CITY OF RIFLE, COLORADO
ORDINANCE NO. 11
SERIES OF 2011

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, ADOPTING A NEW ARTICLE XVIII OF THE RIFLE MUNICIPAL CODE GOVERNING THE CENTRAL BUSINESS ZONE DISTRICT AND AMENDING VARIOUS SECTIONS OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE TO COINCIDE WITH THE NEW ARTICLE XVIII.

WHEREAS, pursuant to C.R.S. §31-23-206 by City of Rifle Planning Commission Resolution No. 1, Series of 2008, the City of Rifle, Colorado adopted the Downtown Master Plan as the official Master Plan for the Rifle Downtown Planning Area (the "2008 Downtown Master Plan"); and

WHEREAS, by Resolution No. 28, Series of 2008 the Rifle City Council ratified and supported the adoption of the 2008 Downtown Master Plan as the official Master Plan for the Rifle Downtown Planning Area; and

WHEREAS, in order to implement the goals of the Downtown Master Plan the City has worked with consultants and solicited the opinion of business owners and members of the community to adopt a new Article XVIII of Chapter 16 to the Rifle Municipal Code ("RMC"), which Article establishes a comprehensive zoning regime for a re-envisioned Central Business District ("CBD") in the City; and

WHEREAS, as described in the 2008 Downtown Master Plan, the CBD should be recognized as a singular commercial, residential, entertainment, and cultural focal point of the community and should represent the best that Rifle has to offer in terms of housing, shopping, entertainment, services, recreation, and civic amenities all in a vibrant, cohesive environment; and

WHEREAS, to meet this goal, the proposed Article XVIII establishes several sub-districts within the CBD but uses unifying elements such as streetscaping, landscaping, and signage throughout the CBD with well thought out building scale, intensity, design, and exterior materials used to help provide smooth and appropriate transitions between projects and sub-districts; and

WHEREAS, on August 30, 2011, the Rifle Planning Commission held a public hearing to consider adoption of the new Article XVIII and recommended approval of the new zoning text and amendments to Chapter 16 set forth herein; and

WHEREAS, on October 5, 2011 the Rifle City Council held a public hearing for which notice was published in the *Citizen Telegram* on September 21, 2011; and

WHEREAS, pursuant to RMC Section 16-3-10, the Rifle Planning Commission found, and the Rifle City Council also finds, that amending the Zone District Map of the City of Rifle is in the best interest of the public; and

WHEREAS, the Rifle City Council has considered the economic and quality of life benefits to be realized by amending the Central Business District zoning regulations and wishes to adopt a new Article XVIII to Chapter 16 of the RMC and corresponding amendments to Chapter 16 as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2.

(a) The following definitions are hereby deleted in their entirety from Section 16-1-220 of the Rifle Municipal Code "Definitions": Art gallery; Art studio; Bed and breakfast lodging; Day care center; Home occupation; Municipal and public utility uses, services, facilities and buildings; Nursery school; Outdoor commercial recreation; Townhouse.

(b) The following definitions set forth at Section 16-1-220 of the Rifle Municipal Code are hereby amended to read as follows, with additions shown in bold, double-underlined text and deletions in strike-through text.

Boarding House means a land use category that includes a building or portion thereof, other than a hotel, motel, or multiple-family dwelling, wherein lodging and/or means are provided ~~for four (4) or more persons~~ for compensation. Such compensation may include money, services or other things of value.

Building height. Refer to Section 16-3-250 of this Chapter. **For buildings within the Central Business District, also see Section 16-18-830 of this Chapter.**

Commercial *Communications tower; radio, television* means any pole, spire, structure or combination thereof intended primarily for the purpose of mounting an antenna or similar apparatus. This definition includes supporting lines, cables, wires, braces, masts, etc., required for the support of such antenna or similar apparatus.

(c) The following definitions are hereby added to Section 16-1-220 of the Rifle Municipal Code and shall be inserted in alphabetical order.

Accessory Structure, Minor means an accessory structure typically associated with a principal structure that may include sheds, storage buildings, gazebos, shelters, greenhouses, arbors, trellis, and other similar structures as determined by the Planning Director; and are not larger than 350 square feet in area and 16 feet in height.

Accessory Structure, Major means an accessory structure typically associated with a principal structure that may include sheds, storage buildings, gazebos, shelters,

greenhouses, arbors, trellis, and other similar structures as determined by the Planning Director; and are larger than 350 square feet in area and less than 16 feet in height.

Accessory Use means a use that is subordinate to and serving the principal use on the same lot and customarily incidental thereto.

Active Outdoor Recreation means a principal land use category that includes all publicly-owned recreational land uses that involve active recreational activities such as playcourts (e.g. tennis courts and basketball courts), playfields (e.g. ball diamonds, football fields, and soccer fields), tot lots, fitness courses, and similar land uses. See Section 16-18-1020 for Central Business District regulations associated with this land use category. This land use category includes, but may not be limited to, the following land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: "Parks and Playgrounds." Privately-owned outdoor recreational facilities such as miniature golf facilities are considered "Outdoor Commercial Entertainment" land uses.

Addition: means any walled and roofed expansion to the perimeter and/or height of a building in which the addition is connected by a common load-bearing wall. Any walled and roofed addition that is connected by a fire wall or is separated by an independent perimeter load-bearing walls is considered new construction.

Artisan Galleries and Studios means a principal land use category that includes a building or portion thereof used for the production, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leather craft, hand-woven articles, and related items. This category may also include uses within which small-scale, fine art lessons or classes are offered, including, but not limited to drawing or painting classes, sculpture classes, dance classes, or vocal or instrumental music classes. See Section 16-18-1020 for Central Business District regulations associated with this land use category. Artisan studios combined with residential dwelling units shall be considered "Live-Work Units" and shall be regulated by the provisions of that land use category (see Section 16-18-1020)

Average ground elevation: means the average level of the finished surface of the ground adjacent to the exterior walls of a building or structure.

Balcony: means a horizontal flat surface that projects from the wall of a building, is enclosed by a railing, and is entirely supported by the building.

Bed and Breakfast Lodging means a principal land use category that includes exclusively indoor lodging facilities, generally located in a single-family dwelling or detached guesthouse, that provides at least one meal per day to paid lodgers at no additional charge other than what is charged for overnight lodging. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Building Mounted Small Wind System means an accessory land use category that includes a wind powered electricity system that is specifically designed for attachment to the roof or wall of a building or structure other than a tower specifically designed to support a wind system. This may include an array of two or more interconnected turbines whose combined output is 100kW or less. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Building separation: means the narrowest distance between two buildings.

Building size: means the total gross floor area of a building.

Bulk (of a building): means the combination of building height, size, and location on a lot.

Company Provided On-Site Recreation means an accessory land use category that includes any active or passive recreational facility located on the same site as a principal land use, and which is reserved solely for the use of company employees and their guests. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Density: means the number of dwelling units per acre.

Discouraged Design Element: See Section 16-18-40(c)

Discouraged Land Use: See Section 16-18-40(c)

Drainage Structure means an accessory land use category that includes all improvements intended to effect the direction, rate and/or volume of stormwater runoff, snow melt, and/or channelized flows across, within, and/or away from a site including, but not limited to, swales, ditches, culverts, drains, tiles, gutters, levees, basins, detention or retention facilities, impoundments, and dams. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Drive-In Sales and Service means a principal land use category that includes all land uses that perform sales and/or services to persons in vehicles, or to vehicles that may or may not be occupied at the time of such activity (except vehicle repair and maintenance services), or other commercial land uses that have more than two drive-through lanes (e.g., restaurants or banks with more than two drive-through lanes). Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, and all forms of car washes. See Section 16-18-1020 for Central Business District regulations associated with this land use category. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of the Chapter: “Filling (gas) station/convenience store.” If performed in conjunction with a

principal land use (for example, a convenience store, restaurant, or bank), such uses shall be considered a "Drive-In Sales and Service Incidental to On-Site Principal Land Use" (see Section 16-18-1020).

Drive-In Sales and Service Incidental to On-Site Principal Land Use means an accessory land use category that includes all drive-in, drive-up, and drive-through facilities that are established in conjunction with another principal land use, such as a drive-thru pharmacy, bank, or drive-thru window at a restaurant. See Section 16-18-1020 for Central Business District regulations associated with this land use category. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: "Drive-up banks/savings and loans/drive-in restaurants." Land uses that perform sales and/or services to persons in vehicles, or to vehicles that may or may not be occupied at the time of such activity (e.g. vehicular fuel stations, all forms of car washes), or those principal land uses that have more than two drive-through lanes are considered "Drive-In Sales and Service" land uses and shall be regulated under the provisions of that land use category.

Duplex means a principal land use category that includes a single-family dwelling attached on one side to another single-family residence. Both residences are located on the same lot under common ownership. The land use category "Attached Dwellings" listed in Sections 16-3-320 and 16-3-420 of this Chapter includes, but is not limited to Duplex uses.

Exterior Communication Devices means an accessory land use category that includes any antennas used for communication reception (e.g., satellite dishes, ham radio towers, t.v. antennas). See Section 16-18-1020 for Central Business District regulations associated with this land use category. This category does not include commercial communication towers, which are otherwise regulated by this Chapter as "Communication Tower; Radio, Television."

Family Child Care Home (2+ children) means an accessory land use category that includes occupied residences in which a qualified person or persons provide child care for 2 or more children under the age of 16 who are not related to the person or persons providing the care. See Section 16-18-1020 for Central Business District regulations associated with this land use category. The care of more than 12 children shall be prohibited within an occupied residence, per State Statutes.

Filling means an accessory land use category that includes any activity in an area over 4,000 square feet, or greater than 500 cubic yards of fill, involving the modification of the earth's surface above that in its undisturbed state. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Fleet Vehicle Storage means an accessory land use category that includes the overnight

parking of more than 4 delivery or service vehicles owned by a commercial establishment and not issued license plates based on gross vehicle weight (GVW). See Section 16-18-1020 for Central Business District regulations associated with this land use category.

General Temporary Outdoor Sales means a temporary land use category that includes the display of any items outside the confines of a building that is not otherwise allowed. This may be as part of a special event otherwise regulated by the City Municipal Code. Examples of this land use include, but are not limited to, seasonal garden shops, tent sales, sidewalk sales. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Green Roofs means an accessory land use category that includes extensions of an existing building roof designed to accommodate the growing of plants. A green roof typically requires and involves the installation of multiple components, including a water proofing and root repellant material, a drainage component, a plant growing medium, and plants. Types of plants grown on green roofs can vary from lawn grass and small herb gardens to larger trees and shrubs. Green roofs may or may not be accessible by people. Roofs upon which planters or garden boxes have been placed shall not be considered green roofs. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Gross density: means the result of dividing the number of dwelling units located on a site by the gross site area. See Minimum Gross Density.

Gross floor area: means the total floor area on all levels of a building.

Gross site area: means the total area of a site available for inclusion in calculations of the minimum permitted density or intensity of development.

Group Care Facilities (1-8 residents) means a principal land use category that includes all facilities provided for in Colorado Statutes, including residential care facilities, group homes for children, rehabilitative centers, group foster care, and senior citizen's group homes. Group Care Facilities do not include day care centers, nursing homes, halfway houses, general hospitals, special hospitals, prisons, or jails. Group Care Facilities are regulated depending upon their capacity as provided for in Colorado Statutes, provided any such regulations do not violate federal or state housing or anti-discrimination laws. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Group Child Care Center (up to 9 children) means a principal land use category that includes facilities in which qualified persons provide child care services for up to 9 children. Examples of such land uses include day care centers and nursery schools. Child care facilities located within an occupied residence shall be considered a “Family

Child Care Home (2+ children)" land use. Such land uses may be operated on a for-profit or a not-for-profit basis and may be operated in conjunction with another principal land use on the same environs, such as a church, school, business, or civic organization. In such instances, "Group Child Care Centers" shall be considered principal uses (not accessory uses) and, as such, shall require separate review. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Group Child Care Center (10 or more children) means a principal land use category that includes facilities in which qualified persons provide child care services for more than 10 children. Examples of such land uses include day care centers and nursery schools. Child care facilities located within an occupied residence shall be considered a "Family Child Care Home (2+ children. Such land uses may be operated on a for-profit or a not-for-profit basis and may be operated in conjunction with another principal land use on the same environs, such as a church, school, business, or civic organization. In such instances, "Group Child Care Centers" shall be considered principal uses (not accessory uses) and, as such, shall require separate review. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Halfway House: means a licensed facility in which persons are aided in readjusting to society following a period of imprisonment, hospitalization, or institutionalized treatment.

Home Occupation means an accessory land use category that includes economic activities performed within any residential unit or within a structure that is accessory to the residential unit (e.g., garage or shed). See Section 16-3-280 for regulations associated with this land use category. Home occupations in which the work space comprises more than 25 percent of the residential unit's total floor area shall be considered "Live-Work Units" and shall be regulated under the provisions of that land use category. A work space is defined as an area designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit.

Indoor Commercial Entertainment means a principal land use category that includes all land uses less than 3,000 square feet that provide entertainment services entirely within an enclosed building. Such activities often have operating hours that extend significantly later than most other commercial land uses. Examples include restaurants, taverns, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.), bowling alleys, arcades, roller rinks, and pool halls. See Section 16-18-1020 for Central Business District regulations associated with this land use category. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter*:* "Indoor commercial recreation facilities;" "Private membership clubs;" "Restaurants, taverns, micro-breweries;" "Theaters, auditoriums, and places of assembly."

Indoor Commercial Entertainment, Major means a principal land use category that includes all land uses greater than 3,000 square feet that provide entertainment services entirely within an enclosed building. Such activities often have operating hours that extend significantly later than most other commercial land uses. Examples include restaurants, taverns, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.), bowling alleys, arcades, roller rinks, and pool halls. See Section 16-18-1020 for Central Business District regulations associated with this land use category. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: "Indoor commercial recreation facilities;" "Private membership clubs;" "Restaurants, taverns, micro-breweries;" "Theaters, auditoriums, and places of assembly."

Indoor Commercial Lodging means a principal land use category that includes all land uses that provide overnight housing in individual rooms or suites of rooms, each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens, and may also provide indoor recreational facilities for the exclusive use of their customers. Restaurants, arcades, fitness centers, and other on-site facilities available to non-lodgers shall be considered principal uses (not accessory uses) and, as such, shall require separate review. See Section 16-18-1020 for Central Business District regulations associated with this land use category. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: "Hotel, motel."

Indoor Institutional—General means a principal land use category that includes all indoor public and not-for-profit community facilities that are 20,000 gross square feet or less, including gyms, swimming pools, libraries, museums, community centers, schools, non-profit clubs, non-profit fraternal organizations, and similar land uses. See Section 16-18-1020 for Central Business District regulations associated with this land use category. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: "Library," "Museum," "Public and private schools," "Vocational schools," "Mortuary (with or without crematory)."

Indoor Institutional—Intensive means a principal land use category that includes all public and not-for-profit community facilities that are over 20,000 gross square feet, including gyms, swimming pools, libraries, museums, community centers, schools, non-profit clubs, non-profit fraternal organizations, and all arenas, convention centers, hospitals, jails, prisons, and similar uses of a size and character that typically serve the needs of the whole community and region. It does not include churches. See Section 16-18-1020 for Central Business District regulations associated with this land use category. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: "Hospitals," "Library," "Museum," "Public and private schools," "Vocational schools," "Mortuary (with or without

crematory)," and "Indoor Commercial Recreation Facility."

Indoor Maintenance Service means a principal land use category that includes all land uses that perform maintenance services such as oil changes, tire service, and brake service, and contain all operations (except loading) entirely within an enclosed building. Uses that shall not be considered Indoor Maintenance Service include outdoor storage of vehicles, fabrication, body work, paint shops, or overnight storage and repair of vehicles, including automobiles, snowmobiles, ATVs, riding lawnmowers, and like items. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: "Assembly, service, and repair as an accessory use to a retail or wholesale business," "Furniture repair/refinishing and upholstery."

Indoor Sales, Service, and Minor Repair means a principal land use category that includes all land uses that conduct sales, display merchandise, or rent consumer-oriented equipment entirely within an enclosed building. This includes the repair and service of consumer goods such as bicycles, vacuum cleaners, office equipment, jewelry, appliances, leather goods, and like items. See Section 16-18-1020 for Central Business District regulations associated with this land use category. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: "Equipment leasing;" Printing and publishing" *(copyshops only, not including industrial printing and publishing operations)*; "Retail establishments, including but not limited to the sale of food, beverages, dry goods, drugs, furniture, appliances, hardware, and clothing."

Infiltration: means the downward movement or seepage of water from the surface to the subsoil and/or groundwater.

Intensity: means the amount of gross floor area or landscaped area, on a lot or site, compared to the gross area of the lot or site.

Land use: means the type of development and/or activity occurring on a piece of property.

Live-Work Unit means a principal land use category that includes a room or rooms used by a single household both as a dwelling unit and as a work space, where such work space occupies more than 25 percent of the unit's total floor area. A work space is defined as an area designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit. The living space of the "Live-Work Unit" shall contain a kitchen area and sanitary facilities. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Lot, corner: means a lot situated at the junction of and abutting on two or more intersection streets, or a lot at the point of deflection in alignment of a continuous street, the interior angle of which does not exceed 135 degrees.

*Lot line, street side***:** means any lot line that abuts a public or private street right-of-way and that is not the front lot line.

Minimum gross density: means the minimum number of dwelling units permitted per acre of Gross Site Area. Also see gross density.

Mixed-Use Development means a principal land use category that includes a single building containing more than one type of land use (e.g., retail and residential in the same building), or a single site with more than one building and use, and where the different types of land uses are in close proximity; planned as a unified; complementary whole; and functionally integrated with a shared vehicular and pedestrian access and parking area.

Office and Personal Services means a principal land use category that includes all exclusively indoor land uses whose primary functions are the handling of information or administrative services or the provision of services directly to an individual on a walk-in or appointment basis. See Section 16-18-1020 for Central Business District regulations associated with this land use category. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: "Offices for the conduct of a business or profession;" "Professional or business offices;" "Medical and dental clinics;" "Personal service establishments, including but not limited to, barber and beauty shops, shoe repair shops, tailors, self-service laundries, dry cleaning outlets, travel agencies, and photography shops;" "Small animal hospital or clinic."

Outdoor Commercial Entertainment means a principal land use category that includes all land uses that provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances such as noise, light, dust, trash, and/or late operating hours. Examples include outdoor commercial swimming pools, driving ranges, miniature golf facilities, amusement parks, go-cart tracks, and racetracks.

Outdoor Dining Area means an accessory land use category that includes patios, decks, lawns, sidewalks, and similar outdoor areas used for dining that are accessory to a principal restaurant, coffee shop, or other food service establishment. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Outdoor Display, Removable means an accessory land use category that includes portable or semi-portable racks, displays, or merchandise that is be set out each morning and taken inside a building each night. Section 16-18-1020 for Central Business District regulations

associated with this land use category.

Outdoor Entertainment Incidental to On-Site Commercial means an accessory land use category that includes a variety of entertainment uses, such as volleyball courts, horseshoe pits, and music stages that are accessory to a principal use. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Outdoor Storage or Display, Permanent means an accessory land use category that includes all uses that conduct sales; display merchandise or equipment; or store goods, materials, or by-products outside of an enclosed building on a permanent or seasonal basis; and where such merchandise, equipment, materials, or by-products are not stored overnight in a fully enclosed building. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Outdoor Vending Machines means an accessory land use category that includes any unattended, self-service devices located outside of a building that, upon insertion of cash, tokens, or other form of payment, dispense products, including food, beverages, goods, wares, or merchandise. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Passive Outdoor Recreation means a principal land use category that includes all recreational land uses located on either public property or property owned and managed by a non-profit organization that involve passive recreational activities. Such uses include arboretums and botanical gardens, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, open grassed areas not associated with any particular active recreational land use, picnic areas, community gardens, fishing areas, and similar land uses. See Section 16-18-1020 for Central Business District regulations associated with this land use category. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: "Parks and Playgrounds."

Porch: means a covered deck or platform, usually having a separate roof, that is located at an entrance to a dwelling.

Preferred Design Element: See Section 16-18-40(b)

Primary façade: applies only within the Central Business District. An exterior building wall facing a primary street.(see definition of *primary street*).

Primary street: applies only within the Central Business District. Primary streets include Highway 6 & 24, Railroad Avenue, 2nd Street, 3rd Street, 4th Street, 5th Street, and Park Avenue.

Prohibited Design Element: See Section 16-18-40(d)

Public Services and Utilities means a principal land use category that includes all city, county, state, and federal facilities (except those otherwise defined in this Chapter), emergency service facilities such as fire departments and rescue operations, wastewater treatment plants, public and/or private utility substations, water towers, utility and public service related distribution facilities, and similar land uses. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Public Transit Stops means a principal land use category that includes facilities located at key points along transit routes designed for passenger pick-up, drop-off, and waiting. Improvements associated with "Public Transit Stops" are limited to shelters, benches, and signs. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Required Design Element: See Section 16-18-40(a)

Scale (of development): means the gross floor area, height, or volume of a single structure or group of structures.

Secondary street: applies only within the Central Business District. Includes East Avenue and West Avenue.

Solar Energy Device means an accessory land use category that includes a solar collector or other device, or a structural design feature that provides for the collection of sunlight and that comprises part of a system for the conversion of the sun's radiant energy into thermal, chemical, mechanical, or electrical energy. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Stand-Alone ATMS (Automated Teller Machine) means an accessory land use category that includes an unattended computerized telecommunications device located outside of a building that provides people with access to their bank accounts from a location remote from their financial institution. This does not include drive-through ATMS associated with banks, which are separately regulated as "Drive-In Sales and Service Incidental to On-Site Principal Land Use." See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Stoop: means an exterior floor typically, but not necessarily, constructed of concrete and/or masonry, and usually less than 12 square feet in area, with a finished elevation at least 6 inches higher than the adjacent ground level and utilized primarily as an access platform to a building.
Street façade: An exterior building wall facing any street.

Temporary Construction Office or Storage Area means a temporary land use category

that includes any structure or outdoor storage area designed for the on-site storage of construction equipment and/or materials for an active construction project; or any structure containing an on-site construction management office for an active construction project. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Tents and Soft Canopies means a temporary land use category that includes any temporary structure or enclosure constructed of silk, cotton, canvas, fabric, or a similar pliable material. Such structures are designed to be assembled and disassembled for temporary events or uses. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Townhouse means a principal land use category that includes two or more attached, single-family residences, each located on its own lot; having separate ownership; and a private, individual access. Townhouses are typically, but not always, two or more stories. See Section 16-18-1020 for Central Business District regulations associated with this land use category.

Transit Terminal means a principal land use category that includes a facility located along a transit route designed for passenger pick-up, drop-off, and waiting. Facilities and improvements may include buildings for ticket sales, offices, and/or restrooms; shelters; benches; signs; passenger loading platforms; and other improvements to provide security, protection from the weather, and access to nearby services. Such facilities do not provide for the long-term storage of transit equipment or vehicles. Ancillary commercial uses (e.g., coffee shop, convenience store) will be reviewed as separate principal land uses. "Transit Terminals" are regulated separately from "Transit Stops." See Section 16-18-1020 for Central Business District regulations associated with this land use category. This category includes, but may not be limited to, the following specific land uses listed in Sections 16-3-320 and 16-3-420 of this Chapter: "Transportation centers: bus, taxi, train."

Twin-House means a principal land use category that includes a single-family dwelling attached on one side to another single-family dwelling. The two residences are located on separate lots but under common ownership. The Twin-House is distinguished from the Duplex solely by having each unit located on an individual lot. See Section 16-18-1020 for Central Business District regulations associated with this land use category. The land use category "Attached Dwellings" listed in Sections 16-3-320 and 16-3-420 of this Chapter includes, but is not limited to Twin-House uses.

Visible from street: Any façade, building feature, or site feature that can be seen from any public right-of-way adjoining the property, not including alleys.

Yard, Street: means a yard extending along the full width of the street side lot line between front and rear yards and extending from the abutting street right-of-way line to a

depth required in the yard regulations for the district in which such lot is located.

Section 3. Subsection (h)(5) of Section 16-3-230 of the Rifle Municipal Code, "Yard requirements," is hereby amended to read as follows, with additions shown in bold, double-underlined text and deletions in strike-through text.

16-3-230. Yard requirements.

* * *

(h) Every part of a required yard shall be unobstructed by building from ground level to the sky except for projections of architectural features as follows:

* * *

(5) Solar ~~collection~~ **energy** devices and equipment may extend eighteen (18) inches into a yard.

Section 4. Section 16-3-250 of the Rifle Municipal Code, "Height Provisions," is hereby amended by the addition of a new last sentence to be inserted after the existing text as follows.

For buildings located within the Central Business District, also see Figure 16-18-830

Section 5. Subsection (a)(6) of Section 16-3-280 of the Rifle Municipal Code, "Home occupations," is hereby amended to read as follows, with additions shown in bold, double-underlined text and deletions in strike-through text.

16-3-280. Home occupations.

* * *

(a) Home occupations allowed by right. The following home occupations may be permitted in a residence in any zone district subject to the criteria specified in Subsection (c) below:

* * *

(6) ~~Day care providers operating a childcare home with no more than nine (9) children present at any given time, and in compliance with this Section and/or with all State of Colorado licensing regulations.~~ **Child care facilities operating a out of a residence shall be considered a Family Child Care (2+ children) accessory land use.**

Section 6. The following uses in Section 16-3-320 of the Rifle Municipal Code "Schedule of uses for residential districts" are hereby amended to read as follows, with additions shown in bold, double-underlined text and deletions in strike-through text.

16-3-320. Schedule of uses for residential districts.

USE	*LDR*	*MDR*	*MDR-X*
*** * ***			
~~Day care centers and nurseries with no more than 9 children at any given time~~ **Group Child Care Center (up to 9 children)**	P	P	P
~~Day care centers and nurseries with 10 or more children at any given time~~ **Group Child Care Center (10 or more children)**	C	C	C
~~Essential municipal and public utility uses, services facilities and buildings~~ **Public services and utilities**; provided that business offices, repair, storage and production facilities are not included	C	C	C
*** * ***			

Section 7. Subsection (a) of Section 16-3-410 of the Rifle Municipal Code "Description of districts" is hereby amended to read as follows with additions shown in bold, double-underlined text and deletions in strike-through text.

(a) CBD, Central Business District. ~~The Central Business District is intended to provide an area in the core of the community where intense commercial activities, particularly retail stores, offices and businesses may be located. To accommodate such commercial development in a relatively constrained area, a flexible approach to setbacks and parking is required. No front, side or rear yard setbacks are required in the Central Business District for nonresidential uses, and off-street parking is not required. A secondary purpose of the Central Business District is to provide opportunities for traditional residential uses in buildings that also contain business uses, provided that the compatibility of the residential and business uses can be assured. The Central Business District also permits the establishment of autonomous housing units which may contribute to the diversity of uses in the core area, as well as allow residents to live conveniently close to the downtown businesses.~~ **See Section 16-18-10**.

Section 8. The entire column labeled "CBD[1]" in Section 16-3-420 of the Rifle Municipal Code "Schedule of uses for commercial and industrial districts" is hereby deleted and the following preamble and uses are hereby amended to read as follows with additions shown in bold, double-underlined text and deletions in strike-through text.

16-3-420. Schedule of uses for commercial and industrial districts.

The following is the schedule of uses for the ~~CBD~~, CS, TC, LI and I Zone Districts. **For the Central Business District, see Sections 16-18-1010.**

USES	*CS*[1]	*TC*[1]	*LI*	*I*
* * *				
~~Art galleries or studios~~ **Artisan galleries or studios**	P	P	*	*
* * *				
Commercial Communications tower; radio, television	*	*	C	C
* * *				
~~Day care centers and nurseries with no more than 9 children at any given time~~ **Group Child Care Center (up to 9 children)**	P	P	P	P
~~Day care centers and nurseries with 10 or more children at any given time~~ **Group Child Care Center (10 or more children)**	C	C	C	C
* * *				
~~Essential municipal and public utility uses, services, facilities and buildings~~ **Public services and utilities**	C	C	P	P
* * *				
Outdoor commercial ~~recreation~~ **entertainment**	C	P	C	*
* * *				

Section 9. A new Subsection (a) of Section 16-3-430 of the Rifle Municipal Code "General requirements for commercial and industrial districts" is hereby enacted as follows, with the subsequent subsections re-lettered accordingly:

(a) For requirements applicable to the Central Business District, see Article XVIII.

Section 10. The entire column labeled "CBD" in Section 16-3-440 of the Rifle Municipal Code "Schedule of requirements for commercial and industrial districts" is hereby deleted and the following preamble is hereby amended to read as follows with additions shown in bold, double-underlined text and deletions in strike-through text.

16-3-440. Schedule of requirements for commercial and industrial districts.

The following is the schedule of requirements for the ~~CBD~~, CS, TC, LI and I Zone Districts. **For the Central Business District, see Section 16-18-1010:**

Section 11. Subsection (b) of Section 16-4-140 of the Rifle Municipal Code "Shared driveways within certain subdivisions" is hereby amended to read as follows with additions

shown in bold, double-underlined text and deletions in strike-through text:

(b) Shared driveways allowed upon approval-commercial and industrial lots. In conjunction with approval of a major or minor subdivision, resubdivision or planned unit development, the Planning Commission or City Council may but shall not be required to approve the use of shared, privately owned and privately maintained driveways by not more than four (4) lots within a commercial or industrial zone district (CBD, CS, TC, LI or I) subject to the following requirements. **For the Central Business District, also see the site design standards for each of the sub-districts in Sections 16-18-230, 16-18-330, 16-18-430, 16-18-530, 16-18-630, 16-18-730, 16-18-960, and 16-18-970.**

Section 12. Subsection (b) of Section 16-7-10 of the Rifle Municipal Code "Applicability" is hereby amended to read as follows with additions shown in bold, double-underlined text and deletions in strike-through text:

(b) Central Business District. ~~Land use activities occurring in the Central Business Zone District are exempt from this Article.~~ **See Article XVIII, Division 9 for standards application to all Central Business sub-districts.**

Section 13. Subsection (a) of Section 16-8-120 of the Rifle Municipal Code "Sign standards by zoning district" is hereby amended to delete "Day care center" and replace it with "Group child care center" under the "Freestanding" sign standards.

Section 14. Subsection (c) of Section 16-8-120 of the Rifle Municipal Code "Sign standards by zoning district" is hereby amended to read as follows with additions shown in bold, double-underlined text and deletions in strike-through text:

Type of Sign	*Number of Signs*	*Sign Area (sq. ft.)*	*Maximum Height*	*Lighting Types*	*Comments*
Window Signs		Cannot exceed ~~50%~~ **30%** of area of window	Limited to first story of building unless second story has pedestrian access such as balcony	Unlighted	Posters for temporary (<30 days) events are exempt

Section 15. A new Article XVIII to Chapter 16 of the Rifle Municipal Code, as set forth on Exhibit A attached hereto and incorporated herein by this reference, is hereby adopted in its entirety.

Section 16. The amended location and boundaries of the Central Business District as set forth on Exhibit B attached hereto and incorporated herein by this reference shall be shown on the Zone District Map of the City of Rifle and shall be entered into the geographical information system used by the City. The number of this Ordinance shall appear on the amended Map. A printed copy of the amended Zone District Map shall be dated and signed by the Mayor

and attested to by the City Clerk, and shall bear the seal of the City. The signed, original printed copy of the amended Zone District Map shall be filed with the City Clerk, and copies thereof will be available for purchase by the public.

Section 17. The City of Rifle Central Business District Glossary of Design Concepts and Terms attached hereto as Exhibit C and incorporated herein by this reference (the "CBD Glossary") discussed in Section16-18-30 is hereby adopted as a regulatory document enforceable by law intended to ensure that the standards of Chapter 16, Article 18 of the RMC are applied consistently over time, and to assist private land owners and developers in understanding and executing the standards set forth therein. It shall be used as an official reference when evaluating a project's consistency with this Article. The CBD Glossary may be amended by Resolution of the City Council from time to time as it deems necessary.

Section 18. The effective date of this ordinance shall be December 1, 2011.

INTRODUCED on October 5, 2011, read by title, passed on first reading, and ordered published by title as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on October 19, 2011 and November 2, 2011, passed with amendment, approved, and ordered published in full as required by the Charter.

Dated this ___ day of _____, 2011.

CITY OF RIFLE, COLORADO

BY _____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A

ORDINANCE NO. 11, SERIES OF 2011

ARTICLE XVIII

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Division 1
Introduction

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 and site design features 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.

Sec. 16-18-40: Use of Terms "Required", "Preferred", "Discouraged", and "Prohibited"

In order to achieve the goals of the 2008 Downtown Master Plan, this Article seeks to strike a balance between high standards and flexibility for development. Accordingly, throughout this Article many

standards are expressed as one of the following terms. Where these terms are not included, the listed standards shall be deemed to be "required" and compliance with them is mandatory.

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

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

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

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

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

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

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

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

Historic Core (CBD-HC)

Second Street Mixed-Use (CBD-MU)

River Gateway (CBD-RG)

Creekside Neighborhood (CBD-CS)

Centennial Neighborhood (CBD-CN)

North Gateway (CBD-NG)

Division 2

Historic Core Sub-District

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).

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.*

(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.

(d) General Design Characteristics: To maintain Rifle's historic and cultural integrity, the design of new development and modifications to existing development should be thoughtfully designed to

complement the key historic design elements of this sub-district. This includes brick as the primary building material and large, ground floor storefront windows that contribute to the pedestrian-oriented character. Although the design of buildings should reflect the traditional characteristics of the sub-district, opportunities should be sought to incorporate energy efficient elements as well.

(e) Relationship of Development to Street: New buildings in the Historic Core should fill in the existing block faces along Third and Fourth streets, extending them all the way to East and West avenues. Accordingly, buildings should be pulled up to the sidewalk, and include large display windows to increase pedestrian interest and activity. The limited breaks in the block faces, such as those needed for small parking lots, should incorporate walls and landscaping and/or decorative structures that visually continue the block face across the opening. Building sides along Railroad Avenue should be similar to those on Third and Fourth streets. Building and property sides along East and West avenues also should be of high quality but are expected to have a lesser importance and are likely to provide secondary and service accesses.

Figure 16-18-220-2

- *Primary entries on primary street*
- *Traditional and simple building form*
- *Consistent signage band and creative signage*
- *Articulated cornices*
- *Appropriate use of streetscape*
- *Licensed encroachments over adjoining right-of-way*

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

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

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

(2) Does the project contribute to and enhance the western small-town charm of the Historic Core?

(3) Does the project help preserve and sensitively restore historic buildings?

(4) Does the project help preserve and restore the City's historic building pattern with complementary infill development?

(5) Do the intensity, scale, and overall design of the project enhance the pedestrian friendliness of this area?

(6) Does the project preserve and complement historically representative structures?

Sec.16-18-230: Site Design Standards

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

Table 16-18-230

Site Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
(a) Site Access – Pedestrian	w Paved walkways between all building public entries and adjoining public sidewalks and on-site parking areas w Protective barriers or markings to separate walkways from vehicle circulation/ parking areas w Handicapped accessible per City code	w Walkways connecting to adjoining properties w Cross-access easements with adjoining properties w Walkway/trail connecting to/along Rife Creek w Porous pavement	w Walkway widths of less than 4'	
(b) Site Access – Vehicular		w Access from alley or secondary street w Shared access points w Cross-access easements with adjoining properties w Integrated transit stops with seating and shelters along transit routes	w Access from primary street w Blind driveways between buildings	w Curb cut wider than 24'
(c) Parking and Loading (See Division 9 for additional parking and access requirements)	w Number and design of parking and loading spaces per Division 9 w Location per 16-18-970(b)	w Underground parking w Permanent surface parking lot widths of 50' or less on a primary street	w Above ground structured parking w Permanent surface parking lot widths between 50' and 125' on a primary street	w Permanent surface parking lot widths greater than 125' on a primary street
(d) Utility Areas	w Fully screened with materials matching building and/or landscaping	w Behind building; off alley w Indoor refuse and recycling containers	w In side yards w Between the principal building and a secondary street	w Between the principal building and a primary street[1]
(e) Lighting	w At entries, walkways, plazas and parking areas w Cut-off fixtures	w Pedestrian-scaled w Fixtures consistent with building architecture	w Exposed bulbs/light source w Colored lights (other than	w Poles higher than 25' w Multi-socket spot/flood lights w Sodium vapor

Table 16-18-230

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
	w 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) w Maximum of 2.0 foot candles at building entries	w LED lighting w Solar lighting w Photo-electric lights w Motion security lights w Storefront and security lighting only after building hours w Highlight building features	temporary) w Incandescent w Fixtures inconsistent with building architecture	w Flashing lights w Greater than 0.5 foot candles at property lines
(f) Landscaping	w General landscape requirements per Chapter 16, Article XIII w Parking lot landscaping per Section 16-18-980 w Dust free material on all unpaved areas w Natural materials w Min. 50% coverage with plants in all required landscape areas w Min. 50% xeric plant material w Protective barriers from parking areas	w Native plant materials w Min. 25% evergreens w Seasonal plantings w On-site pallet and design consistent with adopted streetscape plan w Consistent palette of plantings across site w Passive solar strategies w Integrated with storm water management system w Drip irrigation	w Invasive or exotic species w Non-native rock w Spray irrigation (other than for turf) w Shallow-rooted trees near buildings and paving w Trees and shrubs with thorns (other than specimens and ornamentals	w Exposed/unfinished earth w Synthetic or artificial plant material (as part of required landscaping) w Weeds (as defined in City code) w Greater than 5% irrigation overspray onto buildings or pavement w Drop fruit onto ROW w Poisonous to touch
(g) Storm Water Management	w Runoff directed into alley or adjoining ROW per City engineer w Oil-water separators per city standards.	w Green roof w Integrated with landscaping w Rain gardens w Porous pavement w Underground infiltration/ detention systems	w Direct connection to City system w Rock-lined detention areas	w Direct discharge into waterways w Open detention pits deeper than 4 feet w Open detention pits with slopes greater than 4:1
(h) Fences and Walls	w Meets visibility triangle requirements per Chapter 16, Article XIII w Where used for parking screening. consistent with Section 16-18-980	w Finished side facing out	w Non-native stone w Non-traditional materials w Bright colors	w Higher than 4' in front of principal building or higher than 6' in all other locations[2] w Chain link or wire fencing visible from any street w Broken concrete block w Unfinished concrete block w Gabion w Tires w Electric w Barbed or razor wire[2]
(i) Accessory Structures	w Minor Accessory structures (less	w Located near an alley	w Storage shed between a building	w Accessory structures taller

Table 16-18-230

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
(storage sheds, shelters, gazebos, etc)[3]	than 200 sq ft) at least 3' from side or rear property lines w 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. w Gazebos, shelters, or similar structures in street yards must be finished with decorative detail in approved architectural style w Commercial storage structures on a foundation and meeting all architectural requirements in any yard, street or otherwise.	w Residential pre-manufactured storage sheds not visible from a street and meeting setback requirements.	and a secondary street finished with decorative detail in approved architectural style w More than one major accessory structure per lot	than 16 feet w Storage sheds between a building and a primary street w Pre-manufactured buildings or trailers for commercial storage uses w Two storage sheds on one lot
(j) Exterior Communication Devices	w Devices must be setback from any property line by a distance that is equal to or greater than its height.			w Not located in a street yard. w Except for television antennas and satellite dishes 18" or smaller, devices shall not be visible from a public street. w Commercial communication towers are prohibited.
(k) Use and Improvement of ROW	w Continuation of adopted streetscape plan w Paving and landscaping meeting City standards w Handicapped accessible per City code	w Seating and bike parking w Tree placement coordinated with signage w Passive solar strategies with trees w Paved alleys with storm water	w Vacating alleys w Use of unpaved alleys for access to parking	w Nuisance vegetation as defined by the City w Narrows primary street sidewalk width to less than 5' w Narrows secondary street sidewalk width to less than 4'

Table 16-18-230

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
	w Approved revocable license for ROW encroachments	facilities		

[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.*

Sec.16-18-240: Building Design Standards

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

Table 16-18-240

Building Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
(a) Architectural Style	w Preservation and restoration of High-Priority Preservation Sites consistent with preservation standards in the CBD Glossary w Consistent on all exposed sides w Additions in same or complementary style as existing building w Pre-manufactured buildings shall meet all requirements of and be similar to conventional buildings in function and appearance; including foundations, facades, architecture, and interiors.	w Preservation and restoration of all other historic buildings consistent with preservation standards in the CBD Glossary w Single stylistic approach w Styles historically common to downtown Rifle w Simplified, non-stylistic designs conforming to sub-district rhythms, forms and proportions	w One-story buildings w Replication of a former building in Rifle w Multiple styles on a single building w Styles emphasizing exaggerated references to historic details (e.g., Post-modern) w Styles emphasizing unarticulated facades w Contemporary Folk styles w Neo styles w Non-stylistic designs not conforming to sub-district rhythms, forms and proportions	w Franchise architecture w Replication of existing building in Rifle w Styles predominate in other regions not indicative of Western Colorado w Bold, stylistic expression
(b) Façade and Articulation	w Facades facing streets with recess, offset, or pilaster at least 1' in depth or projection every 40' w Rectangular footprint w Rectilinear and simple building form w Main entry as primary focal point w Pedestrian scale of first floor façade w Differentiation of first floor from upper floors	w Non-corner buildings with symmetrical primary façade w Corner buildings oriented to intersection w Large building facades broken up to be reflective of traditional lot widths (50') w Upper floor balconies accessible to occupants w Articulated components w Less than 15%	w Angular or curved walls as dominate or repetitive element w Overly complex geometry w Clearly disruptive to rhythm on block w Single façade design wider than 100 feet w Greater than 15% unarticulated wall plane on primary façade w Greater than 25%	w Greater than 40% unarticulated wall plane on any façade

Table 16-18-240

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
	on primary façade w Harmonizing rhythm of lower and upper levels w Consistent on all sides facing a street	unarticulated wall plane on primary façade w Less than 25% unarticulated wall plane on secondary street façade w Additions well-integrated into total building structure and design	unarticulated wall plane on secondary street façade w 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.)	w Main entry on primary façade w Clearly differentiated from service entries w Handicapped accessible per City code w Upper floor egress compliant with City fire codes w Revocable license for ROW encroachments w Address visible from street at main entry	w At grade with sidewalk w Main entry at intersection on corner buildings w Awning covered and/or recessed w Pedestrian-scaled w Glass doors/doors with windows w Glass transoms and side lights w Internal connections between first floor tenants w Internal stairwells and fire escapes	w Greater than 2' above or below sidewalk w External stairs and fire escapes w Open air hallways facing a street	w Door swings over ROW w External stairs serving upper floors on primary façade w Encroachments on adjoining property without easement agreement
(d) Fenestration and Transparency[1]	w Window types and sizes consistent with architectural style w Primary street first floor facade min. 60% transparent w Primary street upper floor façade min. 25% transparent w Secondary street first floor facade min. 50% transparent w Secondary street upper floor façade min. 15% transparent	w Continuous storefront windows facing streets w Harmonizing rhythm of upper and lower windows w Upper floor vertical windows w Upper floor pronounced sills and lintels w Upper floor recessed or framed windows w Upper floor double hung windows w Upper floor divided glass windows	w False windows w Upper floor horizontal banded windows w Upper floor windows either not framed or not recessed w Upper floor undivided or fixed glass windows w Sliding or awning windows w Glass block other than on transoms w Unfinished aluminum window frames	w Reflective/mirrored glass w Heavily tinted glass on first floor facing a street w Jalousie windows facing a street w Upper floor façade more than 50% transparent
(e) Detailing, Materials, and Colors	w Consistent with architectural style w Min. 40% coverage with brick on primary façade w Additions consistent with existing building w	w Greater than 40% coverage with brick on all exposed walls w Chiseled face CMU or stone as accent w Local, recycled, and natural materials w Three dimensional details (vs. applied) w Colors consistent with architectural style w Historic and earth tone colors for brick w Color scheme with	w Stucco coverage greater than 30% on street façade or greater than 50% on any other façade w Excessive ornamentation w Applied details w Non-modular stone w Domed awnings w Backlit awnings w Color schemes with more than 5 colors w Brightly colored sloped	w Use of any of the following as siding on the first floor primary façade or on more than 10% of any other façade: o Barn siding/ plywood/T-111 o Cedar shakes o Concrete block, panels, or poured concrete o Corrugated and prefabricated metal

Table 16-18-240

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
		max. of 3 colors	roofs w Painting natural brick in good condition w Wall or window unit coolers/heaters on street façade	panels o Glass o Logs o Non-native stone (e.g., granite) o Timbers o Vinyl and aluminum siding w Bright florescent colors w Burglar bars and security gates not on alleys
(f) Roofs/ Building Tops	w Consistent with architectural style w Fully screened rooftop mechanicals w Articulated cornice for flat roofs facing primary street w Exposed gutters and downspouts finished consistent with architectural style w Flashing and protruding stacks finished consistent with architectural style w Revocable license for ROW encroachments	w Flat or gently sloped roofs not visible from the street w Cornice line continued from adjoining building w Roof decks accessible to occupants	w Flat roof decks visible from adjoining street w Sloped roof over primary building area	w Sheet flow or scuppers without downspouts
(g) Signage	w Compliant with City Sign Code (Chapter 16, Article VIII) w Revocable license for ROW encroachments	w Sign band integrated into architecture just below second floor for first floor tenants w Material and design consistent with architectural style w Energy efficient lighting w Shape and graphics consistent with business w Simple and easy to read w Opaque background with white or light-colored letters w Building marker/name and/or address integrated into front façade w Tenant directory/ kiosk located near main entry	w Molded plastic w Channel letters w On awnings (other than valence) w Painted on walls (other than non-commercial murals) w Projecting signs spaced less than 25' apart w On upper floors, window signage other than cut out letters or etchings w Monument sign	w More than one projecting sign per tenant per building side w Wall signs on upper floors (other than integrated building marker/address) w Covering more than 30% of any first floor window w Covering more than 10% of any upper floor window w More than one window sign per upper floor tenant per building side w More than one monument sign w Pole sign w Roof sign
(h) Sustainability (applies to exterior elements	w Compliant with City energy code	w Building reuse and renovation (as opposed to demolition) w Solar panels and water	w Shared clothes lines facing primary street w Wall-mounted solar panels facing a street	

Table 16-18-240

Building Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
only)		heaters integrated with roofs and architecture w Fenestration oriented for solar gain and day lighting w Skylights w Active solar windows w Shared clothes lines behind buildings w Building mounted wind turbines integrated with architecture w Solar panels and/or wind turbines integrated with parking lot light poles w Geothermal heating and cooling systems w Fuel cell generators w Double-paned windows w Operable windows with screens w Screen doors w Recycling and reuse of existing materials w Locally sourced new materials w LEED-certified or LEED-equivalent	w Incandescent lights w 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.

Division 3

North Gateway Sub-District

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.

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*

(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.

(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.

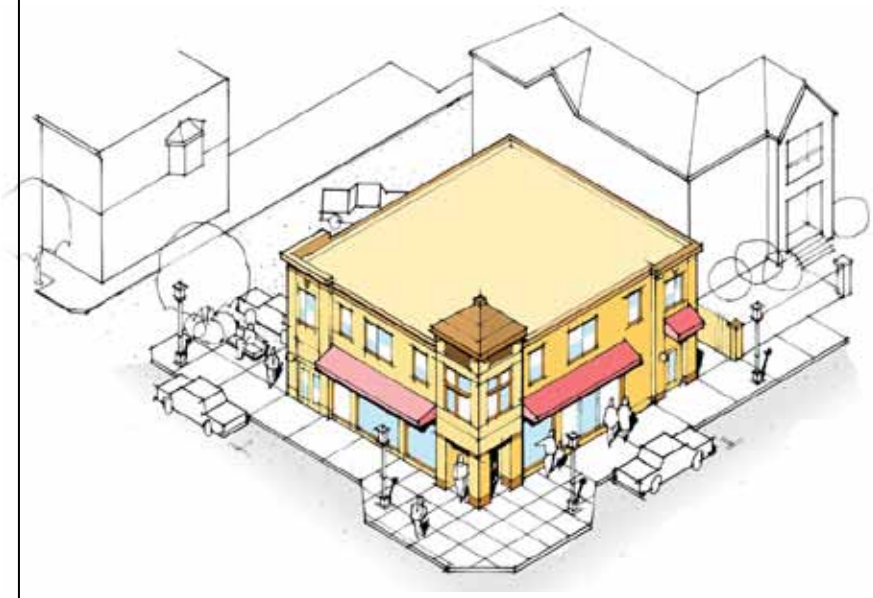
(c) Primary Land Uses: This sub-district is intended to accommodate primarily commercial uses. Ground floor uses should consists of retail, personal services and restaurants with upper floor residential or offices. Auto-oriented uses also are permitted, such as service stations, provided various standards 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

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

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

Figure 16-18-320-2



- *Scale of building massing compatible with Historic Core*
- *Prominent architectural feature at corner*
- *Transparent and accessible lower level*
- *Articulation of façade*
- *Unobtrusive service and off-street parking*

(f) Parking: Parking in the North Gateway should be located at the sides and rear of buildings and preferably not along Railroad Avenue. A mix of on-street spaces (both within this sub-district and within adjoining sub-districts) and smaller, well-screened on-site parking areas should be sufficient to address most of the anticipated parking needs of the district.

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

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

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

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

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

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

Sec.16-18-330: Site Design Standards

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

Table 16-18-330

Site Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
(a) Site Access--Pedestrian	w Paved walkways between all building public entries and adjoining public sidewalks and on-site parking areas w Protective barriers or markings to separate walkways from vehicle circulation/ parking areas w Handicapped accessible per City code	w Walkways connecting to adjoining properties w Cross-access easements with adjoining properties w Porous pavement	w Walkway widths of less than 4’	
(b) Site Access—Vehicular (See Division 9 for additional parking and access requirements)		w Access from an alley or secondary street w Shared access points w Cross-access easements with adjoining properties w Integrated transit stops with seating and shelters along transit routes	w Blind driveways between buildings w Access from a primary street	w Curb cut wider than 24’
(c) Parking and Loading (See Division 9 for additional parking and access requirements)	w Number, location and design of off-street parking and loading per Division 9	w Underground parking w Permanent surface parking lot widths of 50’ or less on a primary street	w Permanent surface parking lot widths between 50’ and 125’ on a primary street	w Permanent surface parking lot widths greater than 125’ on a primary street
(d) Utility and Storage Areas	w Fully screened with materials matching building and/or landscaping	w Behind building; off alley w Indoor refuse and recycling containers	w In side yards w Between the principal building and a secondary street	w Between the principal building and a primary street[1]
(e) Lighting	w At entries, walkways, plazas and parking areas w Cut-off fixtures w Minimum of 0.5 foot candles and maximum of 1.5 foot candles on all walkways and parking areas during business hours (at	w Pedestrian-scaled w Fixtures consistent with building architecture w LED lighting w Solar lighting w Photo-electric lights w Motion security lights w Storefront and security lighting	w Exposed bulbs/light source w Colored lights (other than temporary) w Incandescent w Fixtures inconsistent with building architecture	w Poles higher than 25’ w Multi-socket spot/flood lights w Sodium vapor w Flashing lights w Greater than 0.5 foot candles at property lines

Table 16-18-330

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
	all times for residential entries) w Maximum of 2.0 foot candles at building entries	only after building hours w Highlight building features		
(f) Landscaping	w General landscape requirements per Chapter 16, Article XIII w Parking lot landscaping per Section 16-18-980 w Dust free material on all unpaved areas w Natural materials w Min. 50% coverage with plants in all required landscape areas w Min. 50% xeric plant material w Protective barriers from parking areas	w Native plant materials w Min. 25% evergreens w Seasonal plantings w On-site pallet and design consistent with adopted streetscape plan w Consistent palette of plantings across site w Passive solar strategies w Integrated with storm water management system w Drip irrigation	w Invasive or exotic species w Non-native rock w Spray irrigation (other than for turf) w Shallow-rooted trees near buildings and paving w Trees and shrubs with thorns (other than specimens and ornamentals	w Exposed/unfinished earth w Synthetic or artificial plant material (as part of required landscaping) w Weeds (as defined in City code) w More than 5% irrigation overspray onto buildings or pavement w Drop fruit onto ROW w Poisonous to touch
(g) Storm Water Management	w Runoff directed into alley or adjoining ROW per City engineer w Oil-water separators per city standards	w Green roof w Integrated with landscaping w Rain gardens w Porous pavement w Underground infiltration/ detention systems	w Direct connection to City system w Rock-lined detention areas	w Direct discharge onto adjoining parcels w Direct discharge into waterways w Open detention pits deeper than 4 feet w Open detention pits with slopes greater than 4:1
(h) Fences and Walls	w Meets visibility triangle requirements per Chapter 16, Article XIII w Where used for parking screening, consistent with Section 16-18-980	w Finished side facing out	w Non-native stone w Non-traditional materials w Bright colors	w Higher than 4' in front of principal building or higher than 6' in all other locations[2] w Chain link or wire fencing visible from any street w Broken concrete block w Unfinished concrete block w Gabion w Tires w Electric w Barbed or razor wire[2]
(l) Accessory Structures (storage sheds, shelters, gazebos, etc)[3]	w Minor Accessory structures (less than 200 sq ft) at least 3' from side or rear property lines w Major accessory structures (greater	w Located near an alley w Residential pre-manufactured storage sheds not visible from a street and meeting setback	w Storage shed between a building and a secondary street finished with decorative detail in approved architectural style w More than one	w Accessory structures taller than 16 feet w Storage sheds between a building and a primary street

Table 16-18-330

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
	than 200 sq ft) are subject to the setback, bulk, and intensity, standards applicable to the principal structure with which they are associated. w Gazebos, shelters, or similar structures in street yards must be finished with decorative detail in approved architectural style w Commercial storage structures on a foundation and meeting all architectural requirements in any yard, street or otherwise.	requirements.	major accessory structure per lot	w Pre-manufactured buildings or trailers for commercial storage uses w Two storage sheds on one lot
(i) Exterior Communication Devices	w Devices must be setback from any property line by a distance that is equal to or greater than its height.			w Not located in a street yard. w Except for television antennas and satellite dishes 18" or smaller, devices shall not be visible from a public street. w Commercial communication towers are prohibited.
(j) Use and Improvement of R.O.W.	w Continuation of adopted streetscape plan w Paving and landscaping meeting City standards w Handicapped accessible per City code w Approved revocable license for ROW encroachments	w Seating and bike parking w Tree placement coordinated with signage w Passive solar strategies with trees Paved alleys with storm water management facilities	w Vacating alleys w Use of unpaved alleys for access to parking	w Nuisance vegetation as defined by the City w Narrows primary street sidewalk width to less than 5' w 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.*

Table 16-18-330

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*

[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.*

Sec.16-18-340: Building Design Standards

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

Table 16-18-340

Building Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
(a) Architectural Style	w Consistent on all exposed sides w Where proposed, conversion of single family homes to commercial use consistent with standards in the CBD Glossary w Additions in same or complementary style as existing building w Pre-manufactured buildings shall meet all requirements of and be similar to conventional buildings in function and appearance; including foundations, facades, architecture, and interiors.	w Preservation and restoration of historic buildings consistent with preservation standards in the CBD Glossary w Single stylistic approach w Styles historically common to downtown Rifle w Contemporary (simple rhythms, forms, proportions and detailing) interpretations of styles historically common to downtown Rifle	w One-story buildings w Replication of a former building in Rifle w Multiple styles on a single building w Styles emphasizing exaggerated references to historic details (e.g., Post-modern) w Styles emphasizing unarticulated facades w Contemporary Folk styles w Neo styles w	w Franchise architecture w Replication of existing building in Rifle w Styles predominate in other regions not indicative of Western Colorado w Bold, stylistic expression
(b) Façade and Articulation	w Facades facing streets with recess, offset, or pilaster at least 1' in depth or projection every 40' w Rectangular footprint w Rectilinear and simple building form w Main entry as primary focal point w Pedestrian scale of first floor façade w Differentiation of first floor from upper floors on primary façade w Harmonizing rhythm of lower and upper levels w Consistent on all sides facing a street	w Corner buildings oriented to intersection with articulated corner features w Large building facades broken up to be reflective of traditional lot widths (50') w Upper floor balconies accessible to occupants w Articulated components w Less than 15% unarticulated wall plane on primary façade w Less than 25% unarticulated wall plane on secondary street façade w Additions well-integrated into total building structure and	w Angular or curved walls as dominate or repetitive element w Overly complex geometry w Single façade design wider than 100 feet w Greater than 15% unarticulated wall plane on primary façade w Greater than 25% unarticulated wall plane on secondary street façade w Additions that appear to be "tacked-on" in terms of location, form and articulation	w Greater than 40% unarticulated wall plane on any façade

Table 16-18-340

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
		design		
(c) Public Entries (See Section 16-18-970 for service entry standards.)	w Main entry on primary façade w Clearly differentiated from service entries w Handicapped accessible per City code w Upper floor egress compliant with City fire codes w Revocable license for ROW encroachments w Address visible from street at main entry	w At grade with sidewalk w Main entry at intersection on corner buildings w Awning covered and/or recessed w Pedestrian-scaled w Glass doors/doors with windows w Glass transoms and side lights w Internal connections between first floor tenants w Internal stairwells and fire escapes	w Greater than 2' above or below sidewalk w External stairs and fire escapes w Open air hallways facing a street	w Door swings over ROW w External stairs serving upper floors on primary façade w Encroachments on adjoining property without easement agreement
(d) Fenestration and Transparency[1]	w Window types and sizes consistent with architectural style w Primary street first floor facade min. 60% transparent w Primary street upper floor façade min. 25% transparent w Secondary street first floor facade min. 50% transparent w Secondary street upper floor façade min. 15% transparent	w Continuous storefront windows facing streets w Harmonizing rhythm of upper and lower windows w Upper floor vertical windows w Upper floor pronounced sills and lintels w Upper floor recessed or framed windows	w False windows w Upper floor horizontal banded windows w Upper floor windows either not framed or not recessed w Awning windows	w Reflective/mirrored glass w Heavily tinted glass on first floor facing a street w Jalousie windows facing a street w Upper floor façade more than 50% transparent
(e) Detailing, Materials, and Colors	w Consistent with architectural style w Min. 40% coverage with brick on primary façade w Additions consistent with existing building	w Greater than 40% coverage with brick on all exposed walls w Chiseled face CMU or stone as accent w Local, recycled, and natural materials w Three dimensional details (vs. applied) w Colors consistent with architectural style w Historic and earth tone colors for brick w Color scheme with max. of 3 colors	w Stucco coverage greater than 40% on street façade or greater than 60% on any other façade w Excessive ornamentation w Applied details w Non-modular stone w Domed awnings w Backlit awnings w Color schemes with more than 5 colors w Brightly colored sloped roofs w Painting natural brick in good condition w Wall or window unit coolers/heaters on street façade	w Use of any of the following as siding on the first floor primary façade or on more than 20% of any other façade: 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 (e.g., granite) o Timbers o Vinyl and aluminum siding w Bright florescent

Table 16-18-340

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
				colors w Burglar bars and security gates not on alleys
(f) Roofs/ Building Tops	w Consistent with architectural style w Fully screened rooftop mechanicals w Articulated cornice for flat roofs facing primary street w Exposed gutters and downspouts finished consistent with architectural style w Flashing and protruding stacks finished consistent with architectural style w Revocable license for ROW encroachments	w Flat or gently sloped roofs not visible from the street w Continue cornice line from adjoining building w Roof decks accessible to occupants	w Flat roof decks visible from adjoining street w Sloped roofs on building with side setback of 0’	w Sheet flow or scuppers without downspouts
(g)Signage	w Compliant with City Sign Code (Chapter 16, Article VIII) w Revocable license for ROW encroachments	w Sign band integrated into architecture just below the second floor for first floor tenants w Material and design consistent with architectural style w Channel letters w Energy efficient lighting w Shape and graphics consistent with business w Simple and easy to read w Opaque background with white or light-colored letters w Building marker/name and/or address integrated into front façade w Tenant directory/ kiosk located near main entry	w Molded plastic w On awnings (other than valence) w Painted on walls (other than non-commercial murals) w Projecting signs spaced less than 25’ apart w On upper floors, window signage other than cut out letters or etchings Internally lit w Wall signs on upper floors (other than integrated building marker/address) w Monument sign	w More than one projecting sign per tenant per building side w Covering more than 30% of any first floor window w Covering more than 10% of any upper floor window w More than one window sign per upper floor tenant per building side w More than one monument sign w Pole sign w Roof sign
(h)Sustainability (applies to exterior elements only)	w Compliant with City energy code	w Building reuse and renovation (as opposed to demolition) w Solar panels and water heaters integrated with roofs and architecture w Fenestration oriented for solar gain and day lighting w Skylights w Active solar windows w Shared clothes lines behind buildings w Building mounted wind	w Shared clothes lines facing primary street w Wall-mounted solar panels facing a street w Incandescent lights w Extensive use of petroleum-based materials	

Table 16-18-340

Building Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
		turbines integrated with architecture w Solar panels and/or wind turbines integrated with parking lot light poles w Geothermal heating and cooling systems w Fuel cell generators w Double-paned windows w Operable windows with screens w Screen doors w Recycling and reuse of existing materials w Locally sourced new materials w LEED-certified or LEED-equivalent		

[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.

Division 4
Second Street Mixed Use Sub-District

Sec.16-18-410: Purpose

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

Sec.16-18-420: 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 section 16-18-430 and 16-18-440 for more specificity on which items are required, preferred, discouraged, and prohibited.

(a) Building Scale and Intensity: The potential for redevelopment of most properties in the Second Street area permits a high of level of density throughout the sub-district. Between East and West avenues, the potential to assemble sites creates opportunities for large building footprints, but heights should be limited so as not to overshadow the neighboring Historic Core sub-district. West of West Avenue, building heights can increase to achieve a scale more consistent with that permitted in the high-density Creekside Neighborhood sub-district. While development within the Second Street area should respect the development scale and pattern in the Historic Core, the Second Street sub-district also should have a sufficiently high level of intensity to 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*

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

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

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

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*

(e) Relationship of Development to Street: Buildings within the Second Street area should be pulled up to and oriented toward Second Street, Park Avenue, and Highway 6/24 to encourage pedestrian activity. However, buildings can be setback as necessary to accommodate outdoor activity areas such as dining, artistic displays, and public gathering areas. For taller buildings located west of West Avenue, upper-stories should be stepped back to maintain a pedestrian-friendly experience along the street. Upper stories also should have a strong orientation to the street through the use of large windows, balconies, and terraces. Second Street and Park Avenue should be extended consistent with the Downtown Master Plan to improve circulation within the downtown and the community.

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

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

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

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

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

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

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

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

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

Sec.16-18-430: Site Design Standards

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

Table 16-18-430

Site Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
(a) Site Access – Pedestrian	w Paved walkways between all public building entries and adjoining public sidewalks and on-site parking areas w Protective barriers or markings to separate walkways from vehicle circulation/ parking areas w Handicapped accessible per City code	w Walkways connecting to adjoining properties w Cross-access easements with adjoining properties w Walkway/trail connecting to/along Rife Creek w Porous pavement	w Walkway widths of less than 4’	
(b) Site Access – Vehicular (See Division 9 for additional parking and access requirements)		w Access from an alley or secondary street w Shared access points w Cross-access easements with adjoining properties w Integrated transit stops with seating and shelters along	w Access from a primary street w Blind driveways between buildings	w Curb cut wider than 24’

Table 16-18-430

Site Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
		transit routes		
(c) Parking and Loading (See Division 9 for additional parking and access requirements)	w Number, location and design of off-street parking and loading per Division 9	w Underground parking w Structured parking w Permanent surface parking lot widths of 50' or less on a primary street	w Permanent surface parking lot widths between 50' and 125' on a primary street	w Permanent surface parking lot widths greater than 125' on a primary street
(d) Utility and Storage Areas	w Fully screened with materials matching building and/or landscaping	w Behind building; off alley w Indoor refuse and recycling containers	w In side yards w Between the principal building and a secondary street	w Between the principal building and a primary street[1] w Between the principal building and Rifle Creek
(e) Lighting	w At entries, walkways, plazas and parking areas w Cut-off fixtures w 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) w Maximum of 2.0 foot candles at building entries	w Pedestrian-scaled w Fixtures consistent with building architecture w LED lighting w Solar lighting w Photo-electric lights w Motion security lights w Storefront and security lighting only after building hours w Highlight building features	w Exposed bulbs/light source w Colored lights (other than temporary) w Incandescent w Fixtures inconsistent with building architecture	w Poles higher than 25' w Multi-socket spot/flood lights w Sodium vapor w Flashing lights w Greater than 0.5 foot candles at property lines
(f) Landscaping .	w General landscape requirements per Chapter 16, Article XIII w Parking lot landscaping per Section 16-18-980 w Dust free material on all unpaved areas w Natural materials w Min. 50% coverage with plants in all required landscape areas w Min. 50% xeric plant material w Protective barriers from parking areas	w Native plant materials w Min. 25% evergreens w Seasonal plantings w On-site pallet and design consistent with adopted streetscape plan w Consistent palette of plantings across site w Passive solar strategies w Integrated with storm water management system w Drip irrigation	w Invasive or exotic species w Non-native rock w Spray irrigation (other than for turf) w Shallow-rooted trees near buildings and paving w Trees and shrubs with thorns (other than specimens and ornamentals	w Exposed/unfinished earth w Synthetic or artificial plant material (as part of required landscaping) w Weeds (as defined in City code) w More than 5% irrigation overspray onto buildings or pavement w Drop fruit onto ROW w Poisonous to touch
(g) Storm Water Management	w Runoff directed into alley or adjoining ROW per City engineer w Oil-water separators per city standards.	w Green roof w Integrated with landscaping w Rain gardens w Porous pavement w Underground infiltration/ detention systems	w Direct connection to City system w Rock-lined detention areas	w Direct discharge onto adjoining parcels w Direct discharge into waterways w Open detention pits deeper than 4 feet w Open detention pits with slopes greater than 4:1

Table 16-18-430

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
(h)Fences and Walls	w Meets visibility triangle requirements per Chapter 16, Article XIII w Where used for parking screening, consistent with Section 16-18-980	w Finished side facing out	w Non-native stone w Non-traditional materials w Bright colors	w Higher than 4' in front of principal building or higher than 6' in all other locations[2] w Chain link or wire fencing visible from any street w Broken concrete block w Unfinished concrete block w Gabion w Tires w Electric w Barbed or razor wire[2]
(m) Accessory Structures (storage sheds, shelters, gazebos, etc)[3]	w Minor Accessory structures (less than 200 sq ft) at least 3' from side or rear property lines w 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. w Gazebos, shelters, or similar structures in street yards must be finished with decorative detail in approved architectural style w Commercial storage structures on a foundation and meeting all architectural requirements in any yard, street or otherwise.	w Located near an alley w Residential pre-manufactured storage sheds not visible from a street and meeting setback requirements.	w Storage shed between a building and a secondary street finished with decorative detail in approved architectural style w More than one major accessory structure per lot	w Accessory structures taller than 16 feet w Storage sheds between a building and a primary street w Pre-manufactured buildings or trailers for commercial storage uses w Two storage sheds on one lot
(i) Exterior Communication Devices	w Devices must be setback from any property line by a distance that is equal to or greater than its height.			w Not located in a street yard. w Except for television antennas and satellite dishes 18" or smaller,

Table 16-18-430

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
				devices shall not be visible from a public street. w Commercial communication towers are prohibited.
(j) Use and Improvement of ROW	w Extension of 2nd St. and Park Ave. consistent with Gateway Plan w Continuation of adopted streetscape plan w Paving and landscaping meeting City standards w Handicapped accessible per City code w Approved revocable license for ROW encroachments	w Seating and bike parking w Tree placement coordinated with signage w Passive solar strategies with trees w Paved alleys with storm water management facilities	w Use of unpaved alleys to access parking	w Nuisance vegetation as defined by the City w Narrows primary street sidewalk to less than 5' w 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.*

Sec.16-18-440: Building Design Standards

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

Table 16-18-440

Building Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
(a) Architectural Style	w Preservation and restoration of High-Priority Preservation Sites consistent with preservations standards w Consistent on all exposed sides w Additions in same or complementary style as existing building w Pre-manufactured buildings shall meet all requirements of and be similar to conventional	w Single stylistic approach w Regional expression through the use of local materials and/or typical regional building forms w Styles reflecting cotemporary building technologies and materials (e.g., high-tech) w Outward expression of energy efficiency and on-site energy	w One-story buildings w Replication of a former building in Rifle w Multiple styles on a single building w Styles emphasizing exaggerated references to historic details (e.g., Post-modern) w Styles emphasizing unarticulated facades w Styles emphasizing unarticulated facades w Contemporary Folk	w Franchise architecture w Replication of existing building in Rifle w Imitation of historic styles w Styles predominate in other regions not indicative of Western Colorado w Bold, stylistic expression

Table 16-18-440

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
	buildings in function and appearance; including foundations, facades, architecture, and interiors.	generation w Contemporary (simple rhythms, forms, proportions and detailing) interpretations of styles historically common to downtown Rifle	styles w Neo styles w	
(b) Façade and Articulation	w Facades facing streets with recess, offset, or pilaster at least 1' in depth or projection every 40' w Simple building footprints and forms w Main entry as primary focal point w Pedestrian scale of first floor façade w Differentiation of first floor from upper floors on primary façade w Harmonizing rhythm of lower and upper levels w Consistent on all sides facing a street w Breaks in flat wall surfaces per Code	w Orientation of building features, views and activities to the Rifle Creek, where adjacent w Corner buildings oriented to intersection with articulated corner feature w For buildings more than 4 stories, differentiated, bottom, middle and top w Bays and recesses w Upper floor balconies accessible to occupants w Articulated components w Less than 20% unarticulated wall plane on primary façade w Less than 30% unarticulated wall plane on secondary street façade w Additions well-integrated into total building structure and design	w Overly complex geometry w Lack of orientation of building features, views and activities to Rifle Creek, where adjacent w Greater than 20% unarticulated wall plane on primary façade w Greater than 30% unarticulated wall plane on secondary street façade w Additions that appear to be "tacked-on" in terms of location, form and articulation	w Greater than 40% unarticulated wall plane on any façade
(c) Public Entries (See Section 16-18-970 for service entry standards)	w Main entry on primary façade w Clearly differentiated from service entries w Handicapped accessible per City code w Upper floor egress compliant with City fire codes w Revocable license for ROW encroachments w Address visible from street at main entry	w At grade with sidewalk w Main entry at intersection on corner buildings w Awning covered and/or recessed w Pedestrian-scaled w Glass doors/doors with windows w Glass transoms and side lights w Internal connections between first floor tenants w Internal stairwells and fire escapes	w Greater than 2' above or below sidewalk w External stairs and fire escapes w Open air hallways facing a street	w Door swings over ROW w External stairs serving upper floors on primary façade w Encroachments on adjoining property without easement agreement
(d) Fenestration and Transparency[1]	w Window types and sizes consistent with architectural style w Primary street first	w Continuous storefront windows facing streets w Harmonizing rhythm of upper and lower	w False windows w Upper floor windows either not framed or not recessed	w Heavily tinted/ reflective glass on first floor facing a street w Jalousie windows

Table 16-18-440

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
	floor facade min. 60% transparent w Primary street upper floor façade min. 25% transparent w Secondary street first floor facade min. 50% transparent w Secondary street upper floor façade min. 15% transparent	windows w Upper floor pronounced sills and lintels w Upper floor recessed or framed windows	w Awning windows	facing a street w Upper floor façade more than 50% transparent
(e) Detailing, Materials, and Colors	w Consistent with architectural style w Additions consistent with existing building	w Brick w Chiseled face CMU or stone w High quality architectural metal (as secondary wall material) w Local, recycled, and natural materials w Three dimensional details (vs. applied) w Colors consistent with architectural style w Historic and earth tone colors for brick and siding w Color scheme with max. of 3 colors	w Stucco coverage greater than 40% on street façade or greater than 60% on any other façade w Excessive ornamentation w Applied details (vs. three dimensional) w Color schemes with more than 5 colors w Bright, primary colors as predominate color on a façade w Wall or window unit coolers/heaters on street façade	w Greater than 25% coverage of any of the following on any façade: o Barn siding/plywood/T-111 o Cedar shakes o Concrete panels or poured concrete o Corrugated and prefabricated metal panels o Glass o Logs (unfinished) o Non-native stone (e.g., granite) w Vinyl and aluminum siding w Concrete block w Bright, florescent colors w Burglar bars and security gates not on alleys
(f) Roofs/ Building Tops	w Consistent with architectural style w Fully screened rooftop mechanicals w Articulated cornice for flat roofs facing street w Exposed gutters and downspouts finished consistent with architectural style w Flashing and protruding stacks finished consistent with architectural style w Revocable license for ROW encroachments	w Flat or gently sloped roofs not visible from the street w Cornice/eave line continued from adjoining building w Roof decks accessible to occupants	w Flat roof decks visible from adjoining street w Sloped roofs on building with side setback of 0' w Sloped roof not in proportion with building	w Sheet flow or scuppers without downspouts
(g) Signage	w Compliant with City Sign Code (Chapter 16, Article VIII) w Revocable license for	w Sign band integrated into architecture just below second floor for first floor tenants	w Molded plastic w Painted on walls (other than non-commercial murals)	w More than one projecting sign per tenant per building side w Covering more than

Table 16-18-440

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
	ROW encroachments	w Material and design consistent with architectural style w Channel letters w Energy efficient lighting w Shape and graphics consistent with business w Simple and easy to read w Opaque background with white or light-colored letters w Building marker/name and/or address integrated into front façade w Tenant directory/ kiosk located near main entry	w Projecting signs spaced less than 25' apart w Wall signs on upper floors (other than integrated building marker/address) w Monument sign on street other than Hwy 6/24	30% of any first floor window w Upper floor window signs w More than one upper floor wall sign per side w More than one monument sign per street w Pole sign w Roof sign
(h) Sustainability (applies to exterior elements only)	w Compliant with City energy code	w Building reuse and renovation (as opposed to demolition) w Solar panels and water heaters integrated with roofs and architecture w Fenestration oriented for solar gain and day lighting w Skylights w Active solar windows w Shared clothes lines behind buildings w Building mounted wind turbines integrated with architecture w Solar panels and/or wind turbines integrated with parking lot light poles w Geothermal heating and cooling systems w Fuel cell generators w Double-paned windows w Operable windows with screens w Screen doors w Recycling and reuse of existing materials w Locally sourced new materials w LEED-certified or LEED-equivalent	w Shared clothes lines facing primary street w Wall-mounted solar panels facing a street w Incandescent lights w 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.

Division 5
River Gateway Sub-District

Sec.16-18-510: Purpose

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

Sec.16-18-520: 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 16-18-530 and 16-18-540 for more specificity on which items are required, preferred, discouraged, and prohibited.

(a) Building Scale and Intensity: The intensive nature of the potential uses should result in buildings with large footprints and multiple stories that draw attention to the River Gateway area from outside of the downtown, including I-70. Accordingly, "signature" and iconic building designs should be considered to serve as guidepost for drawing visitors and those just passing through to the downtown.

Figure 16-18-520-1

§ *Multi-story structure*
§ *Orientation of views to river and landscape*
§ *Articulated base and upper level*

(b) Redevelopment and Preservation Opportunities: No sites or buildings in this sub-district were identified in the 2008 Downtown Master Plan as high-priority preservation sites. This sub-district offers significant and large-scale redevelopment and infill opportunities. The entire sub-district should be developed under a single master plan.

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

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

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

(e) Relationship of Development to Street: Consistent with the 2009 Rifle Gateway Alternatives Report, Highway 6/24 is expected to flank the north and south sides of the district as a one-way couplet with Railroad, West and Park Avenues extended south to the new eastbound leg of Highway 6/24. Buildings should have a strong visual orientation to Highways 6/24 and 13 even if their main entries face an internal street. Buildings may be pulled up to the sidewalks or sites may have highly landscaped setbacks that provide sufficient buffering from the high traffic levels on the adjoining highways. Upper floors should be oriented toward views of the river and the ranges to the south and north.

Figure 16-18-520-2

- *Integration of several different materials & building forms*
- *Exposed structural elements*
- *Use of steel & glass paneling*
- *Covered & shaded primary entry*
- *Integrated & appropriately scaled signage*
- *Outdoor seating*

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

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

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

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

(3) Do the buildings and uses provide a recognizable destination that will draw visitors into the downtown and to the riverfront?

(4) Does the building incorporate a “one of a kind,” high-quality design?

(5) Does the development accommodate the proposed one-way couplet for Highway 6/24 and extensions of the north-south avenues?

(6) Does development provide strong visual connections to the Colorado River?

(7) Is adequate parking integrated into the development?

Sec.16-18-530: Site Design Standards

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

Table 16-18-530

Site Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
(a) Site Access—Pedestrian	w Paved walkways between all building public entries and adjoining public sidewalks and on-site parking areas w Protective barriers or markings to separate walkways from vehicle circulation/ parking areas w Handicapped accessible per City code	w Walkways connecting to adjoining properties w Cross-access easements with adjoining properties w Porous pavement	w Walkway widths of less than 4’	
(b) Site Access—Vehicular (See Division 9 for additional parking and access requirements)	w	w Access from an alley or secondary street w Shared access points w Cross-access easements with adjoining properties w Integrated transit stops with seating and shelters along transit routes	w Access from a primary street w Blind driveways between buildings	w Curb cut wider than 24’
(c) Parking and Loading (See Division 9 for additional parking and access requirements)	w Number, location and design of off-street parking and loading per Division 9	w Underground parking w Structured parking	w Permanent surface lot covering more than 50% of a parcel	
(d) Utility and Storage Areas	w Fully screened with materials matching building and/or landscaping	w Behind building; off alley w Indoor refuse and recycling containers	w In side yards w Between the principal building and a secondary street	w Between the principal building and a primary street[1]
(e) Lighting	w At entries, walkways,	w Pedestrian-scaled	w Exposed	w Poles higher than 25’

Table 16-18-530

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
	plazas and parking areas w Cut-off fixtures w 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) w Maximum of 2.0 foot candles at building entries	w Fixtures consistent with building architecture w LED lighting w Solar lighting w Photo-electric lights w Motion security lights w Storefront and security lighting only after building hours w Highlight building features	bulbs/light source w Colored lights (other than temporary) w Incandescent w Fixtures inconsistent with building architecture	w Multi-socket spot/flood lights w Sodium vapor w Flashing lights w Greater than 0.5 foot candles at property lines
(f) Landscaping	w General landscape requirements per Chapter 16, Article XIII w Parking lot landscaping per Section 16-18-980 w Dust free material on all unpaved areas w Natural materials w Min. 50% coverage with plants in all required landscape areas w Min. 50% xeric plant material w Protective barriers from parking areas	w Native plant materials w Min. 25% evergreens w Seasonal plantings w On-site pallet and design consistent with adopted streetscape plan w Consistent palette of plantings across site w Passive solar strategies w Integrated with storm water management system w Drip irrigation	w Invasive or exotic species w Non-native rock w Spray irrigation (other than for turf) w Shallow-rooted trees near buildings and paving w Trees and shrubs with thorns (other than specimens and ornamentals	w Exposed/unfinished earth w Synthetic or artificial plant material (as part of required landscaping) w Weeds (as defined in City code) w More than 5% irrigation overspray onto buildings or pavement w Drop fruit onto ROW w Poisonous to touch
(g)Storm Water Management	w Post-development runoff volume and rate equal to or less than pre-development volume and rate w Oil-water separators per city standards	w Green roof w Integrated with landscaping w Rain gardens w Porous pavement w Underground infiltration/ detention systems	w Sheet flow into ROW w Direct connection to City system w Rock-lined detention areas	w Direct discharge onto adjoining parcels w Direct discharge into waterways w Open detention pits deeper than 4 feet w Open detention pits with slopes greater than 4:1
(h)Fences and Walls	w Meets visibility triangle requirements per Chapter 16, Article XIII w Where used for parking screening, consistent with Section 16-18-980	w Finished side facing out	w Non-native stone w Non-traditional materials w Bright colors	w Higher than 4' in front of principal building or higher than 6' in all other locations[2] w Chain link or wire fencing visible from any street w Broken concrete block w Unfinished concrete block w Gabion

Table 16-18-530

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
				w Tires w Electric w Barbed or razor wire[2]
(n) Accessory Structures (storage sheds, shelters, gazebos, etc)[3]	w Minor Accessory structures (less than 200 sq ft) at least 3' from side or rear property lines w 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. w Gazebos, shelters, or similar structures in street yards must be finished with decorative detail in approved architectural style w Commercial storage structures on a foundation and meeting all architectural requirements in any yard, street or otherwise.	w Located near an alley w Residential pre-manufactured storage sheds not visible from a street and meeting setback requirements.	w Storage shed between a building and a secondary street finished with decorative detail in approved architectural style w More than one major accessory structure per lot	w Accessory structures taller than 16 feet w Storage sheds between a building and a primary street w Pre-manufactured buildings or trailers for commercial storage uses w Two storage sheds on one lot
(i) Exterior Communication Devices	w Devices must be setback from any property line by a distance that is equal to or greater than its height.			w Not located in a street yard. w Except for television antennas and satellite dishes 18" or smaller, devices shall not be visible from a public street. w Commercial communication towers are prohibited.
(j) Use and Improvement of R.O.W.	w Reconfiguration of Hwy. 6/24 into one-way pair consistent with Gateway Plan w Extension of Railroad Ave. and	w Seating and bike parking w Tree placement coordinated with signage w Passive solar		w Nuisance vegetation as defined by the City w Narrows primary street sidewalk width to less than 5' w Narrows secondary

Table 16-18-530

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
	Park Ave. consistent Gateway Plan w Continuation of adopted streetscape plan w Paving and landscaping meeting City standards w Handicapped accessible per City code w Approved revocable license for ROW encroachments	strategies with trees		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.*

Sec.16-18-540: Building Design Standards

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

Table 16-18-540

Building Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
(a) Architectural Style	w Expressive of regional destination use w Consistent on all exposed sides w Additions in same or complementary style as existing building w Pre-manufactured buildings shall meet all requirements of and be similar to conventional buildings in function and appearance; including foundations, facades, architecture, and interiors.	w Single stylistic approach w Iconic, landmark, one-of-a-kind buildings w Regional expression through the use of local materials and/or typical regional building forms w Styles reflecting cotemporary building technologies and materials (e.g., high-tech) w Outward expression of energy efficiency and on-site energy generation w Modern, bold forms (e.g., structural expressionism) w Orientation to surrounding landscape (e.g., buttes, river) w Similar in form and color to surrounding	w One-story buildings w Styles emphasizing exaggerated references to historic details (e.g., Post-modern) w Styles emphasizing unarticulated facades w Styles emphasizing unarticulated facades w Contemporary Folk styles w Neo styles w Multiple styles on a single building	w Franchise architecture w Replication of former or existing building in Rifle w Imitation of historic styles w Styles predominate in other regions not indicative of Western Colorado

Table 16-18-540

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
		landscape w		
(b) Façade and Articulation	w Facades facing streets with recess, offset, or pilaster at least 1' in depth or projection every 40' w Primary façade facing primary street w Main entry as primary focal point w Pedestrian scale of first floor façade w Differentiation of first floor from upper floors on primary façade w Harmonizing rhythm of lower and upper levels w Consistent on all exposed sides	w Orientation of building features, views and activities to Colorado River w Corner buildings oriented to intersection with articulated corner feature w For buildings more than 4 stories, differentiated, bottom, middle and top w Bays and recesses w Upper floor balconies accessible to occupants w Articulated components w Less than 30% unarticulated wall plane on primary façade w Less than 35% unarticulated wall plane on all other façades w Additions well-integrated into total building structure and design	w Overly complex geometry w Lack of orientation of building features, views and activities to Colorado River w Greater than 30% unarticulated wall plane on primary façade w Greater than 35% unarticulated wall plane on all other façades w Additions that appear to be "tacked-on" in terms of location, form and articulation	w Greater than 40% unarticulated wall plane on any façade
(c) Public Entries (See Section 16-18-970 for service entry standards)	w Main entry on primary façade w Clearly differentiated from service entries w Handicapped accessible per City code w Upper floor egress compliant with City fire codes w Revocable license for ROW encroachments w Address visible from street at main entry	w Awning covered and/or recessed w Pedestrian-scaled w Internal connections between first floor tenants w Internal stairwells and fire escapes	w Greater than 2' above or below sidewalk w External stairs and fire escapes w Open air hallways facing a street	w Door swings over ROW w External stairs serving upper floors on primary façade w Encroachments on adjoining property without easement agreement
(d) Fenestration and Transparency[1]	w Window types and sizes consistent with architectural style w Primary first floor facade min. 50% transparent w Primary upper floor façade min. 20% transparent w All other first floor façades min. 40% transparent w All other upper floor façades min. 15% transparent	w Harmonizing rhythm of upper and lower windows	w Awning windows	w Jalousie windows facing a street

Table 16-18-540

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
(e) Detailing, Materials, and Colors	w Consistent with architectural style w Additions consistent with existing building	w Glass walls and steel structures w Brick w Chiseled face CMU or stone w High quality architectural metal (as secondary wall material) w Local, recycled, and natural materials w Three dimensional details (vs. applied) w Colors consistent with architectural style w Historic and earth tone colors for brick and siding w Color scheme with max. of 3 colors	w Greater than 40% coverage of stucco on any façade w Excessive ornamentation w Applied details (vs. three dimensional) w Color schemes with more than 5 colors w Bright, primary colors as predominate color on a façade w Wall or window unit coolers/heaters on street façade	w Greater than 25% coverage of any of the following on any façade: o Barn siding/ plywood/T-111 o Cedar shakes o Concrete panels or poured concrete o Corrugated and prefabricated metal panels o Logs (unfinished) o Non-native stone (e.g., granite) w Vinyl and aluminum siding w Concrete block w Bright, florescent colors w Burglar bars and security gates not on alleys
(f) Roofs/ Building Tops	w Consistent with architectural style w Fully screened rooftop mechanicals w Exposed gutters and downspouts finished consistent with architectural style w Flashing and protruding stacks finished consistent with architectural style w Revocable license for ROW encroachments	w For flat roofs, roof decks screened from street w For flat roofs, roof decks accessible to occupants w Clearly demarked visual termination at building top	w Flat roof decks visible from adjoining street w Sloped roof not in proportion with building	w Sheet flow or scuppers without downspouts
(g) Signage	w Compliant with City Sign Code (Chapter 16, Article VIII) w Revocable license for ROW encroachments	w Sign band integrated into architecture just below the second floor w Material and design consistent with architectural style w Channel letters w Energy efficient lighting w Shape and graphics consistent with business w Simple and easy to read w Opaque background with white or light-colored letters w Building marker/name and/or address integrated into front	w Molded plastic w Painted on walls (other than non-commercial murals) w Projecting signs spaced less than 25' apart w Wall signs on upper floors (other than integrated building marker/address)	w More than one projecting sign per tenant per building side w Covering more than 30% of any first floor window w Upper floor window signs w More than one upper floor wall sign per side w More than one monument sign per street w Pole sign w Roof sign

Table 16-18-540

Building Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
		façade w Tenant directory/ kiosk located near main entry w Single monument sign for entire development/ building		
(h) Sustainability (applies to exterior elements only)	w Compliant with City energy code	w Building reuse and renovation (as opposed to demolition) w Solar panels and water heaters integrated with roofs and architecture w Fenestration oriented for solar gain and day lighting w Skylights w Active solar windows w Shared clothes lines behind buildings w Building mounted wind turbines integrated with architecture w Solar panels and/or wind turbines integrated with parking lot light poles w Geothermal heating and cooling systems w Fuel cell generators w Double-paned windows w Operable windows with screens w Screen doors w Recycling and reuse of existing materials w Locally sourced new materials w LEED-certified or LEED-equivalent	w Shared clothes lines facing primary street w Wall-mounted solar panels facing a street w Incandescent lights w 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.

Division 6
Creekside Neighborhood Sub-District

Sec.16-18-610: Purpose

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

Sec.16-18-620: 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 16-18-630 and 16-18-640 for more specificity on which items are required, preferred, discouraged, and prohibited.

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

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

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

Figure 16-18-620-1

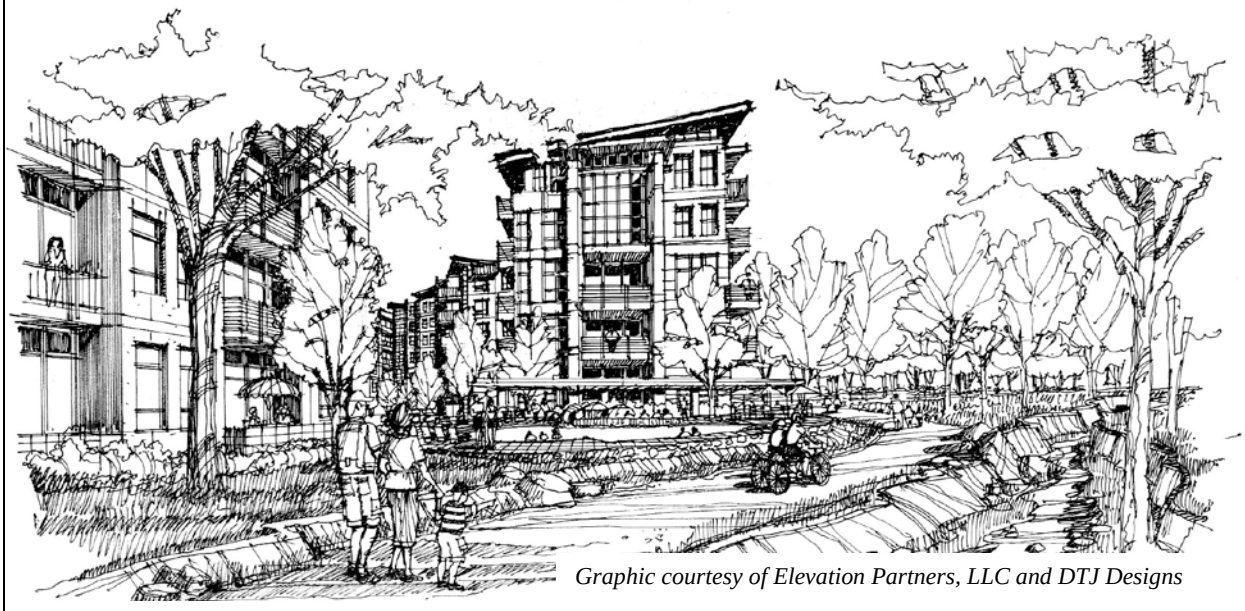
- *Articulated top of structure*
- *Orientation of views to creek and river*
- *Contemporary architecture*
- *Brick and wood primary materials*
- *Façade articulated with balconies and recesses*
- *Horizontal banding*
- *Visible "green" building character*

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

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

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

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

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

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

(2) Is the proposed level of density consistent with the opportunities presented by the site and the need to increase residential development in the downtown?

(3) Does development provide strong visual connections to Rifle Creek and the Colorado River?

Sec.16-18-630: Site Design Standards

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

Table 16-18-630

Site Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
(a) Site Access--Pedestrian	w Paved walkways between all building public entries and adjoining public sidewalks and on-site parking areas w Protective barriers or markings separating walkways from vehicle circulation/ parking areas w Handicapped accessible per City code	w Walkways connecting to adjoining properties w Cross-access easements with adjoining properties w Walkway/trail connecting to/along Rife Creek w Porous pavement	w Walkway widths of less than 4'	
(b) Site Access – Vehicular (See Division 9 for additional parking and access requirements)		w Access from alleys or secondary streets w Shared access points w Cross-access easements with adjoining properties w Integrated transit stops with seating and shelters along transit routes	w Access from primary streets w Blind driveways between buildings	w Curb cut wider than 24'
(c) Parking and Loading (See Division 9 for	w Number, location and design of off-street parking and loading	w Underground parking w Structured parking	w 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	w Fully screened with materials matching building and/or landscaping	w Behind building; off alley w Indoor refuse and recycling containers	w In side yards w Between the principal building and a secondary street	w Between the principal building and a primary street[1] w Between the principal building and Rifle Creek
(e) Lighting	w At entries, walkways, plazas and parking areas w Cut-off fixtures w 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) w Maximum of 2.0 foot candles at building entries	w Pedestrian-scaled w Fixtures consistent with building architecture w LED lighting w Solar lighting w Photo-electric lights w Motion security lights w Storefront and security lighting only after building hours w Highlight building features	w Exposed bulbs/light source w Colored lights (other than temporary) w Incandescent w Fixtures inconsistent with building architecture	w Poles higher than 25' w Multi-socket spot/flood lights w Sodium vapor w Flashing lights w Greater than 0.5 foot candles at property lines
(f) Landscaping	w General landscape requirements per Chapter 16, Article XIII w Parking lot landscaping per Section 16-18-980 w Dust free material on all unpaved areas w Natural materials w Min. 50% coverage with plants in all required landscape areas w Min. 50% xeric plant materials w Protective barriers from vehicles	w Native plant materials w Min. 25% evergreens w Seasonal plantings w On-site pallet and design consistent with adopted streetscape plan w Consistent palette of plantings across the site w Passive solar strategies w Integrated with storm water management system w Drip irrigation	w Invasive or exotic species w Non-native rock w Spray irrigation (other than for turf) w Shallow-rooted trees near buildings and paving w Trees and shrubs with thorns (other than specimens and ornamentals	w Exposed/unfinished earth w Synthetic or artificial plant material (as part of required landscaping) w Weeds (as defined in City code) w More than 5% irrigation overspray onto buildings or pavement w Drop fruit onto ROW w Poisonous to touch
(g)Storm Water Management	w Post-development runoff volume and rate equal to or less than pre-development volume and rate w Oil-water separators per city standards	w Green roof w Integrated with landscaping w Rain gardens w Porous pavement w Underground infiltration/ detention systems	w Sheet flow into ROW w Direct connection to City system w Rock-lined detention areas	w Direct discharge onto adjoining parcels w Direct discharge into waterways w Open detention pits deeper than 4 feet w Open detention pits with slopes greater than 4:1
(h)Fences and Walls	w Meets visibility triangle requirements per Chapter 16,	w Finished side facing out	w Non-native stone w Non-traditional materials	w Higher than 4' in front of principal building or higher

Table 16-18-630

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
	Article XIII w Where used for parking screening, consistent with Section 16-18-980		w Bright colors	than 6' in all other locations[2] w Chain link or wire fencing visible from any street w Broken concrete block w Unfinished concrete block w Gabion w Tires w Electric w Barbed or razor wire[2]
(o) Accessory Structures (storage sheds, shelters, gazebos, etc)[3]	w Minor Accessory structures (less than 200 sq ft) at least 3' from side or rear property lines w 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. w Gazebos, shelters, or similar structures in street yards must be finished with decorative detail in approved architectural style w Commercial storage structures on a foundation and meeting all architectural requirements in any yard, street or otherwise.	w Located near an alley w Residential pre-manufactured storage sheds not visible from a street and meeting setback requirements.	w Storage shed between a building and a secondary street finished with decorative detail in approved architectural style w More than one major accessory structure per lot	w Accessory structures taller than 16 feet w Storage sheds between a building and a primary street w Pre-manufactured buildings or trailers for commercial storage uses w Two storage sheds on one lot
(i) Exterior Communication Devices	w Devices must be setback from any property line by a distance that is equal to or greater than its height.			w Not located in a street yard. w Except for television antennas and satellite dishes 18" or smaller, devices shall not be visible from a public street. w Commercial

Table 16-18-630

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
				communication towers are prohibited.
(j) Use and Improvement of ROW	w Continuation of adopted streetscape plan w Paving and landscaping meeting City standards w Handicapped accessible per City code w Approved revocable license for ROW encroachments	w Seating and bike parking w Tree placement coordinated with signage w Passive solar strategies with trees		w Nuisance vegetation as defined by the City w Narrows primary street sidewalk width to less than 5' w 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.*

Sec.16-18-640: Building Design Standards

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

Table 16-18-640

Building Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
(a) Architectural style	w Reflective of residential use (including hotels and mixed-use buildings) w Consistent on all exposed sides w Additions in same or complementary style as existing building w Reflective of residential use (including hotels and mixed-use buildings) w Pre-manufactured buildings shall meet all requirements of and be similar to conventional buildings in function and appearance; including foundations, facades, architecture, and interiors.	w Single stylistic approach w Regional expression through the use of local materials and/or typical regional building forms w Styles reflecting cotemporary building technologies and materials (e.g., high-tech) w Outward expression of energy efficiency and on-site energy generation w Orientation to surrounding landscape (e.g., buttes, river) w Similar in form and color to surrounding landscape	w One-story buildings w Multiple styles on a single building w Styles emphasizing exaggerated references to historic details (e.g., Post-modern) w Styles emphasizing unarticulated facades w Contemporary Folk styles w Neo styles	w Franchise architecture w Replication of former or existing building in Rifle w Imitation of historic styles w Styles predominate in other regions not indicative of Western Colorado

Table 16-18-640

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
(b) Façade and Articulation	w Facades facing streets with recess, offset, or pilaster at least 1' in depth or projection every 40' w Expressive of residential use (including hotels and mixed-use buildings) w Main entry as primary focal point w Pedestrian scale of first floor façade w Differentiation of first floor from upper floors on primary façade w Harmonizing rhythm of lower and upper levels w Consistent on all exposed sides	w Orientation of building features, views and activities to Colorado River w Orientation of building features, views and activities to Rifle Creek, where adjacent w For buildings more than 4 stories, differentiated, bottom, middle and top w Bays and recesses w Upper floor balconies accessible to occupants w Articulated components w Less than 30% unarticulated wall plane on primary façade w Less than 35% unarticulated wall plane on all other façades w Additions well-integrated into total building structure and design	w Overly complex geometry w Lack of orientation of building features, views and activities to Rifle Creek, where adjacent w Greater than 30% unarticulated wall plane on primary façade w Greater than 35% unarticulated wall plane on all other façades w Additions that appear to be "tacked-on" in terms of location, form and articulation	w Greater than 40% unarticulated wall plane on any façade
(c) Public Entries (See Section 16-18-970 for service entry standards)	w Main entry on primary façade w Clearly differentiated from service entries w Handicapped accessible per City code w Upper floor egress compliant with City fire codes w Revocable license for ROW encroachments w Address visible from street at main entry	w Awning covered and/or recessed w Pedestrian-scaled w Internal connections between first floor tenants w Internal stairwells and fire escapes	w External stairs and fire escapes w Open air hallways facing a street	w Door swings over ROW w External stairs serving upper floors on primary façade w Encroachments on adjoining property without easement agreement
(d) Fenestration and Transparency[1]	w Window types and sizes consistent with architectural style w Min. 25% transparency on all floors on all street sides w Min. 15% transparency on all other sides	w First floor transparency reflective of use (higher for commercial, lower for residential) w Harmonizing rhythm of upper and lower windows w Pronounced sills and lintels	w First floor transparency not reflective of use w Upper floor windows either not framed or not recessed w Awning windows	w Heavily tinted glass on commercial storefronts w Jalousie windows facing a street w Upper floor façade more than 50% transparent

Table 16-18-640

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
		w Recessed or framed windows on upper floors		
(e) Detailing, Materials, and Colors	w Consistent with architectural style w Additions consistent with existing building	w Brick w Chiseled face CMU or stone w Timbers (finished) w High quality architectural metal (as secondary wall material) w Local, recycled, and natural materials w Three dimensional details (vs. applied) w Colors consistent with architectural style w Historic and earth tone colors for brick and siding w Color scheme with max. of 3 colors	w Stucco coverage greater than 40% on street façade or greater than 60% on any other façade w Excessive ornamentation w Applied details (vs. three dimensional) w Color schemes with more than 5 colors w Bright, primary colors as predominate color on a façade w Wall or window unit coolers/heaters on street façade	w Glass coverage (as siding) greater than 40% any façade w Greater than 25% coverage of any of the following on any façade: o Barn siding/ plywood/T-111 o Cedar shakes o Concrete panels or poured concrete o Corrugated and prefabricated metal panels o Logs (unfinished) o Non-native stone (e.g., granite) w Concrete block w Vinyl and aluminum siding w Bright, florescent colors w Burglar bars and security gates not on alleys
(f) Roofs/ Building Tops	w Consistent with architectural style w Fully screened rooftop mechanicals w Exposed gutters and downspouts finished consistent with architectural style w Flashing and protruding stacks finished consistent with architectural style w Revocable license for ROW encroachments	w For flat roofs, roof decks screened from street w For flat roofs, roof decks accessible to occupants w Clearly demarked visual termination at building top	w Flat roof decks visible from street w Sloped roof not in proportion with building	w Sheet flow or scuppers without downspouts
(g) Signage	w Compliant with City Sign Code (Chapter 16, Article VIII) w Revocable license for ROW encroachments	w Sign band integrated into architecture just below the second floor for first floor tenants w Material and design consistent with architectural style w Channel letters w Energy efficient lighting w Shape and graphics consistent with business	w Molded plastic w Painted on walls (other than non-commercial murals) w Projecting signs spaced less than 25' apart w Wall signs on upper floors (other than integrated building marker/address)	w More than one projecting sign per tenant per building side w Covering more than 30% of any first floor window w Upper floor window signs w More than one upper floor wall sign per building w More than one monument sign per

Table 16-18-640

Building Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
		w Simple and easy to read w Opaque background with white or light-colored letters w Building marker/name and/or address integrated into front façade w Tenant directory/ kiosk located near main entry w Single monument sign for entire development/ building		street frontage w Pole sign w Roof sign
(h) Sustainability (applies to exterior elements only)	w Compliant with City energy code	w Building reuse and renovation (as opposed to demolition) w Solar panels and water heaters integrated with roofs and architecture w Fenestration oriented for solar gain and day lighting w Skylights w Active solar windows w Shared clothes lines behind buildings w Building mounted wind turbines integrated with architecture w Solar panels and/or wind turbines integrated with parking lot light poles w Geothermal heating and cooling systems w Fuel cell generators w Double-paned windows w Operable windows with screens w Screen doors w Recycling and reuse of existing materials w Locally sourced new materials w LEED-certified or LEED-equivalent	w Shared clothes lines facing primary street w Wall-mounted solar panels facing a street w Incandescent lights w 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.

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.

Figure 16-18-720-1

§ *Views to creek and park*
§ *Façade articulated with balconies, bays, and porches*
§ *Articulated roof line*

(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

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

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

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

(f) Parking: On-street parking provided throughout the Centennial Neighborhood should primarily serve visitors. On-site parking should be located to the sides and rear of buildings and never between buildings and a primary street. Resident parking may include well-screened surface lots, private garages, or underground structures located beneath the buildings. Proximity to transit stops should be closely evaluated and the inclusion of "car-shares" or other methods of reducing auto needs should be considered.

Figure 16-18-720-2

- *Front yard setbacks*
- *Residential architectural character*
- *Architecture consistent on exposed sides*
- *Porches, balconies, bays, and entries*
- *Covered entries oriented to primary street*
- *Connections to sidewalk and park pathways*
- *Service and utilities at rear*
- *Landscaping enhances site*

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

(1) Does the project take appropriate advantage of site assembly opportunities?

(2) Does the project contribute to the revitalization of this neighborhood?

(3) Does the project preserve the residential character of this area?

(4) Is the proposed level of density consistent with the opportunities presented by the site and the need to increase residential development in the downtown?

(5) Does the project take appropriate advantage of its proximity to Centennial Park?

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

Sec.16-18-730: Site Design Standards

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

Table 16-18-730

Site Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
(a) Site Access – Pedestrian	w Paved walkways between all building public entries and adjoining public sidewalks and on-site parking areas w Protective barriers or markings separating walkways from vehicle circulation/parking areas w Handicapped accessible per City code	w Walkways connecting to adjoining properties w Cross-access easements with adjoining properties w Walkway connecting to Centennial Park w Walkway/trail connecting to/along Rife Creek w Porous pavement	w Walkway widths of less than 4’	
(b) Site Access – Vehicular		w Access from alleys or secondary streets w Shared access points w Cross-access easements with adjoining properties w Integrated transit stops with seating and shelters along transit routes	w Access from primary streets w Blind driveways between buildings	w Curb cut wider than 24’
(c) Parking and Loading (See Division 9 for additional parking and access requirements)	w Number, location and design of off-street parking and loading per Division 9	w Underground parking w Structured parking	w Permanent, accessory surface lot covering more than 25% of a parcel	
(d) Utility Areas	w Fully screened with materials matching building and/or landscaping	w Behind building; off alley w Indoor refuse and recycling containers	w In side yards w Between the principal building and a secondary street	w Between the principal building and a primary street[1] w Between the principal building and Centennial Park w Between the principal building and Rifle Creek
(e) Lighting	w At entries, walkways, plazas and parking	w Pedestrian-scaled w Fixtures consistent	w Exposed bulbs/light source	w Poles higher than 25’ w Multi-socket

Table 16-18-730

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
	areas w Cut-off fixtures w 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) w Maximum of 2.0 foot candles at building entries	with building architecture w LED lighting w Solar lighting w Photo-electric lights w Motion security lights w Storefront and security lighting only after building hours w Highlight building features	w Colored lights (other than temporary) w Incandescent w Fixtures inconsistent with building architecture	spot/flood lights w Sodium vapor w Flashing lights w Greater than 0.5 foot candles at property lines
(f) Landscaping	w General landscape requirements per Chapter 16, Article XIII w Parking lot landscaping per Section 16-18-980 w Dust free material on all unpaved areas w Natural materials w Min. 50% coverage with plants in all required landscape areas w Min. 50% xeric plant material w Protective barriers from parking areas	w Native plant materials w Min. 25% evergreens w Seasonal plantings w On-site pallet and design consistent with adopted streetscape plan w Consistent palette of plantings across site w Passive solar strategies w Integrated with storm water management system w Drip irrigation	w Invasive or exotic species w Non-native rock w Spray irrigation (other than for turf) w Shallow-rooted trees near buildings and paving w Trees and shrubs with thorns (other than specimens and ornamentals	w Exposed/unfinished earth w Synthetic or artificial plant material (as part of required landscaping) w Weeds (as defined in City code) w More than 5% irrigation overspray onto buildings or pavement w Drop fruit onto ROW w Poisonous to touch
(g) Storm Water Management	w Post-development runoff volume and rate equal to or less than pre-development volume and rate w Oil-water separators per city standards.	w Green roof w Integrated with landscaping w Rain gardens w Porous pavement w Underground infiltration/ detention systems	w Sheet flow into ROW w Direct connection to City system w Rock-lined detention areas	w Direct discharge onto adjoining parcels w Direct discharge into waterways w Open detention pits deeper than 4 feet w Open detention pits with slopes greater than 4:1
(h) Fences and Walls	w Meets visibility triangle requirements per Chapter 16, Article XIII w Where used for parking screening, consistent with Section 16-18-980 w Consistent with building architecture	w Finished side facing out	w Non-native stone w Non-traditional materials w Bright colors	w Higher than 4' in front of principal building or higher than 6' in all other locations[2] w Chain link or wire fencing visible from any street w Broken concrete block w Unfinished concrete block w Gabion w Tires w Electric

Table 16-18-730

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
				w Barbed or razor wire[2]
(p) Accessory Structures (storage sheds, shelters, gazebos, etc)[3]	w Minor Accessory structures (less than 200 sq ft) at least 3' from side or rear property lines w 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. w Gazebos, shelters, or similar structures in street yards must be finished with decorative detail in approved architectural style w Commercial storage structures on a foundation and meeting all architectural requirements in any yard, street or otherwise.	w Located near an alley w Residential pre-manufactured storage sheds not visible from a street and meeting setback requirements.	w Storage shed between a building and a secondary street finished with decorative detail in approved architectural style w More than one major accessory structure per lot	w Accessory structures taller than 16 feet w Storage sheds between a building and a primary street w Pre-manufactured buildings or trailers for commercial storage uses w Two storage sheds on one lot
(i) Exterior Communication Devices	w Devices must be setback from any property line by a distance that is equal to or greater than its height.			w Not located in a street yard. w Except for television antennas and satellite dishes 18" or smaller, devices shall not be visible from a public street. w Commercial communication towers are prohibited.
(j) Use and Improvement of ROW	w Extension of Park Ave. consistent with Gateway Plan w Continuation of adopted streetscape plan w Paving and landscaping meeting City standards w Handicapped	w Seating and bike parking w Tree placement coordinated with signage w Passive solar strategies with trees w Paved alleys with storm water	w Vacating alleys w Use of unpaved alleys to access parking	w Nuisance vegetation as defined by the City w Narrows primary street sidewalk width to less than 5' w Narrows secondary street sidewalk width to less than 4'

Table 16-18-730

Site Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
	accessible per City code w Approved revocable license for ROW encroachments	facilities		

[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.*

Sec.16-18-740: Building Design Standards

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

Table 16-18-740

Building Design Element	*Required*	*Preferred*	*Discouraged*	*Prohibited*
(a) Architectural style	w Reflective of residential use (regardless of actual use) w Consistent on all exposed sides w Additions in same or complementary style as existing building w Pre-manufactured buildings shall meet all requirements of and be similar to conventional buildings in function and appearance; including foundations, facades, architecture, and interiors.	w Preservation and restoration of historic buildings consistent with preservations standards in the CBD Glossary w Single stylistic approach w Neighborhood vernacular (e.g., Western Bungalow) w Contemporary (simple rhythms, forms, proportions and detailing) interpretations of styles historically common to downtown Rifle w Regional expression through the use of local materials and/or typical regional building forms	w One-story buildings w Replication of a former building in Rifle w Multiple styles on a single building w Styles emphasizing exaggerated references to historic details (e.g., Post-modern) w Styles emphasizing unarticulated facades w Contemporary Folk styles w Neo styles w Non-stylistic designs not conforming to sub-district rhythms, forms and proportions	w Franchise architecture w Replication of existing building in Rifle w Styles predominate in other regions not indicative of Western Colorado w Bold, stylistic expression
(b) Façade and Articulation	w Facades facing streets with recess, offset, or pilaster at least 1' in depth or projection every 40' w Building form expressive of residential land use (regardless of actual building use) w Rectangular footprint	w Orientation of building features, views and activities to Centennial Park, where adjacent w Orientation of building features, views and activities to Rifle Creek, where adjacent w For buildings with one primary entry, symmetrical primary	w Overly complex geometry w Lack of orientation of building features, views and activities to Centennial Park, where adjacent w Lack of orientation of building features, views and activities to Rifle Creek, where	w Greater than 40% unarticulated wall plane on any façade

Table 16-18-740

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
Façade and Articulation cont.	w Rectilinear and simple building form w Continuation of rhythm on block w Differentiation of first floor from upper floors on primary façade of mixed-use buildings w Harmonizing rhythm of lower and upper levels w Consistent on all exposed sides	façade design w Large building facades broken up to be reflective of traditional lot widths (50') w For buildings with individual unit entries, massing and articulation used to visually separate units and highlight entries w Bays and recesses w Upper floor balconies accessible to occupants w Articulated components w Less than 30% unarticulated wall plane on primary façade w Less than 35% unarticulated wall plane on all other façades w Additions well-integrated into total building structure and design	adjacent w Single façade design wider than 100 feet w Greater than 30% unarticulated wall plane on primary façade w Greater than 35% unarticulated wall plane on all other façades w 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.)	w Main building/unit entry(s) on primary façade w Clearly differentiated from service entries w Handicapped accessible per City code w Upper floor egress compliant with City fire codes w Revocable license for ROW encroachments w Address visible from street at main/unit entry	w Within 3' of sidewalk grade w Covered porch at main entry/each unit entry w Pedestrian-scaled w For buildings with individual unit entries, entries visually separated w Internal stairwells and fire escapes	w Greater than 3' above or below sidewalk w For buildings with individual unit entries, co-located or adjoining entries w Open air hallways serving multiple units w External stairs and fire escapes	w Primary unit entry flush with garage door w External stairs serving upper floors on primary façade w Encroachments on adjoining property without easement agreement
(d) Fenestration and Transparency[1]	w Window types and sizes consistent with architectural style w Min. 25% transparent on all street sides w Min. 10% transparent on all other sides	w First floor transparency reflective of use (higher for commercial, lower for residential) w Harmonizing rhythm of upper and lower windows w Recessed or framed windows w Pronounced sills and lintels w Divided glass windows	w First floor transparency not reflective of use w False windows w Windows either not framed or not recessed w Undivided or fixed glass openings (other than ground floor commercial) w Awning windows	w Heavily tinted glass on commercial storefronts w Jalousie windows facing a street w Upper floor façade more than 50% transparent

Table 16-18-740

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
(e) Detailing, Materials, and Colors	w Consistent with residential buildings w Consistent with architectural style w Additions consistent with existing building	w Brick w Lapboard siding w Cedar shakes w Chiseled face CMU or stone w Timbers (finished) w Local, recycled, and natural materials w Three dimensional details (vs. applied) w Colors consistent with architectural style w Historic and earth tone colors for brick and siding w Color scheme with max. of 3 colors	w Greater than 40% coverage of any of the following on a primary façade or greater than 60% on any other façade: o Vinyl or aluminum siding o Stucco w Excessive ornamentation w Applied details (vs. three dimensional) w Color schemes with more than 5 colors w Wall or window unit coolers/heaters on street façade	w Greater than 25% coverage of any of the following on any façade: o Barn siding/ plywood/T-111 o Concrete panels or poured concrete o Corrugated and prefabricated metal panels o Glass o Logs (unfinished) o Non-native stone (e.g., granite) o Timbers w Concrete block w Bright, florescent colors w Burglar bars and security gates not on alleys
(f) Roofs/ Building Tops	w Consistent with residential buildings w Consistent with architectural style w Fully screened rooftop mechanicals w Exposed gutters and downspouts finished consistent with architectural style w Flashing and protruding stacks finished consistent with architectural style w Revocable license for ROW encroachments	w For pitched roofs, slopes visible from the street w For flat roofs, roof decks screened from street w For flat roofs, roof decks accessible to occupants	w Flat roof decks visible from street w Sloped roof not in proportion with building	w Sheet flow or scuppers without downspouts
(g) Signage	w Compliant with City Sign Code (Chapter 16, Article VIII) w Revocable license for ROW encroachments	w Sign band integrated into architecture just below the second floor for first floor tenants w Material and design consistent with architectural style w Energy efficient lighting w Shape and graphics consistent with business w Simple and easy to read w Opaque background with white or light-colored letters w Tenant directory/ kiosk located near main entry	w Molded plastic w Channel letters w On awnings (other than valence) w Painted on walls (other than non-commercial murals) w Projecting signs spaced less than 25' apart w Monument sign	w More than one projecting sign per tenant per building side w Wall signs on upper floors w Covering more than 30% of any first floor window w Upper floor window signs w Pole sign w Roof sign

Table 16-18-740

Building Design Element	***Required***	***Preferred***	***Discouraged***	***Prohibited***
(h) Sustainability (applies to exterior elements only)	w Compliant with City energy code	w Building reuse and renovation (as opposed to demolition) w Solar panels and water heaters integrated with roofs and architecture w Fenestration oriented for solar gain and day lighting w Skylights w Active solar windows w Shared clothes lines behind buildings w Building mounted wind turbines integrated with architecture w Solar panels and/or wind turbines integrated with parking lot light poles w Geothermal heating and cooling systems w Fuel cell generators w Double-paned windows w Operable windows with screens w Screen doors w Recycling and reuse of existing materials w Locally sourced new materials w LEED-certified or LEED-equivalent	w Shared clothes lines facing primary street w Wall-mounted solar panels facing a street w Incandescent lights w 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.

Division 8
Density, Intensity, and Bulk Standards

Sec.16-18-810: Setbacks

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

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

(1) For public plazas meeting the site design standards for the applicable sub-district, the 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	--	--
2nd Street	both	0	4	60%
West 2nd Street	both	0	15	100%
3rd Street—East Avenue to Rifle Creek Bridge	both	0	2	80%
3rd Street—Rifle Creek Bridge to the west	both	0	15	100%
4th Street—East Avenue to West Avenue	both	0	2	80%
4th Street—West Avenue to Centennial Park	both	0	15	100%
5th Street	both	0	15	100%
6th Street	both	0	15	100%
Centennial Park/Rifle Creek—3rd Street to the north	--	5	--	--
Rifle Creek—3rd Street to the south	--	15	--	--

(b) Setbacks for side yards, rear yards, and building separation. All principal structures located within the Central Business District shall be subject to the following:

(1) The minimum sideyard setback shall be 0 feet.

(2) Minimum building separation is 0 feet with a party wall; or 10 feet without a party wall.

(3) Minimum rear setback is 0 feet with an alley; or 8 feet without an alley.

(c) Permitted intrusions into required setbacks.

	Minimum Yard Setback in Which Structure or Building Feature May Intrude				
	Front Yard	***Other Street Yard***	***Side Yard (Interior)***	***Rear Yard***	***Limitations***
Arbor/Trellis (freestanding)	ü	ü	ü	ü	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)	ü	ü			No setback required where used as part of a parking lot screen wall consistent with Section 16-18-980
Awning/Canopy	ü	ü	ü	ü	Projecting no more than 3' into minimum required yard.
Bay Window	ü	ü	ü	ü	Projecting no more than 3' into minimum required yard.
Balcony	ü	ü	ü	ü	Projecting no more than 3' into minimum required yard.
Chimney, Flue	ü	ü	ü	ü	Projecting no more than 3' into minimum required yard.
Belt Courses, Cornice, Leader, Lentil, Sil, Pilaster	ü	ü	ü	ü	Projecting no more than 18" into minimum required yard.
Eaves and Gutter	ü	ü	ü	ü	Projecting no more than 18" into minimum required yard.
Elevated Porch/Deck		ü	ü	ü	Setback a minimum of 3' from all property lines.
Stairs/Fire Escape		ü	ü	ü	Projecting no more than 3' into minimum required yard.
Mechanical Equipment			ü	ü	Setback a minimum of 3' from all property lines.
Solar Energy Device	ü	ü	ü	ü	May extend 18" into a required minimum setback.
Stoop	ü	ü	ü	ü	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.*

Sec.16-18-820: Building Height

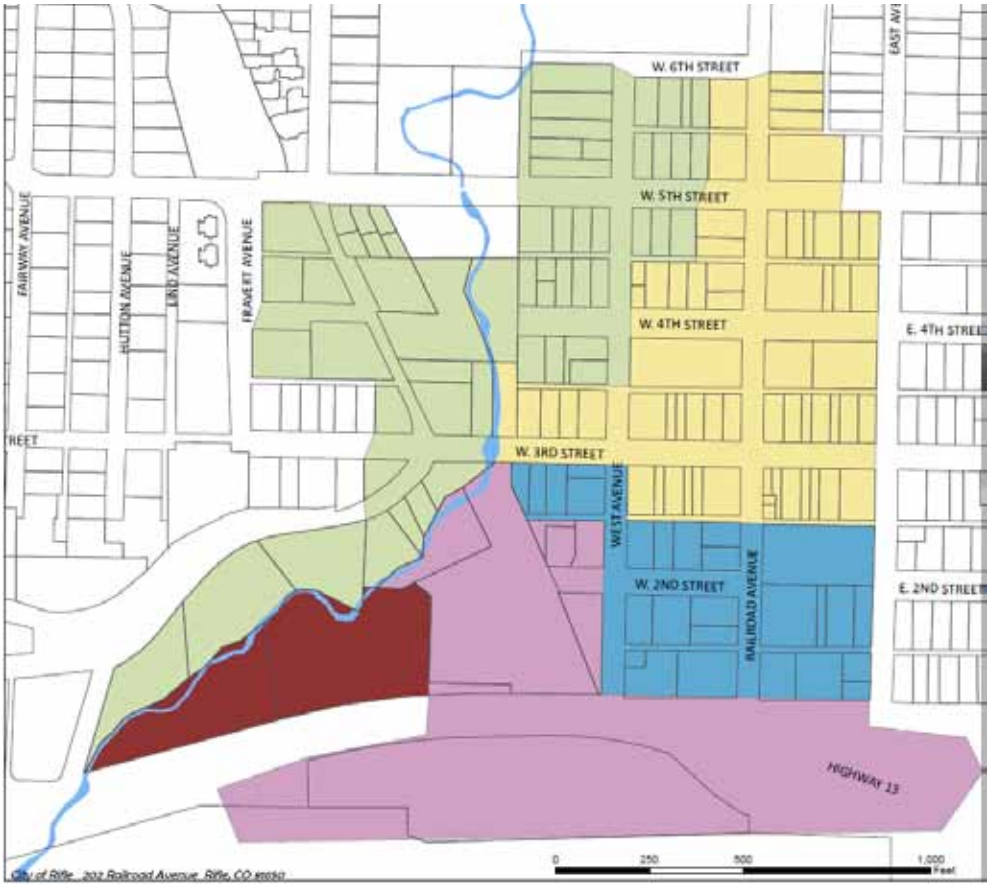
Principal structure building heights for the entire Central Business District are shown on Figure 16-18-830. See Section 16-3-250 for exemptions to building height. The following shall also apply:

(a) In all sub-districts, new one-story residential buildings shall be "prohibited." New residential buildings shall be at least two-stories in height.

(b) In all sub-districts, new one-story buildings intended for commercial use shall be "discouraged." The intent of the "discouraged" designation is to promote density in the downtown while allowing a Tier 2 review process to consider the approval of one-story commercial buildings that demonstrate a significant contribution to the objectives of the Downtown Master Plan despite a lack of desired density.

Required Number of Stories		Height Requirements (ft.) (1)			
Minimum	Maximum	1st Floor Height Minimum	1st Floor Height Maximum	Building Height Minimum	Building Height 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.



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

The following density/intensity standards shall apply to principal structures located within the Central Business District.

	Central Business District Sub-Districts					
	Centennial CBD-CN	***Creekside CBD-CS***	***Historic Core CBD-HC***	***Second Street Mixed-Use CBD-MU***	***North Gateway CBD-NG***	***River Gateway CBD-RG***
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.*

Sec.16-18-840: Lot Requirements

	Central Business District Sub-Districts					
	Centennial Neighborhood CBD-CN	***Creekside Neighborhood CBD-CS***	***Historic Core CBD-HC***	***Second Street Mixed-Use CBD-MU***	***North Gateway CBD-NG***	***River Gateway CBD-RG***
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*

Division 9
Parking Standards

Sec.16-18-910: Purpose and Intent

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

Sec.16-18-920: Applicability

(a) Sub-districts and conflicts. This Division shall apply within all Central Business District sub-districts. Where the site development regulations of a particular sub-district conflict with the regulations of this Division, the sub-district regulations shall prevail. Likewise, several cross references to the standards in Article VII "Parking and Loading" are contained herein. Where the regulations in that Article conflict with this Division, the regulations of this Division shall prevail.

(b) New development. The off-street parking and loading standards of this Division shall apply to any new building and to any new land use established.

(c) Expansions. The off-street parking and loading standards of this Division 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.

(d) Change in use. No additional off-street parking shall be required for any change of use except in the case of a change from one nonconforming, nonresidential use to another as per Section 16-18-1110(d), in which case the Planning and Zoning Commission may impose parking requirements as deemed appropriate and necessary to adequately accommodate the needs of the new use.

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

(a) Exemptions.

(1) The first 5,000 gross square feet of nonresidential use shall be exempt from all off-street parking and loading requirements. Parking for such buildings is intended to be absorbed by on-street parking and public parking facilities throughout the Central Business District.

a. Parking requirements contained in this Division shall apply only to non-residential portions of buildings larger than 5,000 gross square feet and to residential uses.

b. For purposes of this Division, the first 5,000 gross square feet shall be that nonresidential area with the highest parking requirement as per Section 16-7-20.

(2) Residential uses of any size or type are exempt from having to provide any off-street parking for guests.

(b) Alternatives for developing parking calculations. For buildings with more than 5,000 gross square feet of nonresidential uses and all residential uses, the applicant may propose and the City may accept at its discretion any one of the following three alternatives for determining the number of off-street parking and loading spaces to be provided:

(1) The standards listed in Sections 16-7-20 of the Rifle Municipal Code. This standard shall represent both the minimum and maximum number of off-street parking spaces permitted; or

(2) A blended ratio of 1 parking space per 250 gross square feet; or

(3) For buildings with any land use or combination of uses, the applicant may prepare a project specific parking demand analysis in accordance with Section 16-18-940.

(c) City acceptance. The City reserves the right to accept, accept with conditions, or deny any proposal for an alternative number of off-street parking spaces or loading spaces, regardless of the method or findings of a parking analysis. In no case, however, shall the City require more parking that that required in paragraph (b)(1) or (2), above, whichever is less. In order to further the purpose and intent of this Division, the City may prepare its own parking demand analysis in accordance with Section 16-18-940 for any project exceeding 15,000 gross square feet should the applicant not elect to prepare one of his/her own.

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

(a) Demand analysis content. Where a parking and loading demand analysis is prepared to determine the number of required parking spaces as per Section 16-18-930(b)(3), above, the analysis shall:

(1) Be prepared by a credentialed professional in the area of analyzing parking demand, using a professionally accepted methodology (such as that provided by the Institute of Traffic Engineers) and that takes into consideration local automobile usage patterns (rather than relying solely on national standards or patterns).

(2) Be specific to the proposed use(s) and site conditions and describe in detail the methodology used to prepare the analysis, including all calculations and assumptions used.

(3) Include a description of any and all strategies being used by the applicant to reduce parking demand (also see sub-section (b), below). Where a strategy relies on some form of ongoing operation (such as the provision of a community car, shuttle bus, shared parking between different property owners, etc.), the method of guaranteeing continuous service shall be indicated. Where existing public transit is used as part of a strategy, a guarantee of future service shall not be required.

(4) Include a comparison of the parking space requirements under Sections 16-7-20 to the proposed number of parking spaces.

(b) Reduction strategies. Applicants are encouraged to explore a variety of strategies for reducing parking demand including, but not limited to, the following:

(1) Shared parking, on-site. This strategy works well in projects with a mix of uses that have different peak times. The strategy also may be employed with multi-phase projects where the parking requirements are recalculated with each phase to realize efficiencies as more uses are added.

(2) Shared parking, off-site. A shared parking agreement between two or more different project/property owners can be an effective method of reaching larger economies of scale to reduce the overall parking requirements of the individual projects. The agreement shall be prepared in a form acceptable to the City attorney and recorded prior to the issuance of a building permit for any of the properties involved. The agreement shall be in effect for the life of the project or other time frame as agreed to by the City and the City shall be

included as an interested party to the agreement such that the agreement cannot be amended or terminated without City approval.

(3) Public transit. Larger developments that are likely to draw employees and/or visitors from outside of Rifle and that include transit stops within the project may be able to realize parking reductions. All proposed transit stops shall be approved by the transit provider.

(4) Provision of a community or company car. This strategy may work for larger residential or employment projects. If used, the applicant will be required to provide some form of guarantee that the community or company car will provided on a continuous basis for the life of the project or other time frame as agreed to by the City.

(5) Provision of a shuttle bus. This, too, may be an acceptable strategy for larger residential or employment projects, or for multiple projects that share in the cost. Again, some form of guarantee will be required that service will be provided on a continuous basis for the life of the project or other time frame as agreed to by the City.

(6) Deed restrictions. Deed restrictions that limit the number of cars occupants may have at a project may be an effective strategy, particularly for residential units. The form of the deed restriction shall be subject to approval by the City and the City shall be included as an interested party to the restriction such that the restriction cannot be removed without City approval.

(c) Fee in lieu of on-site parking. Should the City create a more formal parking system and accept fees in lieu of on-site parking, applicants are strongly encouraged to consider this option. The ratio of on-site spaces to those to be provided by the City shall be determined by the City on a project-by-project based on a variety of considerations including the location of the project, location of the City-provided parking, types of project land uses, existing parking demands in the area of the project, and future parking demands in the area of the project, among others.

(d) Parking location. For nonresidential land uses, required off-street parking spaces may be located anywhere in the Central Business District. Parking for residential uses shall be provided within 600 feet from the primary entrance to the residential structure, or in the case of multiple structures or multiple entrances, to the center of the project site.

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

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

(a) If no parking analysis is prepared, calculations showing how many off-street parking spaces are required based on one of the other standards listed in Section 16-18-930(b).

(b) Description of how all parking needs will be met, including a discussion of available on street parking; structured, shared, and public parking facilities; and any fees-in-lieu of parking being paid by the applicant.

(c) If development will be phased, how parking requirements and demand will be met over time. This includes strategies for phasing in structured parking to replace surface lot parking.

(d) Any proposed alternative parking space and aisle dimensions (see Section 16-18-960, below).

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

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

(b) All loading areas shall be provided in accordance with the standards contained in Section 16-7-150 of the Rifle Municipal Code.

(c) All vehicle stacking areas shall be provided in accordance with the design standards contained in Section 16-7-120 of the Rifle Municipal Code.

(d) All accessible parking for physically handicapped persons shall be provided in accordance with the design standards contained in Section 16-7-130 of the Rifle Municipal Code.

(e) Applicants who wish to propose deviations from any of the above standards may do so through the required parking report described in Section 16-18-950. The City reserves the right to approve, conditionally approve, or deny such proposals.

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

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

Table 16-18-970

Parking & Loading Design Elements	***Required***	***Preferred***	***Discouraged***	***Prohibited***
(a) Surface Parking Lots	w Complies with landscaping requirements per Section 16-18-980 w Lot locations consistent with Section 16-18-970(b)	w Shared access and parking with other properties w Electric plug-in stations	w Lack of shared access and parking with other properties where parking lots adjoin w Surface lots located between a building and a primary street, Rifle Creek, or park.	w Designs that require backing into a street w Surface lots located at the corner of a lot where two primary streets share an intersection

Table 16-18-970

Parking & Loading Design Elements	***Required***	***Preferred***	***Discouraged***	***Prohibited***
(b) Parking Structures	w Structure locations consistent with Section 16-18-970 (b) w If principal use, consistent with building design standards of applicable sub-district w If accessory use, consistent with principal building design and materials w Continuation of block face rhythm across first floor façade w Pedestrian scale of first floor façade w Decorative cornice and/or top consistent with principal building design w Horizontal openings (not sloped with deck) w Openings on primary street obscured with decorative screens, landscaping, or false fronts	w Shared parking with other properties w Underground parking w Structures integrated into principal building w Structures faced with habitable space along primary street w First floor awnings and canopies w All openings obscured with decorative screens, landscaping, or false fronts w Detailed/articulated vehicle entry openings/doors w Stair and elevator towers with detailed roof caps w Full or partial green roofs w Electric plug-in stations w Sustainability elements consistent with the applicable sub-district	w Structures wider than 75' on a primary street, except along Railroad Ave. structures wider than 125'. w Structures wider than 125' on a secondary street. w Overhead door facing a primary street w Overhead door facing Centennial Park w Overhead door facing Rifle Creek w Overhead door facing Colorado River w Standalone structures with more than 4 levels above ground	
(c) Bicycle Parking	w Located on paved surface w Separated from motorized vehicle parking by protective barriers w Revocable license for bike racks in ROW	w Adjacent and visible to public entry w Covered/indoor parking for residents		
(d) Service and Loading Areas[1]		w Behind building; off alley w Separate from main entry	w In side yards w Shared with main entry	w Service area located adjacent to a primary street[2] w Service area located adjacent to Centennial Park w Service area located adjacent to Rifle Creek w 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.*

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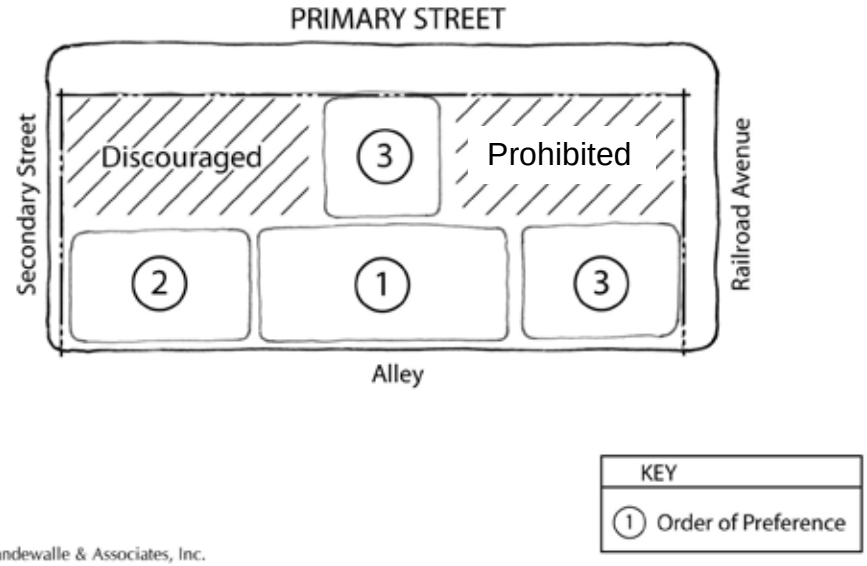
(b) Parking Lot Locations. See the Site Design Standards of the applicable sub-district for more requirements. Parking lot locations shall be permitted as shown below:



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

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

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

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

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

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

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

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

b. Material and design consistent with building architecture;

c. Finished on both sides;

d. Height of three feet to four feet;

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

f. In lieu of required perimeter trees, may include taller columns, trellis or similar features that visually extend the "street wall" across the parking area (This is particularly preferred where the parking lot has buildings on either side of it);

g. Wall and columns shall comply with visual triangle requirements (Section 16-13-110);

h. Where the wall and existing sidewalk are less than three feet apart, area shall be paved consistent with streetscape design and materials; and

i. Where the wall and existing sidewalk are three feet or more apart, area shall be paved and/or landscaped consistent with streetscape design and materials.

Sec.16-18-990: Residential Parking Standards

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

Table 16-18-990

Type of Development	***Type of Configuration***		***Type of Garage***		
	Surface	***Garage/Carport***	***Attached***	***Detached***	***Structure***
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

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

(a) Detached Garage Standards:

(1) Each garage shall have no more than two parking stalls and the combined width of the doors shall not exceed 18 feet. Doors shall not exceed 8 feet in height. Separate doors for each stall are preferred.

(2) Where an alley is adjacent or can be extended, garages shall be accessed from the alley.

(3) Garages facing the street or the rear shall be located behind the principal building.

(4) Garages facing the side shall be located a minimum of 10 feet behind the primary front wall of the principal building.

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

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

(b) Attached Garage Standards:

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

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

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

a. Separate doors are used for each stall, or

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

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

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

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

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

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.

Table 16-18-1010**

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

Table 16-18-1010**

	Central Business District Sub-Districts					
	Centennial Neighborhood	***Creekside Neighborhood****	***Historic Core***	***Second Street Mixed Use***	***North Gateway***	***River Gateway***
	CBD-CN	***CBD-CS***	***CBD-HC***	***CBD-MU***	***CBD-NG***	***CBD-RG***
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**

	Central Business District Sub-Districts					
	Centennial Neighborhood	***Creekside Neighborhood****	***Historic Core***	***Second Street Mixed Use***	***North Gateway***	***River Gateway***
	CBD-CN	***CBD-CS***	***CBD-HC***	***CBD-MU***	***CBD-NG***	***CBD-RG***
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**

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

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

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

(a) Residential Uses

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

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

(2) Live-Work Unit:

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

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

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

c. Businesses involving the coming and going of customers, clients, and/or patients shall not be permitted within a multi-family building in which units take access from a shared interior hallway.

d. A wall dividing the living space from the work space is not required in any live-work unit, but each unit shall be separated from all other uses in the building and shall have separate access either from the building exterior or from an interior corridor that is separate from such other uses.

e. Within each live-work unit, a maximum of two employees from outside the household shall be permitted.

f. Signage shall be permitted in accordance with the regulations for home occupation signage (see Section 16-3-280(c)(6)).

g. See the CBD Glossary, Section 330 for parking standards.

h. In no instance shall the activities associated with the work component of a live-work unit emit levels of noise, dust, vibrations, odor, or other nuisances detectable outside the confines of the live-work unit.

i. Between the hours of 9:00 p.m. and 7:00 a.m., occupant(s) of a live-work unit shall cease all externally detectable work operations, including the coming and going of customers, clients, and employees, the delivery and shipping of goods and materials, and the unloading or loading of vehicles.

(b) Community Facility Uses

(1) Indoor Institutional—Intensive:

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

(2) Outdoor Institutional:

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

(3) Public Services and Utilities:

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

(c) Commercial Uses:

(1) Office and Personal Services:

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

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

(2) Outdoor Commercial Entertainment:

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

(3) Bed and Breakfast Lodging:

a. A bed and breakfast lodging facility shall have no more than 20 rooms, per Colorado Statutes.

b. A bed and breakfast lodging facility shall not sell malt, vinous, or spirituous liquors by the drink, and shall not serve alcohol beverages for more than four hours in any one day, per Colorado Statutes

c. The dwelling unit in which the bed and breakfast lodging takes place shall be the principal residence of the operator/owner and said operator/owner shall live on the premises when the bed and breakfast operation is active.

d. The maximum stay for any occupants of bed and breakfast lodging shall be fourteen (14) days.

(4) Group Child Care Center:

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

(5) Artisan Galleries and Studios:

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

(6) Drive-In Sales and Service:

a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-in lane(s).

b. The drive-in facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.

c. The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street rights-of-way lines; a minimum of 20 feet from all properties zoned LDR Low Density Residential, MDR Medium Density Residential, MDR-X Redeveloping Medium Density Residential, or CBD-CN Central Business District Centennial Neighborhood; and shall be a minimum of 5 feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet as measured to the highest part of the structure.

d. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports, and landscaped islands.

Said curbs shall be a minimum of 6 inches high and be of a non-mountable design.

e. Also see the CBD Glossary, Division 4 for additional standards applicable to service stations.

d. Accessory Uses:

(1) Home Occupation:

a. See Section 16-3-280.

(2) Drive-In Sales and Service Incidental to On-Site Principal Land Use:

a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s).

b. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.

c. The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street rights-of-way lines; a minimum of 20 feet from all properties zoned LDR Low Density Residential, MDR Medium Density Residential, MDR-X Redeveloping Medium Density Residential, and CBD-CN Central Business District Centennial Neighborhood; and shall be a minimum of 5 feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet as measured to the highest part of the structure.

d. Interior curbs shall be used to separate driving areas from exterior fixtures such as menu boards, canopy supports, and landscaped islands. Said curbs shall be a minimum of 6 inches high and be of a non-mountable design.

(3) Accessory Structures, Major and Minor:

a. See Accessory Structure regulations under the applicable sub-district site design elements.

(4) Garden Roofs: (See Glossary)

(5) Building Mounted Small Wind System:

a. Building-mounted small wind systems shall be attached to a principal building.

b. A building mounted small wind system may consist of an array with up to two, interconnected turbines in the Centennial Neighborhood and Historic Core sub-districts and up to five, interconnected turbines in all other sub-districts, provided the combined output an array does not exceed 100 kW.

c. In all sub-districts, no more than one system shall be permitted for building footprints less than 10,000 square feet.

d. In all sub-districts, no more than two systems shall be permitted for building footprints greater than 10,000 square feet.

e. In all sub-districts, three or more systems may be permitted subject to a Tier 2 review for building footprints greater than 30,000 square feet, at a ratio of one system per each 10,000 square feet of building footprint.

f. All building mounted small wind systems shall comply with minimum setbacks established for principal buildings within the applicable sub-district.

g. The height of the entire system shall not exceed 15 feet, not including the height of the building upon which it is mounted, and regardless of where on the building it is mounted.

h. All wind systems shall be painted in a non-reflective, light grey or light blue hue, which blends with the sky and clouds.

i. Wind systems shall be lighted only if required by the Federal Aviation Administration (FAA). Applicants shall provide a copy of the FAA's determination to establish the required markings and/or lights for the structure.

j. No signs shall ever be placed on the small wind energy system, except that the manufacturer's identification and appropriate warning signs are allowed.

k. An automatic braking, governing, or feathering system shall be required to prevent uncontrolled rotation at wind speeds greater than 40 miles per hour. A manual brake also shall be provided.

l. A building mounted small wind system and associated equipment shall not generate noise in excess of 10 db above ambient sound levels from all other sources at ground level at the property line. The project also shall meet all applicable state noise regulations

m. Wind systems shall be sited in a manner to produce minimal shadowing or flicker impact on off-site habitable buildings. The applicant shall provide evidence that a proposed wind system does not negatively impact neighboring uses, and incorporate appropriate mitigation measures as may be necessary to address this issue.

n. The applicant shall maintain the wind system in good working order at all times. Such maintenance shall include, but shall not be limited to, up keeping the appearance of the structure (e.g., refreshing the paint) and maintaining the structural integrity of the foundation and support structure.

o. At such time as the use of a wind system is scheduled to be discontinued, the owner shall physically remove the system within 90 days of discontinuation of use.

(6) Outdoor Dining Area:

a. The dining area shall not reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of Section 16-18-930.

b. Dining areas shall be separated from any vehicular parking or circulation area by a physical barrier such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.

c. A revocable permit shall be obtained prior to the establishment of any outdoor dining area located on a public sidewalk, per Chapter 11, Article II of the Rifle Municipal Code.

(7) Fleet Vehicle Storage:

a. The overnight parking of 4 or fewer delivery or service vehicles owned by a commercial establishment and not issued license plates based on gross vehicle weight (GVW) shall not be subject to review or regulation by the City, except with respect to the general parking regulations in Division 9.

b. The overnight parking of vehicles issued license plates based on GVW shall be prohibited within the Central Business District.

c. In no event shall the parking/storage of fleet vehicles reduce or inhibit the use or number or parking stalls provide on the property below the requirement established by the provisions of Section 16-18-930.

d. Inoperative vehicles or equipment shall not be stored with fleet vehicles.

e. The on-site maintenance or repair of fleet vehicles shall be prohibited.

(8) Outdoor Vending Machines:

a. Outdoor vending machines are only permitted as accessory to non-residential principal land uses, or to the non-residential component(s) of a mixed-use development.

b. No more than 2 outdoor vending machines shall be permitted for each principal building.

c. In no instance shall outdoor vending machines be placed in front of the principal building.

d. All outdoor vending machines shall be completely screened from the public right-of-way with opaque materials that match the exterior of the principal building.

e. Outdoor vending machines may be lit only when the principal use on the lot is in operation.

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

a. Outdoor stand-alone ATMs are only permitted as accessory to non-residential principal land uses, or to the non-residential component(s) of a mixed use development.

b. Outdoor stand-alone ATMs located in the CBD-HC may be placed in the front or street yard of the lot provided they are inset into the wall of the principal building so they are flush with the façade and do not project into the public right-of-way or the yard.

c. No more than one stand-alone ATM shall be permitted per principal building.

(10) Outdoor Display, Removable:

a. The total area of the outdoor display area shall not exceed 5% of the total lot area or 500 square feet, whichever is less.

b. All items, including display racks and other fixtures, shall be stored in a fully enclosed building from 9:00 p.m. to 8:00 a.m. and at all times when the business is closed.

c. Display areas shall not be located in any required landscaped areas, public rights-of-way, or the visibility triangle (see Sections 16-7-140(i)(5) and 16-13-110).

(11) Outdoor Storage or Display, Permanent:

a. The display of items shall not be permitted in permanently protected green space areas or required landscaped areas.

b. The display of items shall not be permitted within required setback areas for the principal structure.

c. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of Section 16-18-930. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.

d. Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical barrier such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.

e. Signs, screening, enclosures, landscaping, or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.

f. Outdoor display shall be permitted during the entire calendar year; however, if goods are removed from the display area, all support fixtures used to display the goods shall be removed within 10 calendar days of the goods' removal.

g. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.

h. The area of outdoor display or storage shall not exceed 15% of the total sales area of the principal use. Land uses with outdoor display or storage areas larger than 15% of the sales area of the principal land uses are prohibited within the Central Business District.

(12) Outdoor Entertainment Incidental to On-Site Commercial:

a. The area of Outdoor Entertainment Incidental to On-Site Commercial land uses shall not exceed 15% of the floor area of the principal use. Outdoor Entertainment Incidental to On-Site Commercial land uses that exceed 15% of the floor area of the principal use shall be considered Outdoor Commercial Entertainment uses and shall be subject to the regulations associated with such land uses.

b. Planning Director may, even when use is permitted, attach conditions for hours of use, or other performance standards.

e. Temporary Uses

(1) General Temporary Outdoor Sales:

a. Up to two garage sales per year on a given residential property, each lasting no longer than two days, are exempt from the provisions of this Section.

b. Display shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.

c. If subject property is located adjacent to a residential area, sales and display activities shall be limited to daylight hours.

d. Display areas shall not be located in any required landscaped areas.

e. A revocable permit shall be obtained prior to the establishment of any General Temporary Outdoor Sales, per Chapter 11, Article II of the Rifle Municipal Code, if such sales areas will encroach on a public right-of-way.

(2) Temporary Tents and Soft Canopies:

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.

Division 11

Non-Conformities

Sec.16-18-1110: Applicability

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

(1) Residential density and commercial intensity

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

(3) Minimum building coverage

(4) Building height

(5) Parking lot locations

(6) Site access locations

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

(a) Authority to Continue

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

(b) Maintenance and Repair

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

(c) Expansion of Nonconforming, Nonresidential Uses

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

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

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

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

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

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

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

(d) Change of Use

(1) Determination of Change of Use

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

(2) Procedures for Change of Use

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

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

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

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

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

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

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

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

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

(e) Reversion from Conforming to Nonconforming Use Prohibited

Any part of a building, structure, or lot occupied by a nonconforming use that is changed to or replaced by a use conforming to the provisions of this Article shall not thereafter revert to the previous nonconforming use or be occupied by any other nonconforming use.

(f) Abandonment

(1) A nonconforming use that has been discontinued for a period of 12 months, for whatever reason, shall be considered to be abandoned and shall not be reestablished. All further use on the property shall be in conformance with all applicable provisions of this Article. Evidence of intent to abandon the nonconforming use is not required.

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

(g) Destruction and Replacement

(1) A nonconforming, non-residential use damaged by less than 65% of the pre-damaged value of the structure may be restored subject to a Tier 1 level of review per Section 16-18-1230 provided the following conditions are met:

a. All portions of the structure were not or are not 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. All construction is in compliance with all construction, building and fire codes;

e. A building permit is obtained within six months from the date of the damage;

f. A Certificate of Occupancy or other final inspection is issued within one year of issuance of the building permit.

(2) In the CBD-CN and CBD-CS sub-districts, if damage to a nonconforming, non-residential use equals 65% or more of the pre-damaged value of the structure, restoration or improvement shall not be permitted unless restoration results in compliance with all use, structure, site improvement, and all other applicable provisions of this Article.

(3) In the CBD-HC, CBD-MU, CBD-NG, and CBD-RG sub-districts, a nonconforming non-residential use in either a conforming or nonconforming structure that is damaged to an extent equal to or greater than 65% of the pre-damaged value may be reconstructed or replaced following Tier 2 level of review per Section 16-18-1240 if the following conditions are met:

a. The property shall be brought into full compliance with all other site design standards of the applicable sub-district such as landscaping, screening, lighting, and storm water management areas. On properties where it would be impossible to meet all site design standards due to inadequate lot area or other constraints, the City shall require compliance with site design standards to the extent practical, and shall determine the extent to which each requirement is brought into compliance.

b. The reconstructed use will not otherwise endanger health, safety, or general welfare.

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

(a) Authority to Continue

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

(b) Maintenance and Repair

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

(c) Expansion, Remodels and Restorations

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

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

a. All portions of the structure are not located on or over a property line;

b. The expanded portion of the structure conforms with the building design standards of the applicable sub-district;

c. Expansions are limited to common areas only and limited to not more than 300 square feet in any continuous five year period.

d. All other provisions of this Article (including but not limited to site design standards such as landscaping) are brought into conformance.

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

(d) Abandonment

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

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

(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.

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

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

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

(a) Authority to Continue

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

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

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

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

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

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

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

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

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

b. The number of priority design elements to be improved shall be determined as 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

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 42% valuation shall be required to improve two (2) priority design elements as chosen by the Planning Commission). Public notice shall not be required, and the applicant shall not be charged a fee.

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

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

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

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

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

% 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:

a. Prohibited design elements not already present on the existing structure or site shall not be introduced by the expansion, restoration, or remodel.

b. Integral design elements shall not include cosmetic elements such as, but not limited to, paint colors.

c. Prohibited design elements shall not have a more prominent appearance on the expanded, restored, or remodeled portion of the structure or site than it had on the previously existing structure or site.

d. The cost of the expansion, restoration, or remodeling project shall not exceed 75% of the existing value of the structure. In cases where the expansion, restoration, or remodeling costs exceed 75% of the value of the existing structure, the entire structure shall be brought into conformity with this Article.

(g) Destruction and Replacement of Nonconforming Structures

(1) If a nonconforming structure sustains damages equal to or less than 65% of its pre-damaged value, said structure may be restored subject to a Tier 1 level of review per Section 16-18-1230 and 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. All construction is in compliance with all current construction, building, and fire codes;

e. A building permit is obtained within six months from the date of the damage;

f. The Certificate of Occupancy or other final inspection is issued within one year of issuance of the building permit;

(2) If a nonconforming structure housing a conforming use sustains damages equal to or more than 65% its pre-damaged value, repair of said structure shall not be permitted unless restoration results in a structure and site improvements conforming to all applicable requirements of this Article as if it were on a vacant/undeveloped lot.

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

(a) Authority to Continue

Any vacant nonconforming lot or parcel of land that was a lot of record at the time of adoption of this Article and that does not adjoin another vacant lot held in common ownership may be utilized for a permissible use, subject to the site and building design standards of the applicable sub-district, and to the provisions of Section 16-18-1010.

(b) Nonconforming Lots Adjacent to Lots in Common Ownership

If a nonconforming lot abuts one or more lots under common ownership and that have continuous public street frontage, these lots shall be considered to be an undivided parcel for the purposes of this ordinance. No portion of said parcel shall be used or sold in a manner that diminishes compliance with the lot width and area requirements established by this Article. Any division of said parcel must result in lots that comply with the width, area, and frontage requirements of the applicable zoning sub-district, except in the following situations:

(1) If there is a single vacant, nonconforming lot of record at the time of adoption of this Article adjacent to and held in common ownership with a lot or lots already occupied by a permitted use, and both the occupied lot and the vacant lot have at least 90% of the minimum area and minimum width required for the use and applicable sub-district, the vacant nonconforming lot may be used for a permitted use

(2) If there are two vacant, nonconforming lots of record at the time of adoption of this Article that have continuous public street frontage and are held in common ownership and both lots have at least 90% of the minimum area and minimum width required for the applicable sub-district, the vacant nonconforming lots may be used for a permissible use.

(c) Site and Structural Requirements for Development of Nonconforming Lots
Any development on a vacant nonconforming lot must comply with all use, density/intensity, bulk, and site and building design standards of this Article.

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

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

Sec.16-18-1170: Determination of Value

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

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

(a) The nonconforming regulations of this Article apply only to legally established, nonconforming lots, uses, sites, structures, or residential densities.

(b) All property owners with non-conforming uses, lots, sites, and structures at the time of adoption of this Article shall have 12 months from the date of adoption to register with the City Planning and Development Department. At a minimum, the registration shall include details that apply to the nature of the non-conformity. This may include a description of the property's land use; the number, type, and size of dwelling units on the property (for residential uses only); the size of the lot; building setbacks; building height, the amount of landscaped area, and/or the number of on-site parking spaces. The registration also shall include evidence that the nonconformity was legally established in accordance with the provisions of Chapter 16 of the Rifle Municipal Code. The form of the registration and the information required shall be determined by the Planning Director.

(c) In accordance with Article V, Division 6, the Board of Adjustment may hear appeals to determinations of established property status, property use, property value, and other facts relevant to permit determinations made by the Planning Director or other designated City official. Owners who are unable to prove to the satisfaction of the Planning Director that nonconforming aspects of property were legally established prior to adoption of this Article may

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

(1) Any an all documentation regarding the development history of the property, both permitted and un-permitted;

(2) The number, type, and disposition of Article violations on the property; the length of time the current owner has had the property; and whether violations preceded that ownership;

(3) The degree of nonconformity in use, structure, lots, and/or site improvements, including but not limited to parking and landscaping;

(4) The potential impacts that granting indefinite rebuilding rights would have on nearby properties.

Division 12
Project Review and Approval

Sec.16-18-1210: General Review Procedures

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

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

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

Table 16-18-1220-1

		Acting Body				
	Pre-Application Conference	*City Staff*	*Planning and Zoning Commission*	*City Council*	*Public Hearing*	*Downtown Development Authority Meeting*[1]
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.*

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

Table 16-18-1220-2

	Required Level of Review		
Development Activity	***Tier1*** [2]	***Tier 2***	***Permit Type***
Land Disturbance			
Grading, filling, or digging more than 4,000 square feet or 500 cubic yards of fill	ü		Grading Permit
Site Improvements			
Paving of Vacant Lots	ü		Site Plan
Paving Expansions	ü		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

	Required Level of Review		
Development Activity	***Tier1*** [2]	***Tier 2***	***Permit Type***
Temporary construction offices or storage	ü		Staging Plan/Site Plan
Construction or Modification of Structures			
Principal Structures and Additions—13,000 sq ft or less	ü		Site Plan
Principal Structures and Additions—13,000 sq ft or more		ü	Site Plan
Accessory structures, minor	ü		Desk Approval[3]
Accessory structures, major	ü		Building Permit
One-story structures		ü	Building Permit
More than one major accessory structure on one lot		ü	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		ü [1]	Site Plan
Change from one non-conforming use to another non-conforming use		ü [1]	Planning Commission Approval
Replacement of destroyed non-conforming use –less than 65% destroyed	ü		Site Plan/Building Permit
Replacement of destroyed non-conforming use—equal to or more than 65% destroyed		ü [1]	Site Plan/Building Permit
Non-Conforming Uses—Residential (Also See Section 16-18-1130)			
Expansion of Use Via Structural or Site Expansion		ü	Site Plan/Building Permit
Replacement of destroyed non-conforming residential use—less than 65% destroyed	ü		Site Plan/Building Permit
Replacement of destroyed non-conforming residential use—more than 65% destroyed	ü		
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	ü		Site Plan/Building Permit

Table 16-18-1220-2

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

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

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

(a) Pre-Application Conference.

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

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

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

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

(b) Submittal of Applications.

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

(2) Distribution for review and comment. The City and other referral agencies shall have fifteen (15) working days to review the application.

(c) Tier 1 Project Review Criteria.

(1) Staff shall use the following criteria when making a decision on a Tier 1 project:

a. The project is consistent with the Rifle Downtown Master Plan and the Comprehensive Plan;

b. The project contributes to the City's goal of enhancing the Central Business District as a vibrant, pedestrian-oriented, and mixed-use environment as described in Section 16-18-20.

c. The project meets all applicable requirements of this Article for a Tier 1 review.

d. The project will not impede the development and improvement of surrounding property in the manner intended by this Article.

(d) Staff decision.

(1) Within thirty (30) calendar days of when the application is deemed complete, the Planning Director shall issue a decision to either approve, conditionally approve, or deny the application. The applicant shall be notified in writing of the decision of the Planning Director, including the reasons for a denial.

(2) The Planning Director may impose conditions of approval to ensure compliance with the applicable standards stated in this Code. The Planning Director shall include a copy of the conditions with the record of decision.

(3) In instances where the Planning Director finds the application does not meet all of the applicable criteria for approval, he/she may allow the applicant to revise and resubmit the application in response to staff findings and comments. For all resubmitted applications, the Planning Director shall have five (5) days to determine the completeness of the application and thirty (30) days to issue his or her decision. If an applicant fails to resubmit an application within six months of receiving the staff comments, the application shall be deemed to have been withdrawn. In lieu of revising and resubmitting the application, an applicant may instead request a final decision of denial and then shall have the option of filing an appeal consistent with sub-section (4), below.

(4) The applicant may appeal the Planning Director's decision to the Planning and Zoning Commission within ten calendar (10) days of the issuance of the Planning Director's decision, per the procedures in Section 16-18-1290. Filing an appeal shall stay the issuance of all other permits by the City and all construction on the project until the appeal is acted upon.

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

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

(a) Pre-Application Conference.

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

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

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

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

(b) Procedures. Projects requiring a Tier 2 level of review shall follow the procedures in Chapter 16, Article 5, Review Procedures, for subjects not addressed by this section, including but not limited to Sections 16-5-220, 16-5-250, 16-5-260, 16-5-270, 16-5-280, and 16-5-290(a)(5).

(c) Optional Concept Plan Review. Prior to submitting a formal application, an applicant may choose to submit a concept plan for review by the Planning and Zoning Commission.

(1) Concept plan review provides an applicant with general, non-binding direction regarding their proposal. Although it is the intent of this process to be as helpful as possible to an applicant in designing a proposed project, applicants should not rely on this direction as an indication of any future decision-making by the Planning and Zoning Commission on any subsequent requests for development approval. The City explicitly disclaims any direction on the outcome of any future decision-making.

(2) The individual members of the Planning and Zoning Commission may provide any and all comments, questions, critiques, and direction they deem appropriate to assist the applicant with preparing a subsequent application. These comments are strictly advisory. The Planning and Zoning Commission shall not take a formal vote on any portion of the concept plan.

(d) Planning Commission Scope of Review. During a Tier 2 review, the Planning Commission shall approve, approve with conditions, or deny "discouraged" uses, "discouraged" design elements, and other sections of this Article that require a Tier 2 review. The Planning Commission shall not review or make a decision on "preferred" uses, "preferred" design elements, or other sections of this Article that are designated as Tier 1 review, or are otherwise permitted without Tier 2 review (take, for example, a project that includes a permitted use, a structure that meets density and height standards, and three "discouraged" design elements. Planning Commission may approve, approve with conditions, or deny the "discouraged" design elements. Planning Commission may not deny the project itself, or any portion of the project that meets all applicable standards of this Article). The intent of this limited scope of review is to provide, to the maximum extent possible, certainty within the review process.

(e) Planning Commission Review Criteria. Planning Commission shall review the application pursuant to the criteria listed in Section 16-5-280 and the following:

(1) The project is consistent with the Rifle Downtown Master Plan and the Comprehensive Plan;

(2) The project contributes to the City's goal of enhancing the Central Business District as a vibrant, pedestrian-oriented, and mixed-use environment as described in Section 16-18-20.

(3) The project will not impede the development and improvement of surrounding property in the manner intended by this Article.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) Is consistent with and appropriate to the overall design of the project;

(b) Does not detract from the overall appearance or function of the project;

(c) Does not detract from or diminish the visual or functional quality of any preferred element used in the project; and

(d) Is consistent with the purpose and intent of the Central Business District as described in Section 16-18-20;

(e) Is consistent with the described purpose, intent, and character of the applicable sub-district;

(f) "Prohibited" elements may be determined to be "discouraged" if the long-term master plan for the site will remedy the "prohibited" element.

Sec.16-18-1290: Appeals

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

(b) Appeals to any decision made under a Tier 2 level of review shall be made in accordance with the procedures in Section 16-5-300.

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

(a) Minor Amendments: The Planning Director may approve the following amendments to an approved project plan, provided all standards in this Article are met and the overall character, quality and appearance are not substantially altered:

(1) Decreases in residential density and/or gross floor area of 20% or less;

(2) Increases in residential density and/or gross floor area of up to 10% or 2,500 square feet, whichever is less;

(3) Changes in commercial and/or residential unit sizes or number of bedrooms, provided the parking requirements are not altered beyond those classified as a minor amendment;

(4) Parking increases or decreases of up to 20 spaces or 5,000 square feet, whichever is greater;

(5) Decreases in the amount of landscaped area/open space of 25% or less and increases of any amount;

(6) Adjustments in the location and type of landscaping, provided an overall equivalent level of screening is achieved;

(7) Changes in the type of screening material, provided an overall equivalent level of screening is achieved;

(8) Adjustments to the footprint, but not complete relocation of, parking areas and vehicular and pedestrian circulation areas, provided the effectiveness and character of the overall site circulation, parking, and parking lot screening are maintained;

(9) Adjustment to the footprint, but not complete relocation, of structures, provided the character of the site is maintained; and

(10) Adjustments in building design and materials, provided the character and intent of the original design are maintained.

(b) Major Amendments: Any change not listed above as a minor amendment shall be deemed a major amendment. Further, the Planning Director shall reserve the right to classify a minor amendment as a major amendment should it substantially alter the overall character, quality and appearance of the project.

(1) Major amendments to projects that originally required a Tier 1 level of review shall be reviewed by the Planning Department following the same procedures required for the original approval.

(2) Major amendments to projects that originally required a Tier 2 level of review shall be reviewed by the Planning and Zoning Commission following the same procedures required for the original approval.

Sec.16-18-12120: Enforcement and Compliance

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

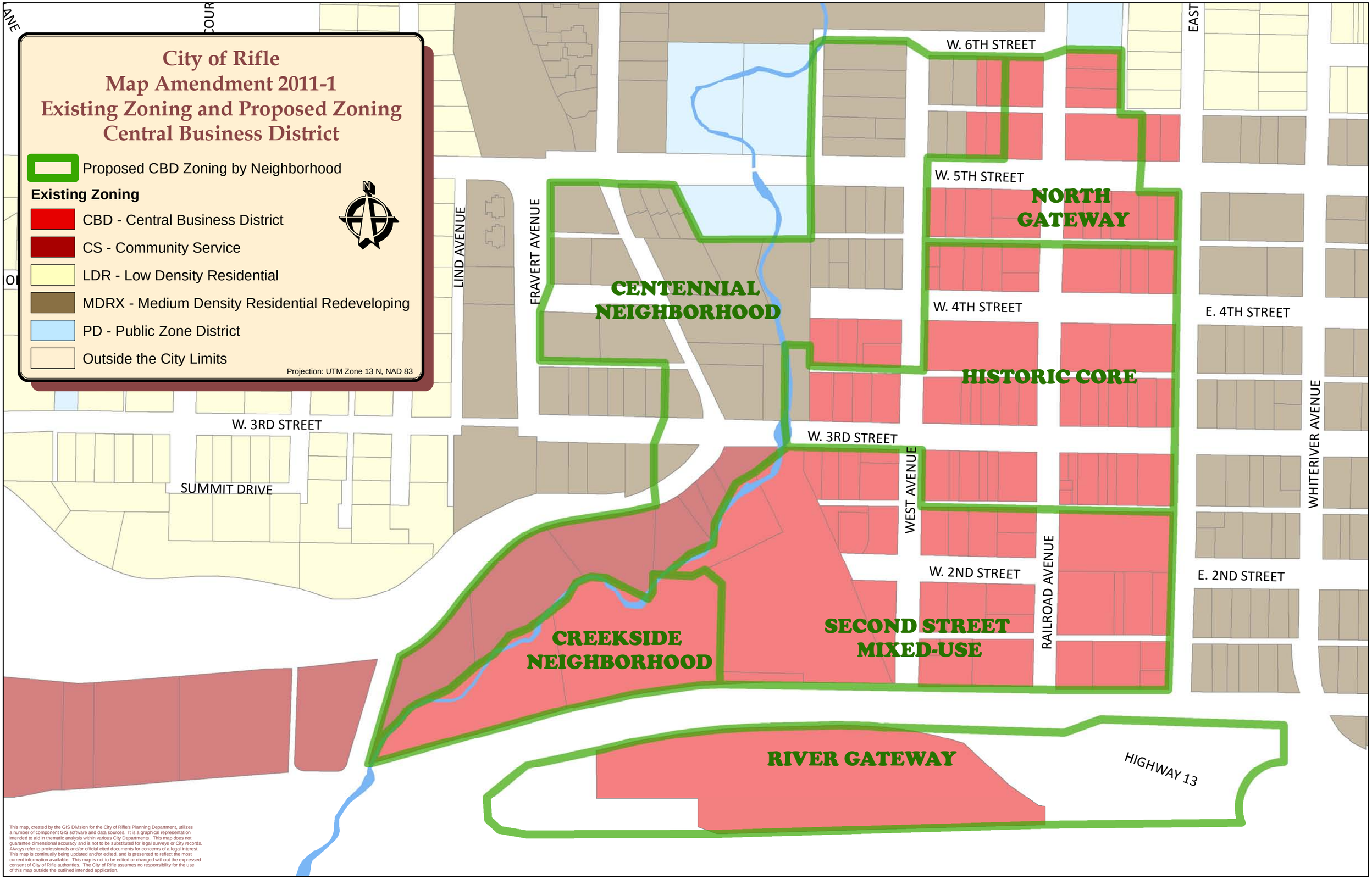
City of Rifle
Map Amendment 2011-1
Existing Zoning and Proposed Zoning
Central Business District

Proposed CBD Zoning by Neighborhood

Existing Zoning

- CBD - Central Business District
- CS - Community Service
- LDR - Low Density Residential
- MDRX - Medium Density Residential Redeveloping
- PD - Public Zone District
- Outside the City Limits

Projection: UTM Zone 13 N, NAD 83



This map, created by the GIS Division for the City of Rifle's Planning Department, utilizes a number of component GIS software and data sources. It is a graphical representation intended to aid in thematic analysis within various City Departments. This map does not guarantee dimensional accuracy and is not to be substituted for legal surveys or City records. Always refer to professionals and/or official cited documents for concerns of a legal interest. This map is continually being updated and/or edited, and is presented to reflect the most current information available. This map is not to be edited or changed without the expressed consent of City of Rifle authorities. The City of Rifle assumes no responsibility for the use of this map outside the outlined intended application.

EXHIBIT C

Ordinance No. 11, Series of 2011

City of Rifle Central Business District Glossary of Design Concepts and Terms

Division 1: Introduction
- Section 110: Purpose of this Glossary

Division 2: Design Concepts for Historic Restoration
- Section 210: Purpose and Objectives
- Section 220: Design Concepts
- Section 230: Site Design Standards
- Section 240: Building Design Standards

Division 3: Conversion of a Single Family Home to Commercial Use
- Section 310: Purpose and Objectives
- Section 320: Design Concepts
- Section 330: Site Design Standards
- Section 340: Building Design Standards

Division 4: Service Station Design Concepts and Standards
- Sec. 410: Purpose and Objectives
- Sec. 420: Design Concepts
- Sec. 430: Site Design Standards
- Sec. 440: Building Design Standards

Division 5: Site Design Concepts and Terms
- Sec. 510: Introduction
- Sec. 520: Typical Site Layout Concepts
- Sec. 530: Site Design Terminology

Division 6: Building Design Concepts and Terms
- Sec. 610: Introduction
- Sec. 620: Typical Building Design Concept
- Sec. 630: Building Design Terminology

Division 1: Introduction

Section 110: Purpose of this Glossary:

Many of the concepts and terms used in Chapter 16, Article XVIII of the Rifle Municipal Code (Central Business District) can be interpreted in a variety of ways, particularly with respect to the site and building design standards contained in Divisions 2 through 7. As such, the City has prepared this document (referred to in the Code and hereafter as the CBD Glossary) to ensure that over time such concepts and terms are applied consistently and to assist private land owners and developers in understanding and executing the standards established for the Central Business District. This CBD Glossary is a non-codified accompaniment to Chapter 16, Article XVIII of the Code. However, it will be used as an official reference by City staff and elected and appointed officials when evaluating a project's consistency with the Code. Further, this CBD Glossary has been officially adopted by the City in association with Chapter 16, Article XVIII of the Code and is thus considered a regulatory document enforceable by law.

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

Division 2: Design Concepts for Historic Restoration

Section 210: Purpose and Objectives

The purpose of these concepts and standards is to encourage the preservation of downtown Rifle's historic buildings and to provide guidance on the proper preservation/restoration of these important buildings. The Rifle Downtown Master Plan identified several high-priority preservation sites, which also are identified in the character and thematic overview text of each sub-district. For these properties, the standards of this section are mandatory with respect to building exteriors. For other historic properties (those built prior to 1940) these standards are strongly encouraged. Note that these standards also apply to historic single homes that are converted to commercial or live/work uses as well as the specific standards for such conversions as contained in Division 6 of this Glossary.

All preservation and restoration activities should be comply with the US Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (see http://www.nps.gov/history/local-law/arch_stnds_0.htm). Note that for the purposes of this section of the CBD Glossary and Article XVIII of the Code, the terms "preservation" and "preservation/restoration" are used as catch-all terms for the terms "preservation", "rehabilitation", "restoration", and "reconstruction" as defined by the National Park Service with the goal of these standards being the preservation and maintenance of historic buildings and their features consistent with the federal guidelines.

The objectives of preservation projects should be as follows:

(a) Preserve buildings important to Rifle's history and the character of the Central Business District (CBD).

(b) Adapt historic buildings to economically viable uses which, in turn, permit the ongoing maintenance of the buildings.

(c) Create an attractive, high quality building and site.

(d) Create an asset to the CBD and the particular sub-district.

(e) Preserve/restore historic buildings in an appropriate manner consistent with the Secretary of the Interior's standards and guidelines, including but not limited to the following:

(1) A property may be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships.

(2) Recognize each property as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features should be physically and visually compatible.

(3) Retain and preserve changes to a property that have acquired historic significance in their own right. However, changes that create a false sense of historical development, such as conjectural features or elements from other historic properties, should not be retained or undertaken.

(4) Preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property. The existing condition of historic features should be evaluated to determine the appropriate level of intervention needed. Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated by documentary and physical evidence. A false sense of history should not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

(5) Chemical or physical treatments, if appropriate, should be undertaken using the gentlest means possible. Treatments that cause damage to historic materials should not be used.

(6) Reconstruction may be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property. A reconstruction should be clearly identified as a contemporary re-creation. Designs that were never executed historically should not be constructed.

(7) New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the property. The new work should be differentiated from the old and should be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. New additions and adjacent or related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

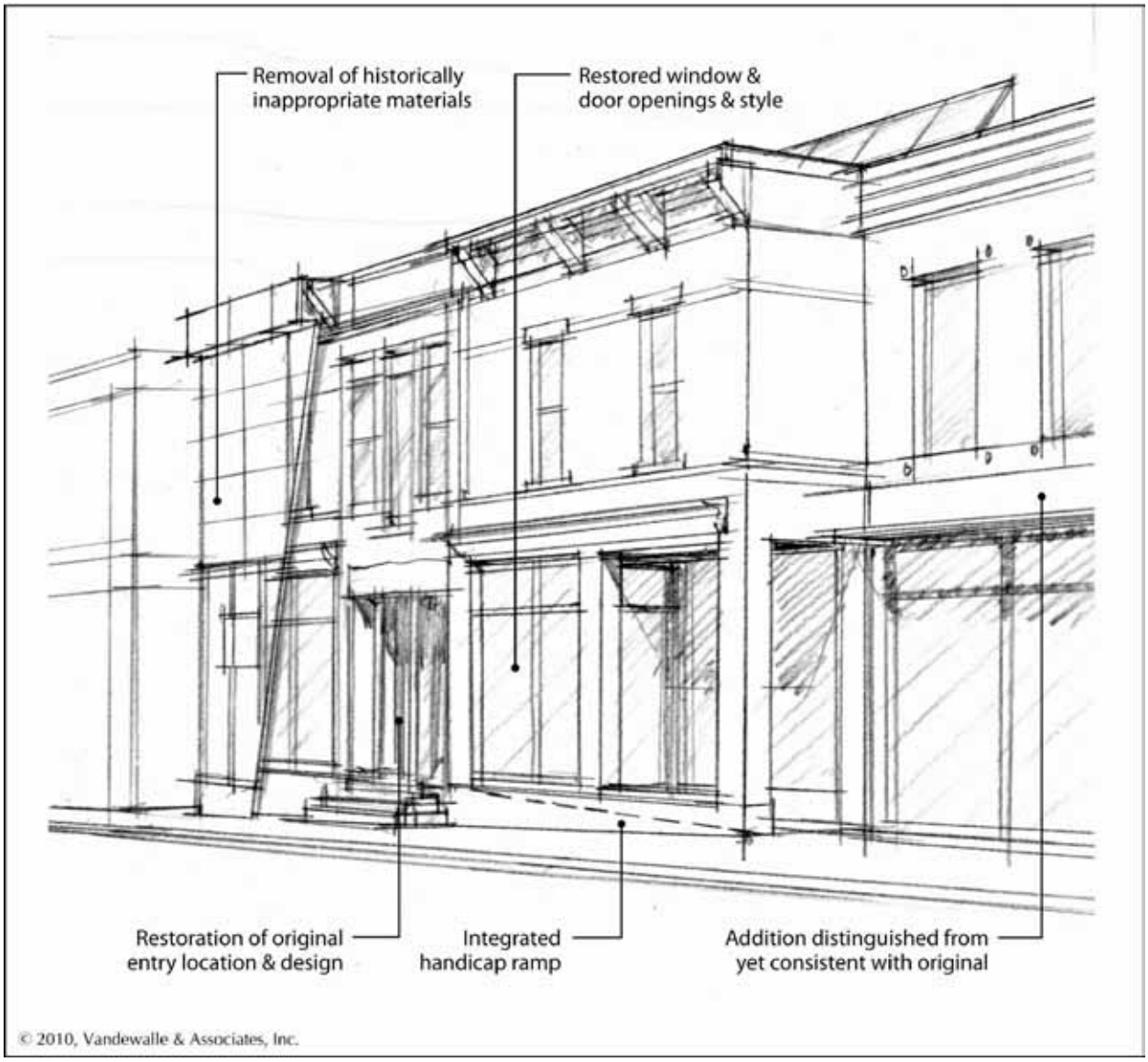
(8) Archeological resources should be protected and preserved in place. If such resources must be disturbed, mitigation measures should be undertaken.

(f) Create a project that conforms to the project review criteria for the particular sub-district.

Section 220: Design Concepts

Figure 220 illustrates concepts to be followed for preserving/restoring historic structures. These concepts are then reflected in the site and building design standards that follow the illustration.

Figure 220: Historic Preservation Design Concepts



Section 230: Site Design Standards

In general, historic building sites should follow the site design standards of the applicable sub-district as closely as possible/practical. In addition, any site feature other than the building that contributes to the historic nature of the property should be preserved/restored. Table 230 provides additional guidance on and modifications to the site design standards listed in the Code for each sub-district. as they relate to historic properties. If the site design standards of this section and those listed in the Code are determined to be in conflict, the standards of this section will generally prevail. Note, however, that this section and Figure 220 are not meant to provide an all encompassing list of standards. Given the variety of historic building and lot configurations and designs and the nature of the proposed use, the applicability/practicality of these standards and those specific to the sub-district will need to be evaluated and applied on a case-by-case basis to ensure the purpose and objectives described in Section 210, above, are met.

Table 230

Site Design Element	Required	Preferred	Discouraged	Prohibited
(a) Site Access – Pedestrian	w Consistent with sub-district standards	w Handicapped ramp requirements integrated into front walk with gradual rise with minimal need for handrails w Where required, handicapped ramp handrails consistent with design and materials used on building	w Serpentine handicapped ramp at main entry	
(b) Site Access – Vehicular	w Consistent with sub-district standards.		w Curb cut and driveway in a yard where not already present (may be relocated if one already exists)	w Paving over/ removing historic site features
(c) Parking & Loading	w Consistent with sub-district standards		w Location and layout that detracts from historic character of the building or property	w Paving over/ removing historic site features
(d) Utility Areas	w Consistent with sub-district standards		w Location and layout that detracts from historic character of the building or property	w Paving over/ removing historic site features
(e) Lighting	w Consistent with sub-district standards w Compatible with the historic period of the building	w Location and layout that enhances historic character of the building or property	w Location and layout that detracts from historic character of the building or property	
(f) Open Space & Plazas		w Location and layout that enhances historic character of the building or property	w Location and layout that detracts from historic character of the building or property	w Covering/ removing historic site features
(g) Landscaping	w Consistent with sub-district standards w Perimeter screening of all parking areas consistent with Section 16-18-980	w Layout and materials that enhance historic character of the building or property	w Layout and materials that detract from historic character of the building or property	w Covering/ removing historic site features
(h) Stormwater Management	w Consistent with sub-district standards	w Layout and materials that enhance historic character of the building or property	w Layout and materials that detract from historic character of the building or property	w Covering/ removing historic site features
(i) Fences and Walls .	w Consistent with sub-district standards w Design and materials compatible with the historic period of the building	w Location and materials that enhance historic character of the building or property	w Location and materials that detract from historic character of the building or property	w Covering/ removing historic site features
(j) Accessory Structures	w Consistent with sub-district standards w Compatible with historic period of the	w Location and materials that enhance historic character of the building or	w Location and materials that detract from historic character of the	w Covering/ removing historic site features

Table 230

Site Design Element	Required	Preferred	Discouraged	Prohibited
	main building	property	building or property	
(k) Use and Improvement of ROW	w Consistent with sub-district standards	w Location and materials that enhance historic character of the building or property	w Location and materials that detract from historic character of the building or property	

Section 240: Building Design Standards

In general, historic preservation projects should attempt to preserve as much of the original structure and finishes as possible in addition to repairing or, where absolutely necessary, replacing exterior elements and details.

The building design standards listed in the Code for each sub-district have been crafted to be compatible with the many historic buildings in Rifle's downtown. Accordingly, preservation of historic buildings should pose few, if any, inconsistencies with the Central Business District building design standards. As a result, most of the standards in Table 240 below (and those concepts illustrated on Figure 220) should be interpreted and applied as being in addition to, not in lieu of, the standards in the Code. However, if the building design standards of this section and those in the Code are determined to be in conflict, the standards of this section will generally prevail.

The preservation/restoration of all High-Priority Preservation Buildings identified in each sub-district in the Code is mandatory. For all other historic buildings (those built prior to 1940), preservation/ restoration is preferred. For the identified High-Priority Preservation Buildings, all standards listed below as "preferred" should be interpreted and applied as being required. Note, however, that this Section and Figure 220 are not meant to be an all encompassing list of historic preservation concepts and building design standards. Given the variety of historic buildings and potential reuses, the applicability/ practicality of these standards and those listed in the Code will need to be evaluated on a case-by-case basis.

Table 240

Building Design Element	Required	Preferred	Discouraged	Prohibited
(a) Architectural style	w Preservation/ restoration of all High-Priority Preservation Buildings as identified in sub-district w Additions compatible existing building	w Preservation/ restoration of all other historic buildings w Preservation/ restoration of all exposed sides w Preservation/ restoration consistent with Secretary of Interior standards and guidelines		
(b) Façade & Articulation	w Additions distinguished from, yet compatible with, existing historic structure	w Preservation/ restoration of historic footprint, form and articulation on all sides w Additions well-integrated into total building structure and design w Additions with unarticulated wall planes similar to existing structure	w Significant alteration of historic footprint, form or articulation on any side w Additions with unarticulated wall planes significantly greater than existing structure	
(c) Public Entries		w Preservation/	w External stairs and fire	w External stairs not a part

Table 240

Building Design Element	Required	Preferred	Discouraged	Prohibited
Public Entries cont.		restoration of original entry location and design	escapes not a part of the original design serving upper floors	of the original design serving upper floors on primary façade
(d) Fenestration & Transparency		w Preserve/restore original window and door openings and styles w Transparency of sides of additions similar to existing structure	w Closure of original window and door openings w Window sizes and styles not consistent with historic character w Transparency of sides of additions significantly dissimilar to existing structure	
(e) Detailing, Materials & Colors	w Additions distinguished from, yet compatible with, existing historic structure	w Preservation/ restoration of historic elements of building w Removal of historically inappropriate materials w Restoration of original colors	w Removal/covering of original/historic details and materials w Painting original natural brick in good condition w Use of colors that are inconsistent with historic period/style	
(f) Roofs/ Building Tops	w Roofs on additions compatible with design of existing building	w Preservation/ restoration of historic roof form and material w Removal of historically inappropriate materials	w Significant alteration of historic roof form and material	
(g) Signage	w Consistent with sub-district standards	w Location and materials consistent with those used historically	w Covering historic details w Damages/destroys historic detail or material w Styles and materials that detract from historic character	
(h) Sustainability (applies to exterior elements only)	w Consistent with sub-district standards	w Use of sustainable elements that do not detract from historic character	w Use of sustainable elements that detract from historic character	

Division 3: Conversion of a Single Family Home to Commercial Use

Section 310: Purpose and Objectives

The purpose and objectives of these standards is to permit the conversion of exiting single family homes into commercial or live/work uses while maintaining the integrity and appearance of a single family home. Although the Downtown Master Plan and Chapter 16, Article XVIII of the Code anticipate the ultimate removal and replacement of many existing homes with more intensive commercial and residential development, there are some very attractive homes in good condition where conversions may be economically feasible as either an interim or long term redevelopment strategy.
Conversions in general or of any one particular property are neither preferred nor discouraged within the Central Business District; however, where such conversions are proposed, they should follow the standards of this section. The objectives of conversions should be as follows:

(a) Maintain an overall, single family residential appearance and integrity of the structure and the site.

(b) Preserve and restore any unique historic attributes of the structure and property.'

(c) Create an attractive, high quality building and site.

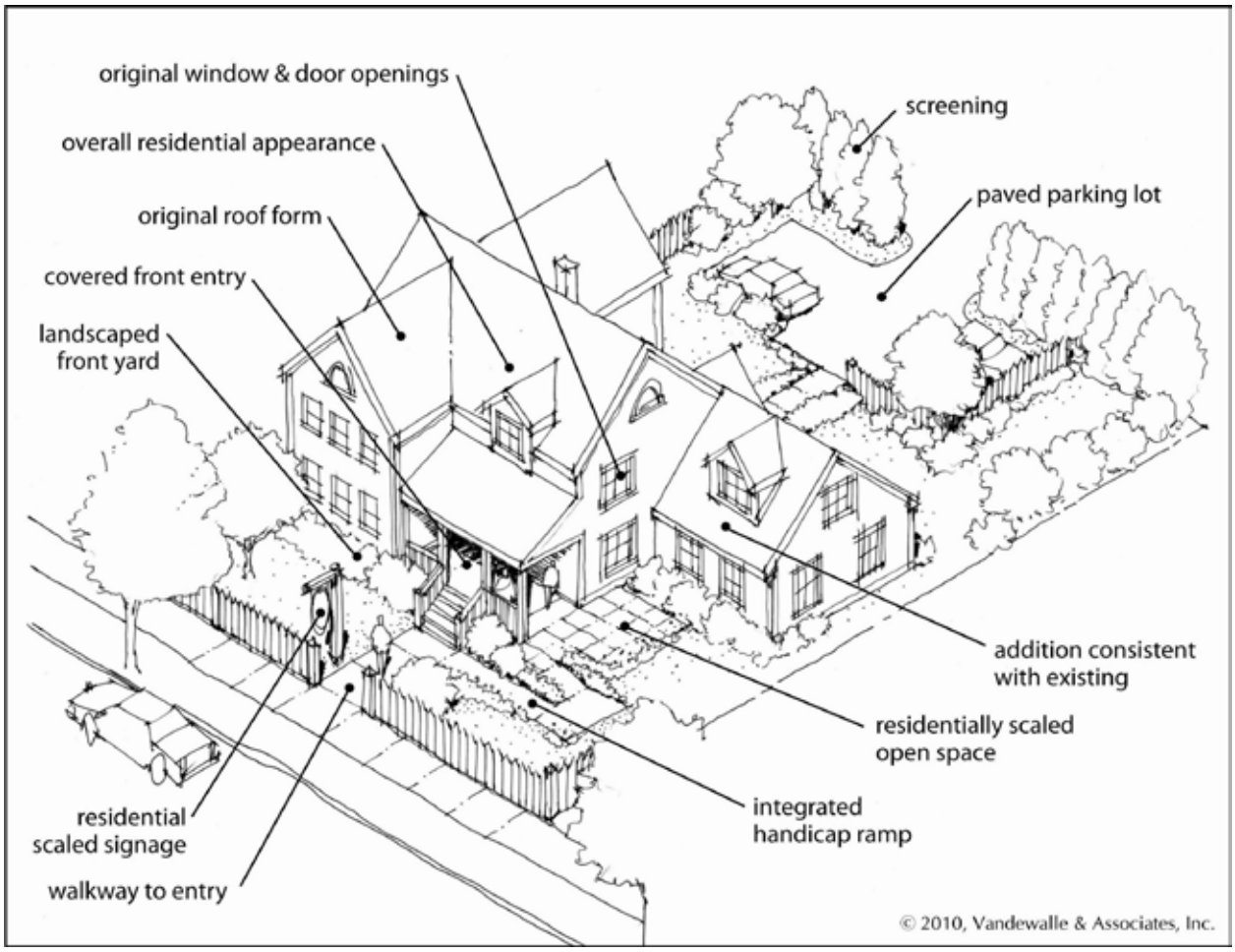
(d) Create an asset to the CBD and the particular sub-district.

(e) Create a project that conforms to the project review criteria for the particular sub-district.

Section 320: Design Concepts

Figure 320 illustrates concepts to be followed for conversions. These concepts are then reflected in the site and building design standards sections that follow the illustration.

Figure 320: Single Family Conversion Design Concepts



Section 330: Site Design Standards

In general, single family home conversions to commercial or live/work uses should follow the site design standards of the applicable sub-district as closely as possible/practical. This Section provides some additional guidance on and modifications to the site design standards listed for each sub-district in the Code as they relate to home conversions, many of which are illustrated on Figure 320. If the standards of this section and those listed for the applicable sub-district are determined to be in conflict, the standards of this section will generally prevail. Note, however, that Table 330 and Figure 320 are not meant to be an all encompassing list of standards. Given the variety of potential home and lot configurations and designs and the nature of the proposed use, the applicability/practicality of these standards and those in the applicable sub-district will need to be evaluated on a case-by-case basis in order to ensure the purpose and objectives described in Section 310, above, are met.

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Table 330

Site Design Element	Required	Preferred	Discouraged	Prohibited
(a) Site Access – Pedestrian	w Consistent with sub-district standards w Minimum 4' wide walkway connecting front door to sidewalk w Minimum 4' walkway connecting any on-site parking area to public entry	w Handicapped ramp requirements integrated into front walk with gradual rise with minimal need for handrails w Where required, handicapped ramp handrails consistent with design and materials used on building	w Serpentine handicapped ramp at front door	
(b) Site Access – Vehicular	w Consistent with sub-district standards w Access from alley, where alley is present			w Curb cut and driveway in the front yard where not already present (may be relocated if one already exists)
(c) Parking & Loading	w Consistent with sub-district standards w On-site parking for building residents	w Parking behind building w Paved surface lots for up to four cars	w Parking to the side of the building w Surface lots larger than 8 cars	w Parking in front of the building
(d) Utility Areas	w Consistent with sub-district standards			w Outdoor display of merchandise other than art, fountains, and landscape materials that are visually and functionally integrated into the landscape plan
(e) Lighting	w Consistent with sub-district standards w Pedestrian/ residential scaled throughout the site			
(f) Open Space and Plazas	w Residentially scaled and visually and functionally integrated into landscape plan.			
(g) Landscaping	w Consistent with sub-district standards w Parking perimeter landscaping per Section 16-18-980 w Landscaped front yard consistent with residential appearance			
(h) Stormwater Management	w Consistent with sub-district standards	w On-site detention w Integrated with landscape plan		
(i) Fences and Walls	w Consistent with sub-district standards			
(j) Accessory Structures	w Consistent with sub-district standards w Residential in scale and appearance			

Table 330

Site Design Element	Required	Preferred	Discouraged	Prohibited
(k) Use and Improvement of ROW	w Consistent with sub-district standards			

Section 340: Building Design Standards

In general, conversions of use should result in minimal alterations to the original exterior of the home itself. Further, older/historic homes should be restored to the extent feasible with their original detailing and features. Accordingly, conversions of historic properties also should follow the guidelines contained in Division 2 of this CBD Glossary.

Given the significant differences between the design of a home and the larger-scale commercial and residential structures called out in the Central Business Districts sub-districts, the building design standards of this section replace those listed for the applicable sub-district in Chapter 16, Article XVIII, of the Code except as noted. Many of the standards contained in Table 340 below are illustrated on Figure 330. Note, however, that this section and Figure 320 are not meant to be an all encompassing list of standards. Given the variety of potential home and lot configurations and designs and the nature of the proposed use, the applicability/practicality of these standards will need to be evaluated on a case-by-case basis in order to ensure the purpose and objectives described in paragraph 310, above, are met.

Table 340

Building Design Element	Required	Preferred	Discouraged	Prohibited
(a) Architectural style	w Maintain single family residential appearance and integrity on all sides w Additions consistent with design of existing structure	w Restoration of original/historic design elements of building	w Excessive detailing and ornamentation not a part of the original structure w Use of commercial elements such as windows, lighting, and siding	w False façades
(b) Façade & Articulation	w Consistent with original design and residential character w Maintain entry on front (although main business entry may be located elsewhere)	w Restoration of historic/original design elements of building	w Removal of historic/original design elements of building	w Increase in the area of unarticulated wall plane on any façade
(c) Public Entries	w In scale with residential character and scale of the building w Address visible from street	w Covered by awning or canopy consistent with building design	w External stairs and fire escapes serving upper floors	w External stairs serving upper floors on front façade
(d) Fenestration & Transparency		w Retain original window and door openings w Transparency of sides of additions similar to existing structure	w Closure of original window and openings	w Reduction in transparency of any elevation by more than 5% w Window sizes and styles not consistent with residential appearance
(e) Detailing, Materials & Colors	w Consistent with original design and residential character w Materials and detailing	w Restoration of historic/original elements of building w Removal of historically	w Removal/covering of original/historic details and materials w Domed awnings	w Use of detailing and materials not consistent with residential appearance

Table 340

Building Design Element	Required	Preferred	Discouraged	Prohibited
Detailing, Materials, and Colors cont.	of additions consistent with existing building	inappropriate materials w Colors consistent with architectural style w Color scheme with max. of 3 colors	w Backlit awnings w Color schemes with more than 5 colors	
(f) Roofs/ Building Tops	w Retain original roof form w Roofing material consistent residential style of building w Roofs on additions compatible with design of existing building	w Restoration of historic/original roofing material w Removal of historically inappropriate materials		w Rooftop mechanicals visible from the front street
(g) Signage	w Compliant with City Sign Code (Chapter 16, Article VIII)	w Material and design consistent with architectural style w Shape and graphics consistent with business w Simple and easy to read w Opaque background with white or light-colored letters w One of the following in scale with residential character: o wall sign o awning sign o shingle sign o monument sign	w Covering historic details w More than one sign w Lit sign w Signs larger than 8 sq. ft.	w Damages/destroys historic detail or material w Sign above the first floor w Pole sign w Roof sign w Window sign w Painted on wall sign w Internally lit sign
(h) Sustainability (applies to exterior elements only)	w Consistent with sub-district standards			

Division 4: Service Station Design Concepts and Standards

Sec. 410: Purpose and Objectives

The purpose and objectives of these standards is to provide guidance on the development or redevelopment of service stations where permitted in the Central Business District. The unique nature of this land use makes it difficult, if not impossible, to comply with all of the sub-district site and building design standards listed in Chapter 16, Article XVIII of the Code.

Accordingly, the site and building design standards in this section of the CBD Glossary take precedence over those listed in the sub-districts of the Code except where noted. However, to the extent possible, it is critically important that service stations maintain a high level of consistency with other development in the applicable sub-district and Central Business District in terms of appearance and quality. As such, these standards are to be interpreted and applied as modifications to the underlying sub-district standards as opposed to being a complete replacement of those standards.

The objectives in developing a service station should be as follows:

(a) Develop a site with a functional and attractive layout with improvements that are consistent with the character and theme of other development in the sub-district.

(b) Develop an attractive and functional building and canopy with designs and finishes that are consistent with the character and theme of other development in the sub-district.

(c) Create an asset to the Central Business District and the particular sub-district.

(d) Create a project that conforms to the project review criteria for the particular sub-district.

Sec. 420: Design Concepts

Figures 420-1 and 420-2 illustrate concepts to be followed for the development of service stations. These concepts are further reflected in the site and building design standards in Sections 430 and 440.

Figure 420-1: Service Station Design Concepts

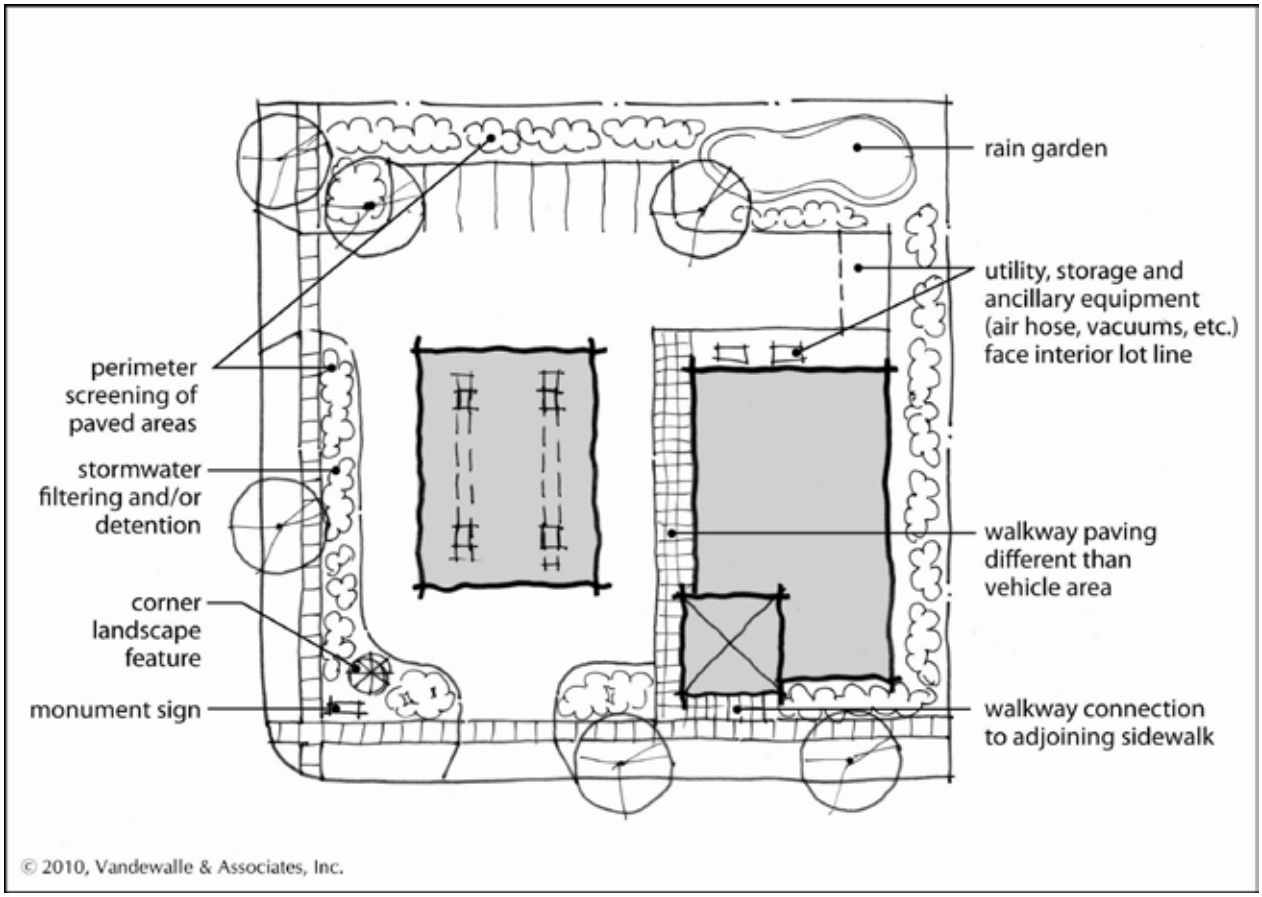
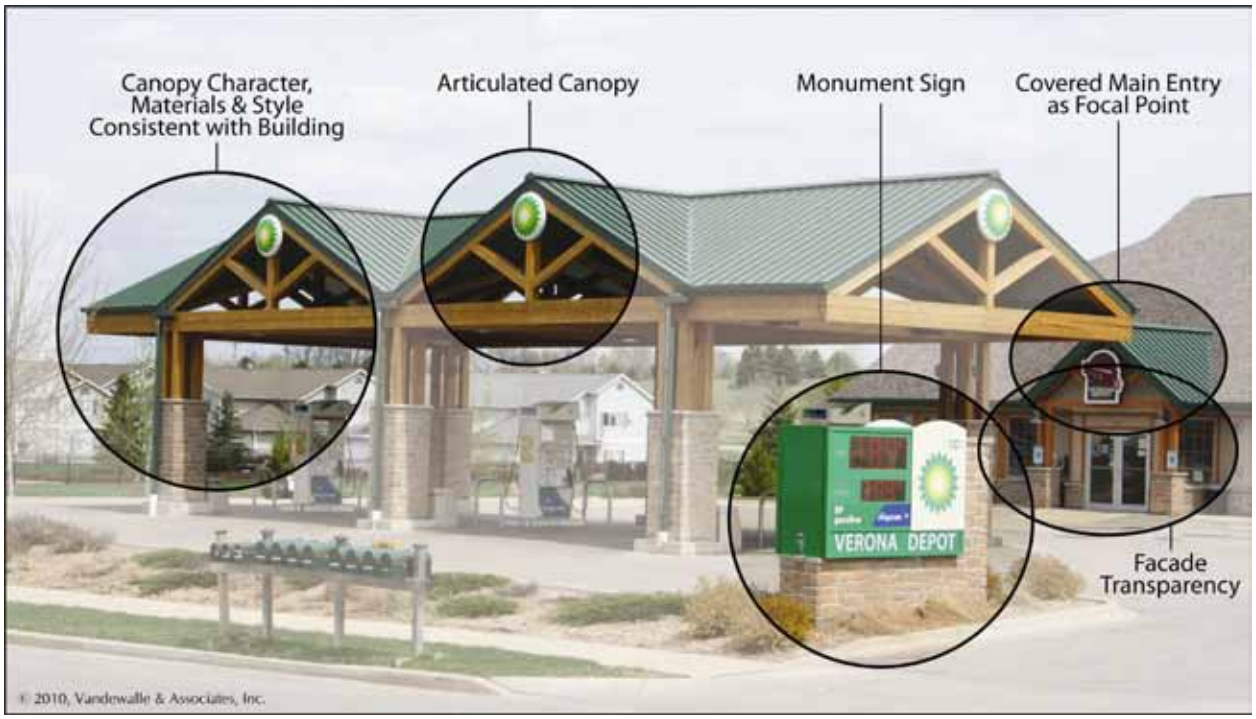


Figure 420-2: Service Station Design Concepts



Sec. 430: Site Design Standards

In general, service stations should follow the site design standards of the applicable sub-district as closely as possible/practical, as described in the Code. This section provides some additional guidance on and modifications to the sub-district standards specific to service stations, many of which are illustrated on Figure 420. If the standards of this section and those listed in the Code are determined to be in conflict, the standards of this section will generally prevail. Note, however, that this section and Figure 420 are not meant to be an all encompassing list of standards. Given the variety of potential lot configurations, lot locations, and types of service stations, the applicability/practicality of these standards and those in the sub-district will need to be evaluated on a case-by-case basis.

Table 430

Site Design Element	Required	Preferred	Discouraged	Prohibited
(a) Site Access – Pedestrian	w Consistent with sub-district standards w Minimum 5' wide walkway across front of building	w Direct walkway connection to adjoining sidewalk w Walkways with paving differentiated from vehicle area paving		
(b) Site Access – Vehicular	w Consistent with sub-district standards			w More than two access points
(c) Parking & Loading	w Consistent with sub-district standards			
(d) Utility and Storage Areas	w Consistent with sub-district standards	w Air, vacuums and similar facilities located along/facing interior lot lines, not streets	w Air, vacuums and similar facilities located along/facing streets	w Non-removal , outdoor display of merchandise
(e) Lighting	w Consistent with sub-district standards		w Internally lit canopy fascia	

Table 430

Site Design Element	Required	Preferred	Discouraged	Prohibited
Lighting cont.	w Maximum of 2.0 foot candles under canopy			
(f) Open Space & Plazas	N/A			
(g) Landscaping	w Consistent with sub-district standards w Parking perimeter landscaping per 16-18-980	w For corner lots, corner landscape feature w Perimeter landscaping integrated into stormwater management system		
(h) Stormwater Management	w Consistent with sub-district standards w Oil-water separators per City standards	w Underground infiltration/ detention systems as primary system w Augmented with landscaping such as rain gardens and green roofs		
(i) Fences and Walls	w Consistent with sub-district standards w Meets visibility triangle requirements per Chapter 16, Article XIII w Paving perimeter screen walls consistent with Section 16-18-980			
(j) Accessory Structures	w Consistent with sub-district standards			
(k) Use and Improvement of ROW	w Consistent with sub-district standards			

Sec. 440: Building Design Standards

In general, service stations should follow the building design standards of the applicable sub-district as closely as possible/practical for both the principal building and the canopy, as described in applicable sub-district of the Code.. This section provides some additional guidance on and modifications to the sub-district standards specific to service stations, many of which are illustrated on Figure 420. If the standards of this section those listed in the Code are determined to be in conflict, the standards of this section will generally prevail. Note, however, that this section and Figure 420 are not meant to be an all encompassing list of building design standards. Given the variety of potential lot configurations, lot locations, and types of service stations, the applicability/practicality of these standards and those in the sub-district will need to be evaluated on a case-by-case basis.

Table 440

Building Design Element	Required	Preferred	Discouraged	Prohibited
(a) Architectural style	w Building consistent with standards of the sub-district w Canopy and supports consistent with the building			w Franchise architecture w Canopies that consist of a single band of color greater than 1' wide.
(b) Façade & Articulation	w Building consistent with standards of the sub-district	w One wall of the building located consistent with the street setbacks w On corner lots, service bays located on interior side of lot (as opposed to street side)		w More than two service bays facing a primary street
(c) Public Entries	w Consistent with standards of the sub-district	w Main entry as focal point of primary façade w Covered by awning or canopy		
(d) Fenestration & Transparency	w Building consistent with standards of the sub-district w Primary façade on non-service areas 25-50% transparent w Min. 25% transparency on all other facades facing a street			
(e) Detailing, Materials & Colors	w Building and canopy consistent with standards of sub-district and each other w Overhead service doors consistent with building design			
(f) Roofs/ Building Tops	w Building consistent with standards of sub-district	w Canopy with articulated fascia	w Internally lit canopy fascia	
(g) Signage	w Consistent with sub-district standards w Compliant with City Sign Code (Chapter 16, Article VIII)	w Monument signs	w Poles signs	w More than one freestanding sign w Covering more than 30% of any window
(h) Sustainability (applies to exterior elements only)	w Consistent with sub-district standards w Compliant with City energy code (Chapter 18-10-10			

Division 5: Site Design Concepts and Terms

Sec. 610: Introduction

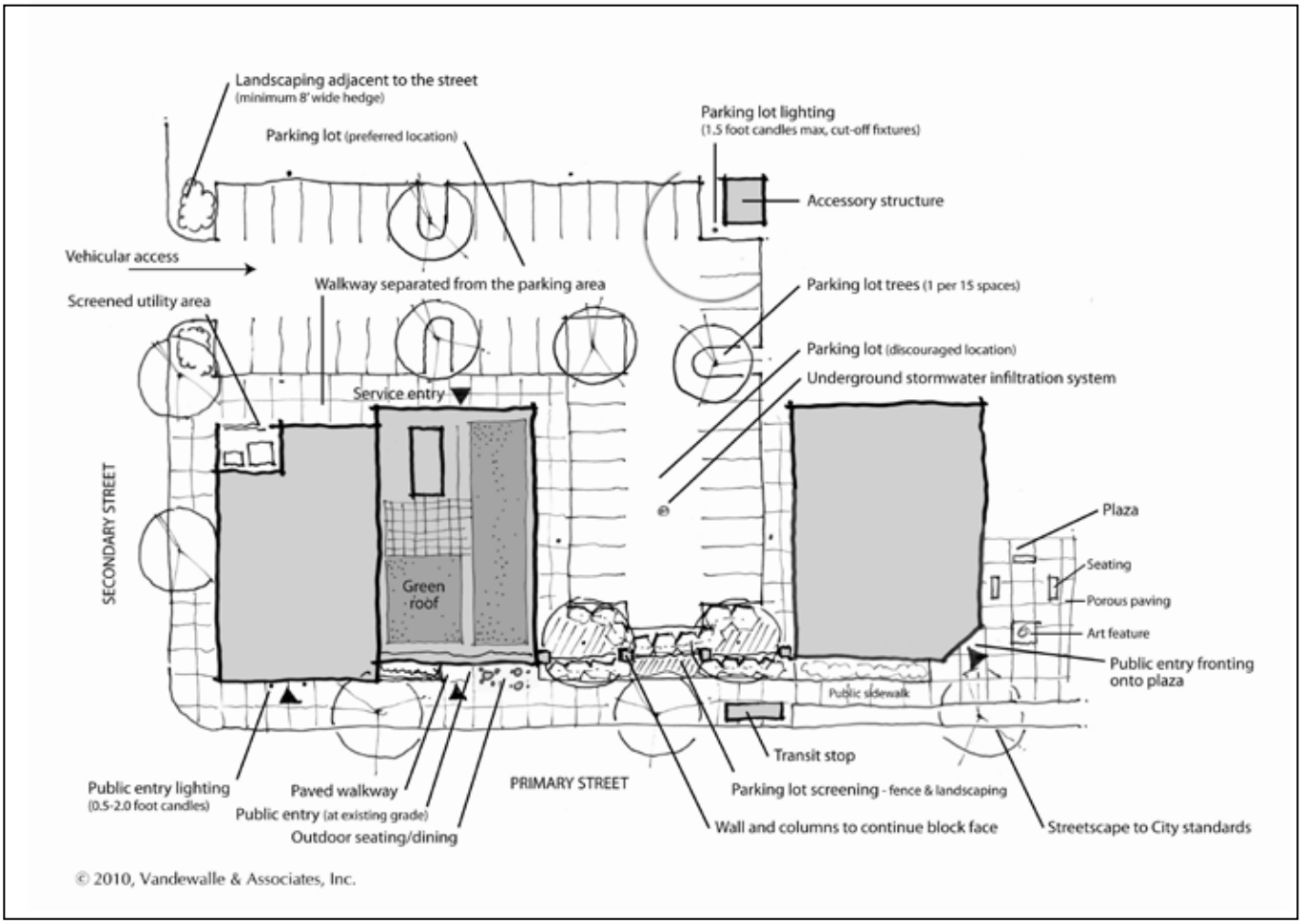
This section provides illustrations and definitions for some of the terms used in the sub-district site design standards tables found in Chapter 16, Article XVIII of the Code. To make it easier to find a particular term, the design element categories found in the far left column of the site design dtandards tables (e.g. Utilities and

Storage Areas, Fences and Walls, etc.) are presented in the same order as they are in the tables. Within each element, terms are presented alphabetically.

Sec. 520: Typical Site Layout Concepts

See Figure 520 for illustrations of typical site layout concepts and terms used in Chapter 16, Article XVIII of the Code.

Figure 520: Site Layout Concepts



Sec. 530: Site Design Terminology

(a) Utilities and Storage Areas

(1) Fully screened mechanicals and refuse containers: See photo example.

Photo Example of fully screened refuse containers

(b) Lighting

(1) Cut-off/dark skies lighting: Light fixtures that are designed to direct light downward to the ground and not up into the sky or onto adjacent properties.

(2) Light fixture examples (multi-socket, exposed bulb, etc.):

(c) Open Space and Plazas: See Figure 520

(d) Landscaping

(1) Coverage with living material: The covering of raw ground or bare soil with living landscape materials at a growth size of two-thirds maturity, such as shrubs, groundcovers, perennials, vines and all plants of all descriptions (excluding weeds or other unkempt vegetation).

(2) Limited and consistent pallet: A landscape with a limited collection of plant types that are used repeatedly throughout a site.

(3) Invasive (plant) species: Species that are not native to Western Colorado and whose introduction causes or is likely to cause economic or environmental harm, or harm to human health.

(4) Landscaped area: Area containing any combination of trees, shrubs, perennials, flowers, or groundcovers.

(5) Native material: Materials located in Western Colorado prior to the settlement era. Examples include mulch made from native species and rock mined from local geologic formations.

(6) Native (plant) species: Species that are indigenous to or occur naturally in Western Colorado and have not been introduced to the area by humans.

(7) Natural materials: Non-synthetic materials derived from plants or the earth.

(8) Non-native rock and stone: Rock that is mined from geologic formations other than those present in Western Colorado.

(9) Passive solar strategies: A practice to utilize landscape materials to assist in the reduction of energy consumption and control heat impacts. Examples include planting a deciduous shade tree adjacent to a building to provide shade in the summer and allow sun in the winter, or planting shade trees in a parking lot to reduce surface temperature.

(10) Xeric plants: See “xeriscape” in Section 16-13-40 of the Rifle Municipal Code.

(e) Storm Water Management

(1) Detention areas: Areas in the landscape where storm water run-off is directed into and stored temporarily with a fixed infiltration or release rate.

(2) Detention pit slopes: The slanted sides of a detention area.

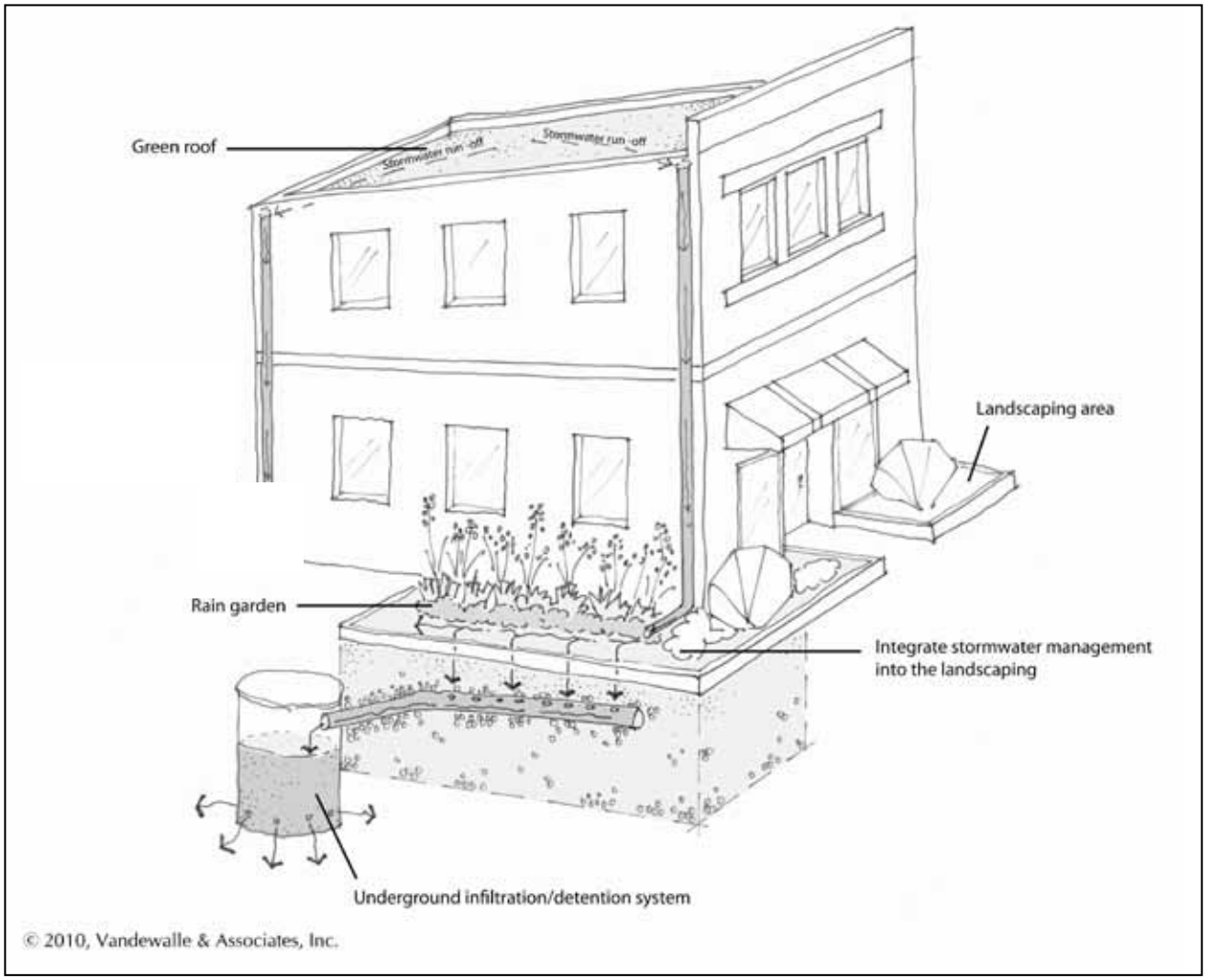
(3) Green roofs: See definition under Section 16-1-220 of the Rifle Municipal Code

(4) Porous paving: Pavement that allows water to permeate the ground surface and infiltrate into the soil.

(5) Rain gardens: A shallow, depressed garden that is designed and positioned on a lot to capture stormwater runoff and allow for the infiltration of water back into the ground. Rain garden plants are carefully chosen for their ability to withstand moisture extremes and potentially high concentrations of nutrients and sediments that are often found in stormwater runoff. A well designed and maintained rain garden serves as an attractive component of an overall landscaping plan for a development site (see Figure 530).

(6) Underground infiltration/detention system: See Figure 530 below

Figure 530: Stormwater Management Concepts



(f) Fences and Walls

(1) Faux/non-traditional materials: A material that is manufactured to look like another material. Often times a synthetic material that has the appearance of a natural material.

(2) Gabion: A cylinder or wide mesh basket of woven metal or other material to be filled with earth, rubble, or stone blocks to form a wall or other solid feature.

(3) Visibility triangle: An area at a street corner or driveway that has limitations on the size and height of what can be placed within it in order to maintain safe visibility in all directions. See Sec. 16-7-140(i)(5) of the Rifle Municipal Code for the specific standards.

(g) Accessory Structures: See Figure 520

(h) Use and Improvement of ROW: See Figure 520

Division 6: Building Design Concepts and Terms

Sec. 610: Introduction

This section provides illustrations and definitions for some of the terms used in the sub-district building design standards tables in Chapter 16, Article XVIII of the Code. To make it easier to find a particular term, the design element categories found in the far left column of the building design standards tables (e.g. Architectural Style, Façade and Articulation, etc.) are presented in the same order as they are in the tables. Within each element, the terms are presented alphabetically.

Sec. 620: Typical Building Design Concept

See Figure 520 for illustrations of typical site layout concepts and terms used in Chapter 16, Article XVIII of the Code

Figure 620-1: Building Design Concepts

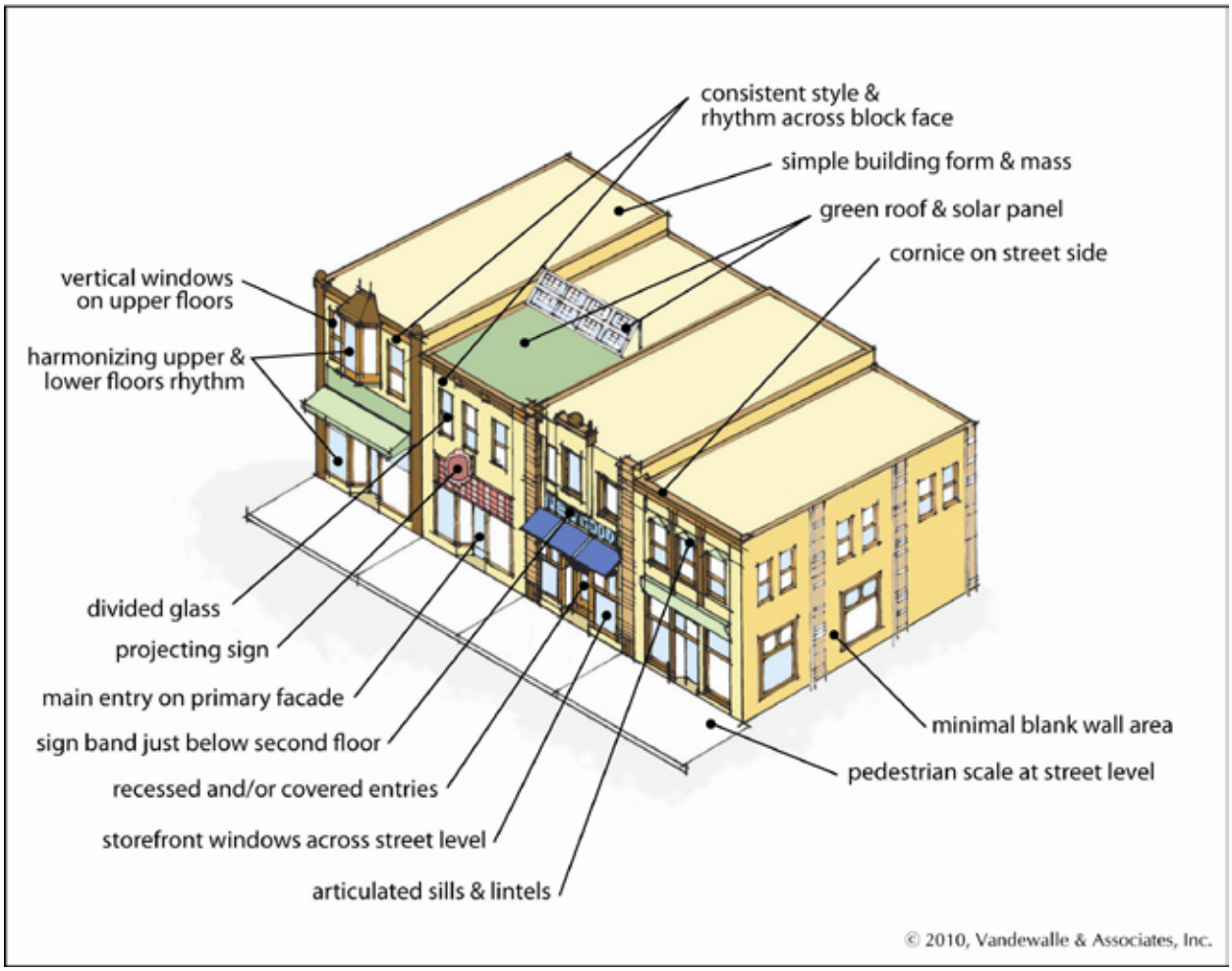


Figure 620-2: Building Design Concepts

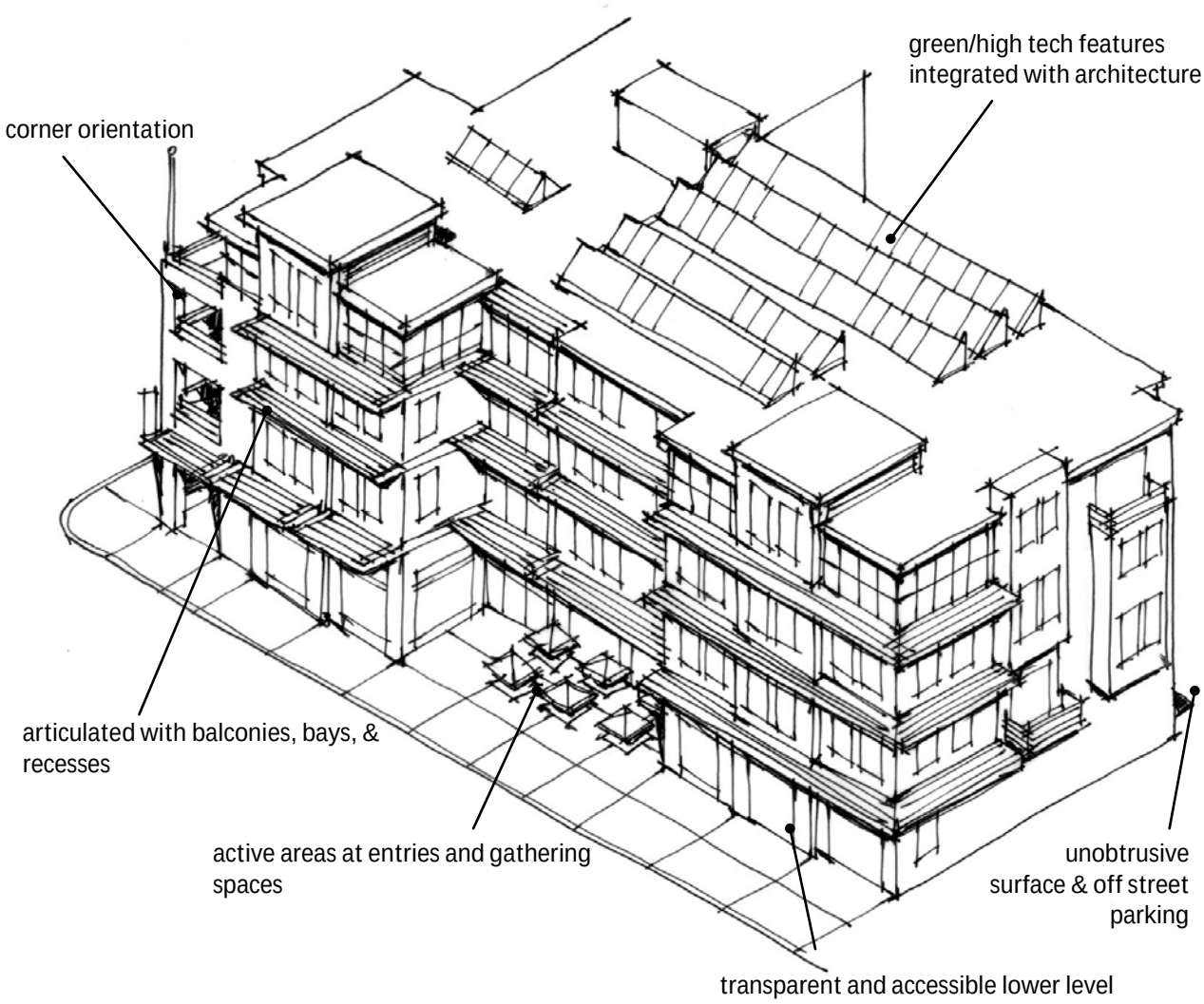
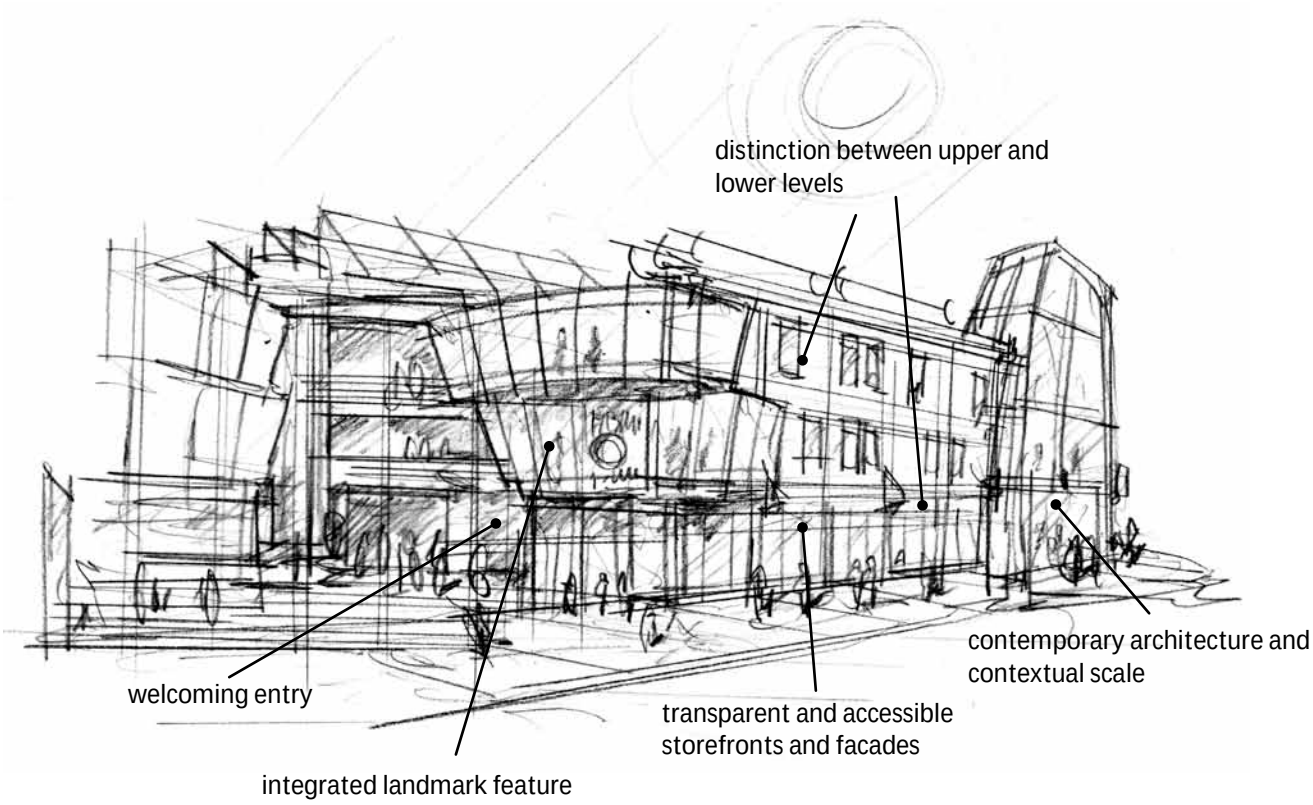


Figure 620-3: Building Design Concepts



Sec. 630: Building Design Terminology

In addition to the information provided in this section, the following books may be used as references for more specific details regarding the design concepts and terms used in the Rifle Municipal Code.

The Buildings of Main Street: A Guide to American Commercial Architecture
Author: Richard Longstreth
Publisher: Rowman & Littlefield Publishers, Inc
Year: 2000

A Field Guide to American Houses
Authors: Virginia and Lee McAlester
Publisher: Alfred A. Knopf, Inc.
Year: 1984

(a) Architectural Style

(1) Bold, stylistic expression: Exaggerated form, proportions, details, or color of any style.

(2) Contemporary folk styles: Styles such as Quonset Huts, A-Frames, Geodesic Domes, etc.

(3) Franchise architecture: A building design that is trademarked, branded, or easily identified with a particular chain or corporation.

Photo example of franchise architecture

(4) High-priority preservation site: Site/building identified as a High-Priority Preservation Site in the 2008 Rifle Downtown Master Plan.

(5) High tech/green: An architectural style that incorporates elements of high-tech industry and technology into building design. Buildings typically reveal their structure on the outside as well as the inside. Visual emphasis is often placed on the internal skeletal structure as opposed to exterior walls.

(6) Historic building: Building constructed prior to 1940 in which most of the original exterior elements remain intact or can be restored/recovered through the removal of materials added after 1940.

(7) Historically common to downtown Rifle: Predominate styles used in downtown Rifle prior to 1940 including Italianate, Commercial Craftsman, Early Modern (1905-1930), Railroad Commercial, Folk Victorian, with some Richardsonian, Renaissance Classical, and Gothic influences.

Photo example of high tech/green architecture

(8) Iconic, landmark, one-of-a-kind buildings: Structures that stand on their own as opposed to being a part of a cohesive series of similar and related structures and/or facades. These buildings are unique in size, design, and/or purpose and are intended to visually dominate the property and surrounding area.

(9) Modern, bold forms: Large, highly geometric and unadorned (e.g., International style, etc.).

(10) Neighborhood vernacular: Buildings with a common scale, relationship to the street, and style or styles that developed as a result of being built during the same, limited period of time when certain architectural style/s were being used to address the needs of a particular lifestyle.

(11) Neo styles: Styles that include “free interpretations” of historic styles by highly exaggerating the size or amount of a design element and/or change the traditional location or usage of a design element.

(12) Styles predominate in other regions not indicative to Western Colorado: Styles that are used in and strongly associated with regions outside of Western Colorado and which traditionally have not been used in Western Colorado (e.g., Cape Cod, Colonial styles, Georgian, Tudor, Tidewater, etc.).

(13) Styles reflecting contemporary building technologies and materials: Styles that visually express efficient structural systems (e.g., lightweight brackets, cable suspension), green technologies (e.g., shading systems), and/or materials (e.g., high-tech metals and glazing) as opposed to "formal expression" (e.g., bold form, rhythm of openings, historic references).

(14) Structural expressionism: A branch of modernist architecture in which the core structural elements of buildings are shown on the outside.

(b) Façade & Articulation

(1) Articulated components: Architectural elements that are visually distinct from the primary wall of a building's façade that create edges, shadows, and/or distinct texture (e.g., cornices, entries, horizontal bands, windows sills, frames and headers, etc.).

(2) Cornice: Any horizontal member, structural or nonstructural, of any building, projecting outward from the exterior walls at the roof line, including eaves and other roof overhangs.

(3) Block face rhythm: The relatively consistent width of repeating street-facing building facades and/or their major structural bays including elements such as window and door openings.

(4) Differentiating building bottoms, middles, and tops: Involves the use of openings, façade materials, and detailing to distinguish between the street-level area where people interact with a building (e.g., glass storefronts, storefront cornice, kickplate, base structural elements), the top edge of the building where it visually meets the sky (e.g., cornice and roof), and the area in between (e.g., wall plane with openings like windows and balconies).

(5) Harmonizing upper and lower floors rhythm: Involves the use of wall openings and/or architectural elements in a harmonious pattern between floors, often achieved by creating a façade structural grid, aligning vertical structural walls and columns from floor to floor, and/or increasing the number and decreasing the size of openings within the grid on upper floors.

(6) Overly complex geometry: Multiple or unusual angles and shapes that vary from traditional roof slopes and building forms that use simple rectangular geometry.

(7) Unarticulated wall plane: The purpose of the unarticulated wall plane is to limit the size of blank wall area in proportion to the building elevation and to ensure that various design elements (such as windows, doors, recesses and projections, etc.) are collectively distributed across the face of an elevation so that the building elevation appears to be balanced. The standard for the allowable limits of unarticulated (blank) wall plane is expressed as a percentage of the total wall surface area of the elevation.

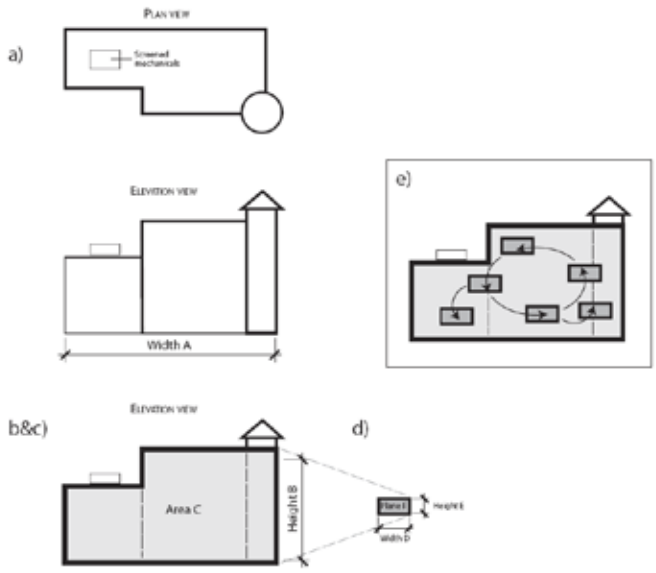
The formula for calculating and measuring unarticulated wall plan is described in detail below. The end result is a plane that is in the same proportion as the building elevation that must touch or overlap one or more of the following design elements in order for the standard to be met:

- An articulated window frame, sill or lintel
- A window pane or sash
- A door or articulated door frame
- Projection or recess deeper than 3 inches
- An architectural band or column composed of material that is noticeably different than the surrounding wall material that is at least 5 inches in height or width

- A wall or projecting sign
- An articulated cornice
- A balcony railing
- Another design element that is noticeably different than the surrounding wall material that is at least 3 sq. ft. in size or if smaller and used repetitively, the combined area of the element must comprise at least 1% of the area of the elevation.

If the plane does not touch or overlap one of the above elements, proposed elements (such as windows) may need to be shifted and/or other elements added to reduce the size of blank wall areas.

Figure 730: Unarticulated Wall Plane Formula



Unarticulated wall plane area is calculated and applied as follows:

a. Measure the width of the building side in flat elevation (Width A).

b. Calculate the area of the building wall area in flat elevation (Area C). Measure to the top of the parapet (flat roofs) or top of the fascia board (sloped roofs). Include portions of the following that extend above the fascia or top of the parapet only if their width exceeds 50% of Width A: turrets, cupolas, stair/elevator towers, antenna, solar panels, wind turbines, mechanical equipment and equipment screening, and similar elements.

c. Determine the average building height (Height B) by dividing Area C by Width A.

Example: An elevation that is 50 feet wide (Width A) and has total area of 1,500 sq. ft. (Area C) has an average building height of 30 feet (Height B),
C/A = B
1,500/50 = 30

d. Determine the maximum percentage of unarticulated wall plane as listed in the "Façade and Articulation" building design standards for the applicable sub-district. Take the square root of the listed percentage and multiply it by Width A and Height B to determine Width D and Height E of Plane F. Round all numbers to the nearest hundredth.

Example: Using a maximum unarticulated wall plane of 15% for a building elevation that has of width of 50 feet and an average height of 30 feet results in a plane (Plane F) that is 19 feet wide (Width D) and 12 feet high (Height E)

Square root of 0.15 = 0.387

0.387 x 50 (Width A) = 19.35 feet (Width D)

0.387 x 30 (Height B) = 11.61 feet (Height E)

19.35 (Width D) x 11.61 (Height E) = 224.65 sq. ft. (Plane F)

e. Place Plane F over the building wall elevation keeping the width and height of the plane parallel with the width and height of the building elevation. Slide Plane F horizontally and vertically across all portions of the elevation wall. To meet the unarticulated wall plane standard it must continually touch or overlap one or more the design elements listed above.

(c) Public Entries

(1) Main entry on primary façade: See Figure 620-1

(2) Recessed and/or covered entries: See Figure 620-1

(d) Fenestration & Transparency

(1) Divided glass: See Figure 620-1

(2) Horizontal banded windows: See Figure 620-1

(3) Jalousie windows: Windows that consist of parallel glass, acrylic, or wooden louvers set in a frame. The louvers are locked together on a track so they can be tilted open and shut in unison. These windows also are sometimes called louver windows, slated windors, and glass crankout windows.

(4) Storefronts: The entire assembly of large display windows with kick plates, transoms, doors, and sidelights.

(5) Transom: A fixed window located over a door or other window.

(6) Transparency: Able to easily see the inside of a building from the outside (under non-reflective daylight conditions) with minimal loss of light and detail and minimal alteration of colors.

(e) Materials, Detailing, and Colors

(1) Awnings and canopies: : Roof-like covers, often made of fabric, metal, or glass, designed and intended for protection from the weather and/or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, or door.

(f) Roofs/Building Tops

(1) Primary building area: The area of a building within the largest or most prominent building mass (as seen from the primary street). Multiple areas that are equal or nearly equal in size and prominence are all considered to be primary building areas.

(2) Scupper: An opening in the wall of a building through which water can drain from a floor or flat roof.

(g) Signage

(1) Building marker/name and/or address integrated into front façade: Custom architectural element (e.g., stained glass in a transom, carved stone or masonry unit wall inset, punched metal panel in a façade's metal framework, etc.) that communicates a name and/or number that is integral with the surrounding architectural elements and façade.

(h) Sustainability

(1) Building-mounted wind turbines: See Section 16-1-220 of the Code.

(2) Green roof: See definition under Section 16-1-220 of the Code.