
 1898 fifteen (15) working days to review the application.
- 1899 (c) Tier 1 Project Review Criteria.
- 1900 (1) Staff shall use the following criteria when making a decision on a Tier 1 project:
- 1901 a. The project is consistent with the Rifle Downtown Master Plan and the
 1902 Comprehensive Plan;
- 1903 b. The project contributes to the City’s goal of enhancing the Central Business
 1904 District as a vibrant, pedestrian-oriented, and mixed-use environment as
 1905 described in Section 16-18-20.
- 1906 c. The project meets all applicable requirements of this Article for a Tier 1 review.
- 1907 d. The project will not impede the development and improvement of surrounding
 1908 property in the manner intended by this Article.
- 1909 (d) Staff decision.
- 1910 (1) Within thirty (30) calendar days of when the application is deemed complete, the
 1911 Planning Director shall issue a decision to either approve, conditionally approve, or deny
 1912 the application. The applicant shall be notified in writing of the decision of the Planning
 1913 Director, including the reasons for a denial.
- 1914 (2) The Planning Director may impose conditions of approval to ensure compliance with the
 1915 applicable standards stated in this Code. The Planning Director shall include a copy of
 1916 the conditions with the record of decision.
- 1917 (3) In instances where the Planning Director finds the application does not meet all of the
 1918 applicable criteria for approval, he/she may allow the applicant to revise and resubmit the
 1919 application in response to staff findings and comments. For all resubmitted applications,
 1920 the Planning Director shall have five (5) days to determine the completeness of the
 1921 application and thirty (30) days to issue his or her decision. If an applicant fails to
 1922 resubmit an application within six months of receiving the staff comments, the
 1923 application shall be deemed to have been withdrawn. In lieu of revising and resubmitting
 1924 the application, an applicant may instead request a final decision of denial and then shall
 1925 have the option of filing an appeal consistent with sub-section (4), below.
- 1926 (4) The applicant may appeal the Planning Director’s decision to the Planning and Zoning
 1927 Commission within ten calendar (10) days of the issuance of the Planning Director’s
 1928 decision, per the procedures in Section 16-18-1290. Filing an appeal shall stay the
 1929 issuance of all other permits by the City and all construction on the project until the
 1930 appeal is acted upon.

1931 **Sec.16-18-1240: Tier 2 Review Process**

1932 For all activities requiring a Tier 2 level of review, the following procedures shall apply.

- 1933 (a) Pre-Application Conference.
- 1934 (1) Applicability. Applicants are required to meet with the Planning staff to review the
 1935 proposed development prior to their submittal of an application. The applicant is
 1936 responsible for scheduling the pre-application conference with the Planning staff. The
 1937 Planning Department may waive the pre-application conference when, in the Planning
 1938 Director’s discretion, there is substantial evidence to show that the purposes of this
 1939 Article can be met without having to conduct such a conference.

- 1940 (2) Purpose. The general purpose of a pre-application conference is to provide an opportunity
1941 for the City Planning Department staff to accomplish the following:
- 1942 a. Obtain a complete understanding of the propose project and the applicant’s
1943 critical deadlines such as property closing dates and preferred construction and
1944 operation dates.
- 1945 b. Identify and explain to the applicant the approval process, submittal
1946 requirements, fees, and other items necessary for a complete application and a
1947 project that meets the requirements of this Article.
- 1948 (b) Procedures. Projects requiring a Tier 2 level of review shall follow the procedures in Chapter 16,
1949 Article 5, Review Procedures, for subjects not addressed by this section, including but not
1950 limited to Sections 16-5-220, 16-5-250, 16-5-260, 16-5-270, 16-5-280, and 16-5-290(a)(5).
- 1951 (c) Optional Concept Plan Review. Prior to submitting a formal application, an applicant may
1952 choose to submit a concept plan for review by the Planning and Zoning Commission.
- 1953 (1) Concept plan review provides an applicant with general, non-binding direction regarding
1954 their proposal. Although it is the intent of this process to be as helpful as possible to an
1955 applicant in designing a proposed project, applicants should not rely on this direction as
1956 an indication of any future decision-making by the Planning and Zoning Commission on
1957 any subsequent requests for development approval. The City explicitly disclaims any
1958 direction on the outcome of any future decision-making.
- 1959 (2) The individual members of the Planning and Zoning Commission may provide any and
1960 all comments, questions, critiques, and direction they deem appropriate to assist the
1961 applicant with preparing a subsequent application. These comments are strictly advisory.
1962 The Planning and Zoning Commission shall not take a formal vote on any portion of the
1963 concept plan.
- 1964 (d) Planning Commission Scope of Review. During a Tier 2 review, the Planning Commission shall
1965 approve, approve with conditions, or deny “discouraged” uses, “discouraged” design elements,
1966 and other sections of this Article that require a Tier 2 review. The Planning Commission shall
1967 not review or make a decision on “preferred” uses, “preferred” design elements, or other sections
1968 of this Article that are designated as Tier 1 review, or are otherwise permitted without Tier 2
1969 review (take, for example, a project that includes a permitted use, a structure that meets density
1970 and height standards, and three “discouraged” design elements. Planning Commission may
1971 approve, approve with conditions, or deny the “discouraged” design elements. Planning
1972 Commission may not deny the project itself, or any portion of the project that meets all
1973 applicable standards of this Article). The intent of this limited scope of review is to provide, to
1974 the maximum extent possible, certainty within the review process.
- 1975 (e) Planning Commission Review Criteria. Planning Commission shall review the application
1976 pursuant to the criteria listed in Section 16-5-280 and the following:
- 1977 (1) The project is consistent with the Rifle Downtown Master Plan and the
1978 Comprehensive Plan;
- 1979 (2) The project contributes to the City’s goal of enhancing the Central Business District
1980 as a vibrant, pedestrian-oriented, and mixed-use environment as described in Section
1981 16-18-20.
- 1982 (3) The project will not impede the development and improvement of surrounding
1983 property in the manner intended by this Article.

1984 (f) Appeal to City Council. The applicant may appeal the Planning Commission’s decision to City
1985 Council pursuant to Section 16-5-300 of the Rifle Municipal Code.

1986

1987 **Sec.16-18-1250: Downtown Development Authority Meeting**

1988 (a) Applicability. Applicants submitting applications subject to a Tier 1 level of review are strongly
1989 encouraged, but not required, to have a meeting with the Downtown Development Authority
1990 (DDA) prior to the submittal of an application. Applicants submitting applications subject to a
1991 Tier 2 level of review are required to meet with the DDA following the pre-application
1992 conference, but prior to the submittal of an application.

1993 (b) Purpose. The general purpose of a DDA meeting is to improve communication between
1994 applicants, the public, and the DDA. These meetings provide an opportunity for the public to
1995 gain a better understanding of the project and for the applicant to receive feedback on a proposed
1996 project in advance of submitting a formal application. The goal is to produce a project that better
1997 meets the needs and desires of both the applicant and the community.

1998 (c) Meeting Time and Location. Applicants shall notify the DDA of the need to arrange a meeting.
1999 Upon notification, the DDA shall have 30 calendar days to establish and hold a meeting on a
2000 mutually agreed upon date and time. The meeting shall be held no more than six months and no
2001 less than five days prior to the submittal of an application for a development permit.

2002 (d) Public Notice. The DDA shall be responsible for issuing public notice of the meeting.

2003 (e) Meeting Content and Conduct. At the meeting, the applicant shall present proposed development
2004 plans, describe projected impacts of development, describe plans to mitigate impacts as
2005 applicable, and facilitate a discussion with members of the DDA and public. The format and
2006 conduct of the presentation and discussion shall be determined solely by the applicant so long as
2007 all attendees are given an opportunity to comment both orally and in writing consistent with the
2008 purpose and objectives in having such meetings as stated herein. City staff participation shall be
2009 limited to observation and information gathering. Staff also may provide information on relevant
2010 regulatory requirements, as needed. Staff’s role shall not be to organize, control, or direct the
2011 meeting. Staff shall not present, evaluate, or pass judgment on the merits of development
2012 proposals at DDA meetings.

2013 (f) Meeting summary. Along with all other required application materials, the applicant shall
2014 submit: a list of names and addresses of those who attended the DDA meeting; a written
2015 summary of comments received at the meeting, and; a written response of how the applicant has
2016 or will address the comments, if at all. While it is hoped and intended that input from the DDA
2017 and the public will result in revisions/refinement to a project that are mutually beneficial to
2018 applicant and the public, comments from the DDA and public are strictly advisory to the
2019 applicant and City decision makers.

2020 **Sec.16-18-1270: Criteria for Review of Discouraged Land Uses**

2021 Projects involving the establishment of any land use designated as “discouraged” in Table 16-18-1010
2022 shall be reviewed based on the following criteria. These criteria shall be in addition to the criteria listed in
2023 Section 16-18-1260.

2024 (a) Are preferred uses reasonably available for the site instead of the discouraged use?

2025 (b) The establishment, maintenance, or operation of the discouraged use will not create a nuisance
2026 for neighboring uses or substantially reduce the values of other property (elements under
2027 consideration include buildings, outdoor storage areas and equipment, utility structures and
2028 mechanical equipment, building and paving coverage, vehicular and pedestrian access and

2029 circulation, vehicular parking and loading, landscaping and screening, lighting, glare, dust,
2030 signage, views, noise, odors, noxious emissions and other conditions not typical of land uses in
2031 the same zoning sub-district).

2032 **Sec.16-18-1280 Criteria for Review of Discouraged Design Elements**

2033 Building or site design elements listed as “discouraged” in this Article shall be reviewed in accordance
2034 with the following in addition to the criteria listed in Section 16-18-1260. With respect to the use of a
2035 discouraged design element, the applicant shall demonstrate that the inclusion of the element meets the
2036 following:

- 2037 (a) Is consistent with and appropriate to the overall design of the project;
- 2038 (b) Does not detract from the overall appearance or function of the project;
- 2039 (c) Does not detract from or diminish the visual or functional quality of any preferred element used
2040 in the project; and
- 2041 (d) Is consistent with the purpose and intent of the Central Business District as described in Section
2042 16-18-20;
- 2043 (e) Is consistent with the described purpose, intent, and character of the applicable sub-district;
- 2044 (f) “Prohibited” elements may be determined to be “discouraged” if the long-term master plan for
2045 the site will remedy the “prohibited” element.

2046 **Sec.16-18-1290: Appeals**

- 2047 (a) Appeals to any decision made under a Tier 1 level of review shall be made in accordance with
2048 the procedures in Section 16-5-530, except that appeals will be heard by the Planning and
2049 Zoning Commission rather than the Board of Adjustment.
- 2050 (b) Appeals to any decision made under a Tier 2 level of review shall be made in accordance with
2051 the procedures in Section 16-5-300.

2052 **Sec.16-18-12100: Amendments to Approved Project Plan**

- 2053 (a) Minor Amendments: The Planning Director may approve the following amendments to an
2054 approved project plan, provided all standards in this Article are met and the overall character,
2055 quality and appearance are not substantially altered:
 - 2056 (1) Decreases in residential density and/or gross floor area of 20% or less;
 - 2057 (2) Increases in residential density and/or gross floor area of up to 10% or 2,500 square feet,
2058 whichever is less;
 - 2059 (3) Changes in commercial and/or residential unit sizes or number of bedrooms, provided the
2060 parking requirements are not altered beyond those classified as a minor amendment;
 - 2061 (4) Parking increases or decreases of up to 20 spaces or 5,000 square feet, whichever is
2062 greater;
 - 2063 (5) Decreases in the amount of landscaped area/open space of 25% or less and increases of
2064 any amount;
 - 2065 (6) Adjustments in the location and type of landscaping, provided an overall equivalent level
2066 of screening is achieved;
 - 2067 (7) Changes in the type of screening material, provided an overall equivalent level of
2068 screening is achieved;

- 2069 (8) Adjustments to the footprint, but not complete relocation of, parking areas and vehicular
2070 and pedestrian circulation areas, provided the effectiveness and character of the overall
2071 site circulation, parking, and parking lot screening are maintained;
- 2072 (9) Adjustment to the footprint, but not complete relocation, of structures, provided the
2073 character of the site is maintained; and
- 2074 (10) Adjustments in building design and materials, provided the character and intent of the
2075 original design are maintained.
- 2076 (b) Major Amendments: Any change not listed above as a minor amendment shall be deemed a
2077 major amendment. Further, the Planning Director shall reserve the right to classify a minor
2078 amendment as a major amendment should it substantially alter the overall character, quality and
2079 appearance of the project.
- 2080 (1) Major amendments to projects that originally required a Tier 1 level of review shall be
2081 reviewed by the Planning Department following the same procedures required for the
2082 original approval.
- 2083 (2) Major amendments to projects that originally required a Tier 2 level of review shall be
2084 reviewed by the Planning and Zoning Commission following the same procedures
2085 required for the original approval.

2086

2087 **Sec.16-18-12120: Enforcement and Compliance**

2088 See Sections 16-1-150 and 16-1-160 of the Rifle Municipal Code.

2089