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Division 1
Introduction

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Sec. 16-18-10: Applicability

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

157 *Historic Core (CBD-HC)*

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

159 *River Gateway (CBD-RG)*

160 *Creekside Neighborhood (CBD-CS)*

161 *Centennial Neighborhood (CBD-CN)*

162 *North Gateway (CBD-NG)*

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Historic Core Sub-District

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Sec.16-18-210: Purpose

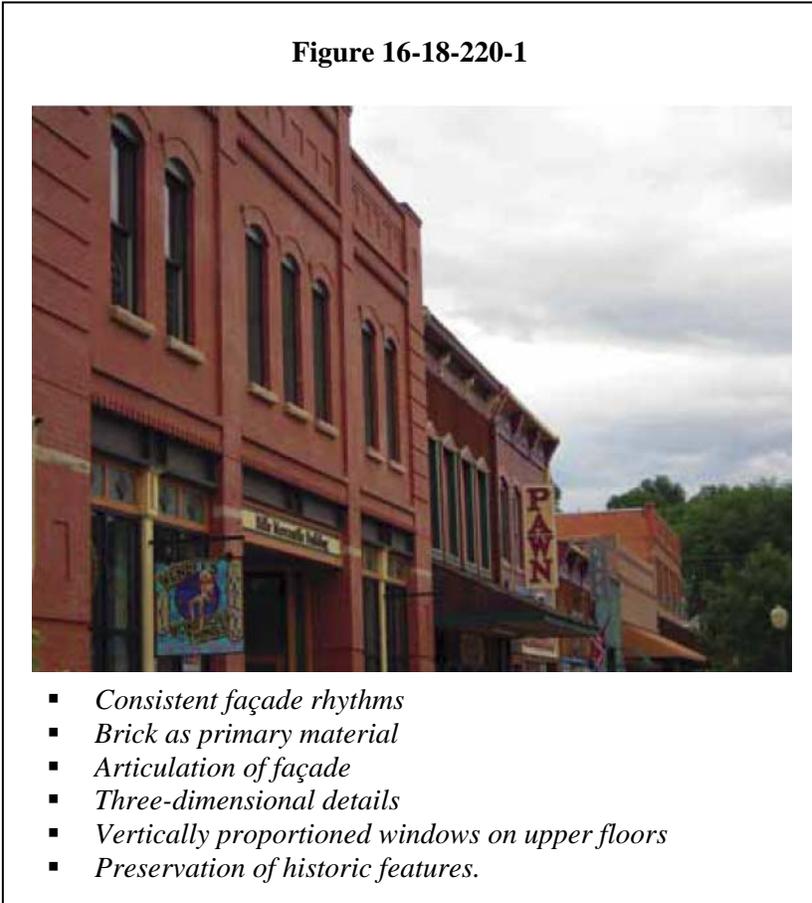
The Historic Core sub-district represents the historic and cultural center of the community. The purpose of the sub-district is to preserve and restore the character and scale of most historic buildings and to promote complementary infill development and a high-quality, pedestrian-oriented environment.

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

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

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

- (b) Redevelopment and Preservation Opportunities: As indicated in the 2008 Downtown Master Plan, the Historic Core sub-district is characterized by several high priority preservation sites that help set the tone for the character of new development projects. These include the entire southern block faces on 3rd Street from East to West avenues, the northern block face of 3rd Street from East to Railroad avenues, and additional properties on 3rd and 4th streets. Several opportunities also exist for infill and redevelopment, particularly at the edges of the sub-district on Third and Fourth streets where the block faces should be continued all the way to East and West avenues.



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

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

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

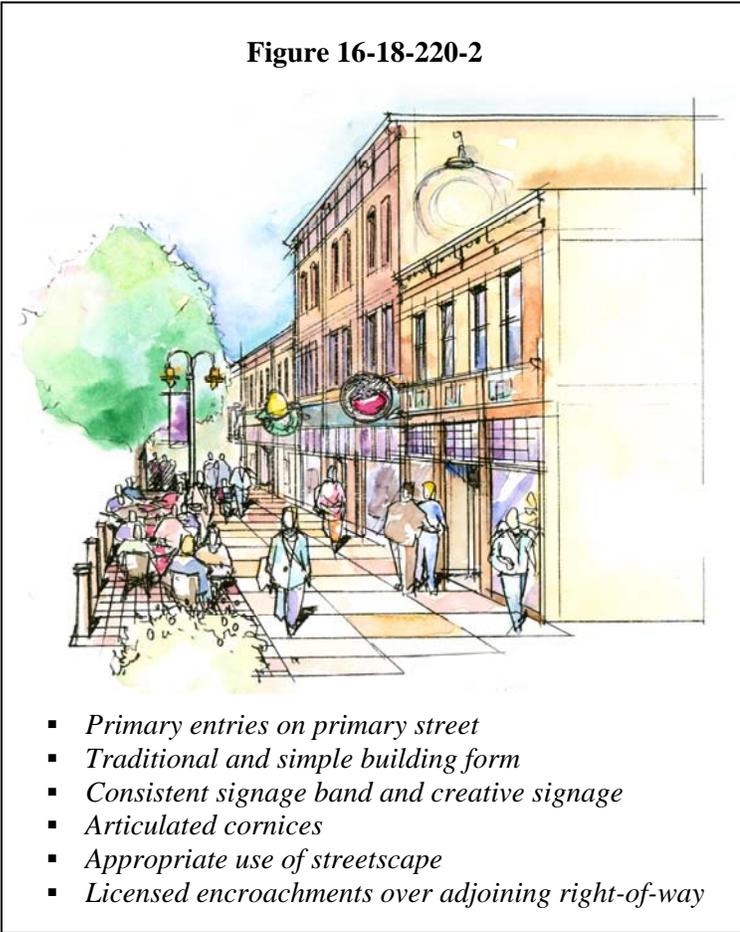


Figure 16-18-220-2

- *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*

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

253 (g) Project Review Criteria: The City will evaluate proposed projects in the Historic Core based on
254 the following considerations in addition to all of the other standards contained in Section 16-18-
255 1260 of this Article:

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

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

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

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

Table 16-18-230

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

Table 16-18-230

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

Table 16-18-230

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

Table 16-18-230

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

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

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

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

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

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

Table 16-18-240

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

Table 16-18-240

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

Table 16-18-240

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

Table 16-18-240

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

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

North Gateway Sub-District

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Sec.16-18-310: Purpose

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

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

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

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

Figure 16-18-320-1



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

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

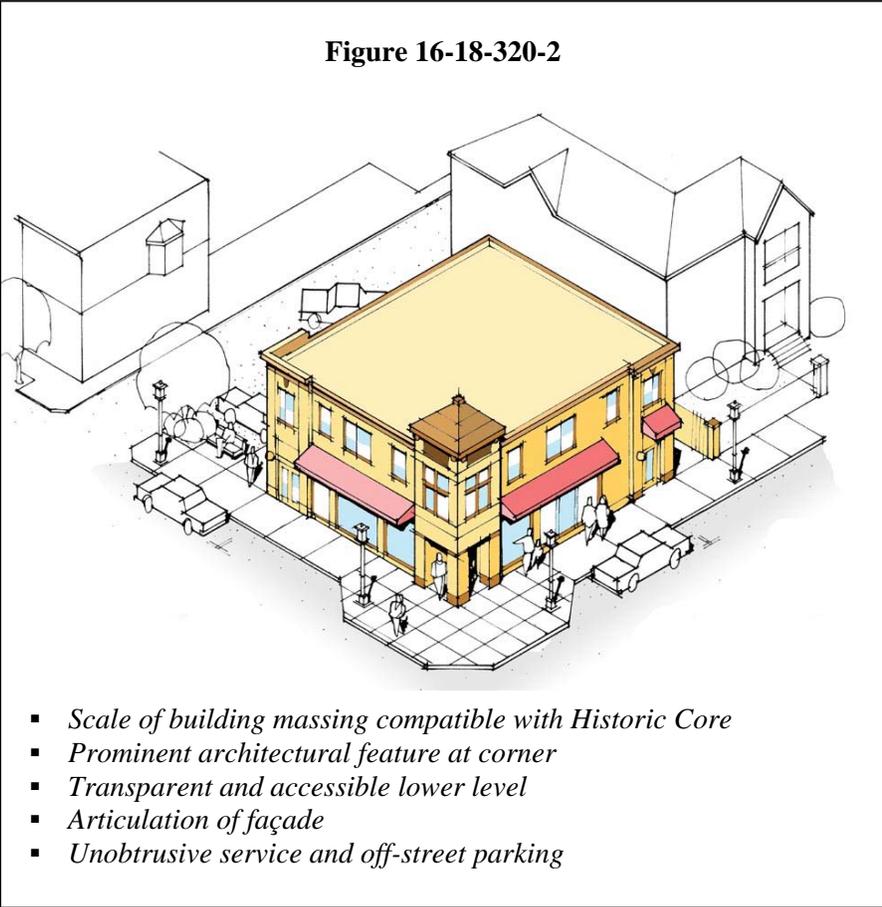
(c) Primary Land Uses: This sub-district is intended to accommodate primarily commercial uses. Ground floor uses should consist of retail, personal services and restaurants with upper floor residential or offices. Auto-oriented uses also are permitted, such as service stations, provided various standards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

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

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

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

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



360 (g) Project Review Criteria: The City will evaluate proposed projects in the North Gateway based on
361 the following considerations in addition to all of the other standards contained in Section 16-18-
362 1260 of this Article:

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

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

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

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

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

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

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

Table 16-18-330

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

Table 16-18-330

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

Table 16-18-330

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

Table 16-18-330

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

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

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

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

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

Table 16-18-340

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

Table 16-18-340

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

Table 16-18-340

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

Table 16-18-340

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

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

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Division 4
Second Street Mixed Use Sub-District

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

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

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

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

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

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

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

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

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

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

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

Figure 16-18-420-2



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

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

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

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

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

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

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

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

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

506

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

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

Table 16-18-430

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

Table 16-18-430

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

Table 16-18-430

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

Table 16-18-430

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

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

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

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

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

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

Table 16-18-440

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

Table 16-18-440

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

Table 16-18-440

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

Table 16-18-440

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

Table 16-18-440

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

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

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Division 5
River Gateway Sub-District

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

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

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

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

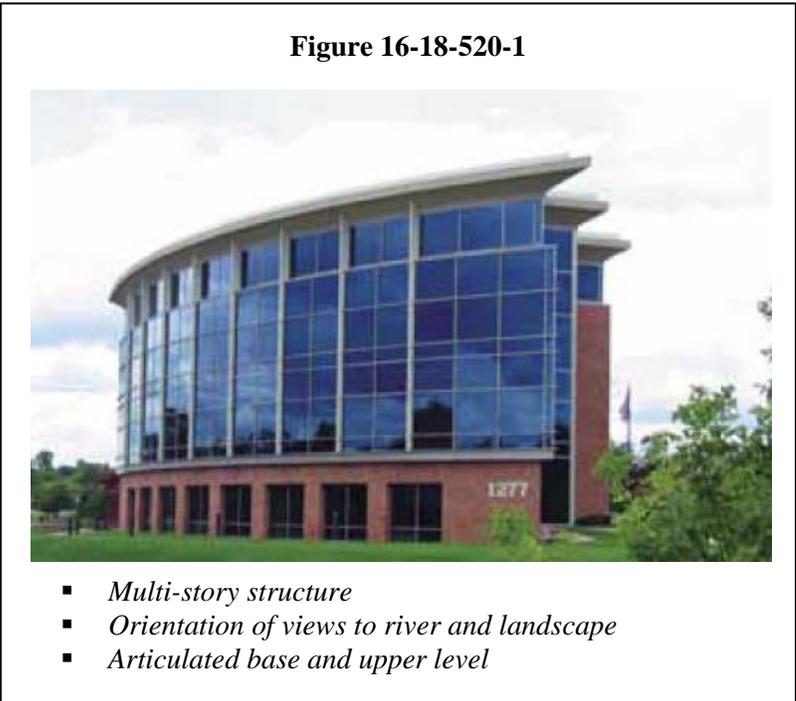
533 (a) Building Scale and Intensity:
534 The intensive nature of the
535 potential uses should result
536 in buildings with large
537 footprints and multiple
538 stories that draw attention to
539 the River Gateway area from
540 outside of the downtown,
541 including I-70. Accordingly,
542 “signature”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

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

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

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

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



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

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

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

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

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

- 610 (1) Does the project contribute to a positive City gateway experience, putting forth a high-
611 quality image for the Central Business District and the entire City of Rifle?
- 612 (2) Does the project have an appropriate level of density/intensity to foster a dynamic,
613 mixed-use environment with regional scale uses and/or transit-oriented development?

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

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

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

Table 16-18-530

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

Table 16-18-530

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

Table 16-18-530

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

Table 16-18-530

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

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

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

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

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

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

Table 16-18-540

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

Table 16-18-540

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

Table 16-18-540

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

Table 16-18-540

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

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

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635

*Division 6
Creekside Neighborhood Sub-District*

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

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

645 **Sec.16-18-620: Overview of Sub-District
646 Character**

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

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

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

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

Figure 16-18-620-1



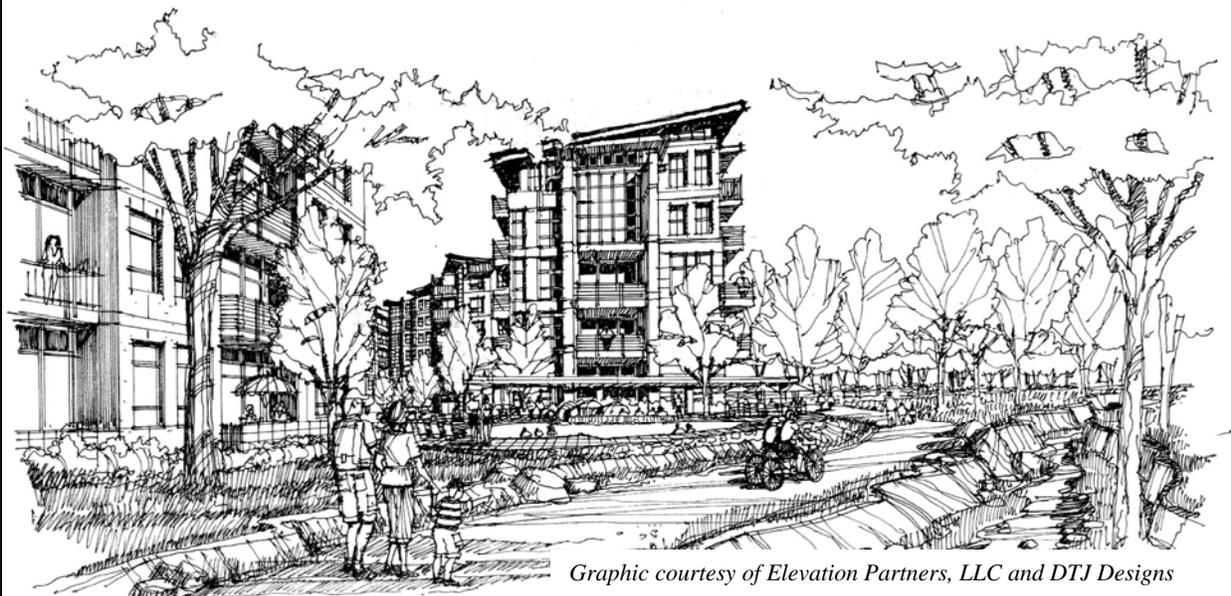
- *Articulated top of structure*
- *Orientation of views to creek and river*
- *Contemporary architecture*
- *Brick and wood primary materials*
- *Façade articulated with balconies and recesses*
- *Horizontal banding*
- *Visible “green” building character*

680 commercial uses are prohibited given the importance of having increased residential densities in
681 the downtown and this sub-district's unique ability to accommodate such densities.

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

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

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

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

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

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

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

Table 16-18-630

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

Table 16-18-630

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

Table 16-18-630

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

Table 16-18-630

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

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

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

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

719

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

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

Table 16-18-640

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

Table 16-18-640

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

Table 16-18-640

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

Table 16-18-640

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

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

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Division 7
Centennial Neighborhood Sub-District

730 Sec.16-18-710: Purpose

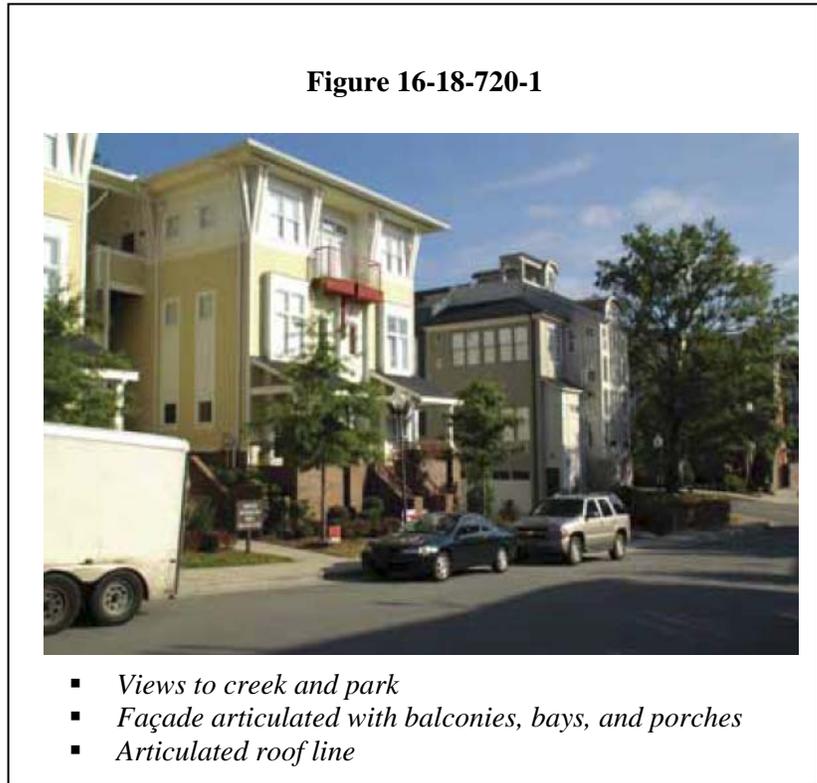
731 The Centennial Neighborhood sub-district represents an opportunity to increase residential density
732 adjacent to the Historic Core, Centennial Park, and the Rifle Creek Trail. The purpose of this sub-district
733 is to promote the revitalization of this area and to encourage the development of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

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

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

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

745 (b) Redevelopment and
746 Preservation Opportunities:
747 The Centennial
748 Neighborhood offers many
749 opportunities for
750 redevelopment projects by
751 assembling marginal single
752 family home sites and the
753 redevelopment or outright
754 replacement of existing,
755 marginal multi-family
756 buildings and commercial
757 properties. Although the
758 2008 Downtown Master Plan
759 did not identify any high-
760 priority preservation sites in
761 this sub-district, there are
762 some single family homes
763 with historic characteristics
764 that are in good shape that
765 should be preserved on-site
766 or relocated to other
767 residential neighborhoods in
768 the community. These homes
769 also may be candidates for appropriate conversion to commercial uses or live/work units.



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

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

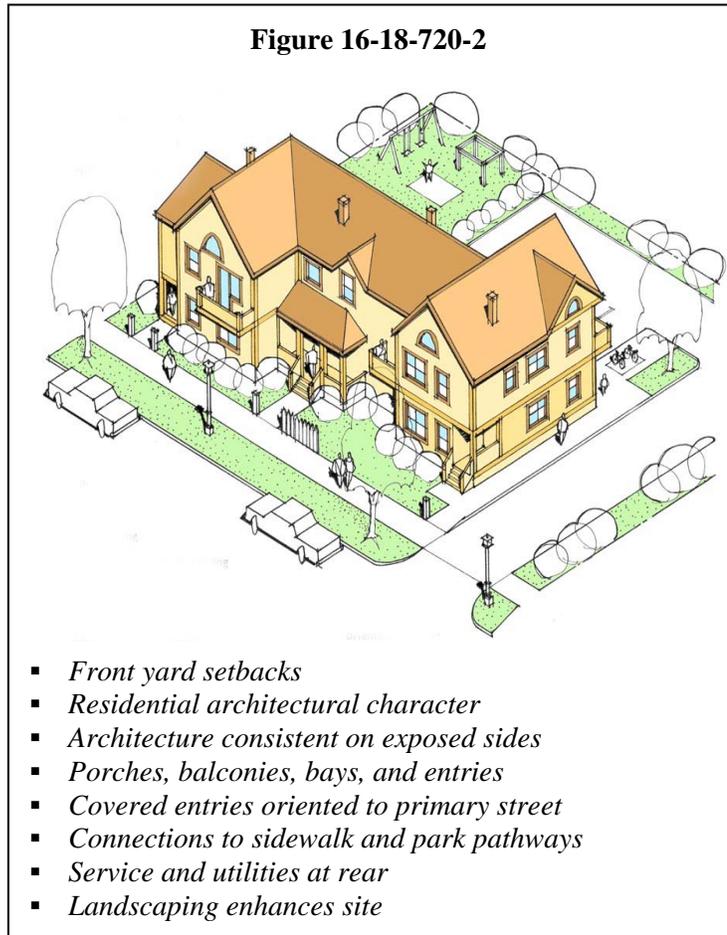
776 (d) General Design Characteristics: New development within the Centennial Neighborhood should
777 be characterized by traditional brick and wood frame building materials with articulated facades
778 that maintain the residential character of the neighborhood. Larger assembled parcels should be
779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

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

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

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

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



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

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

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

Table 16-18-730

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

Table 16-18-730

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

Table 16-18-730

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

Table 16-18-730

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

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

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

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

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

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

Table 16-18-740

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

Table 16-18-740

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

Table 16-18-740

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

Table 16-18-740

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

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

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*Division 8
Density, Intensity, and Bulk Standards*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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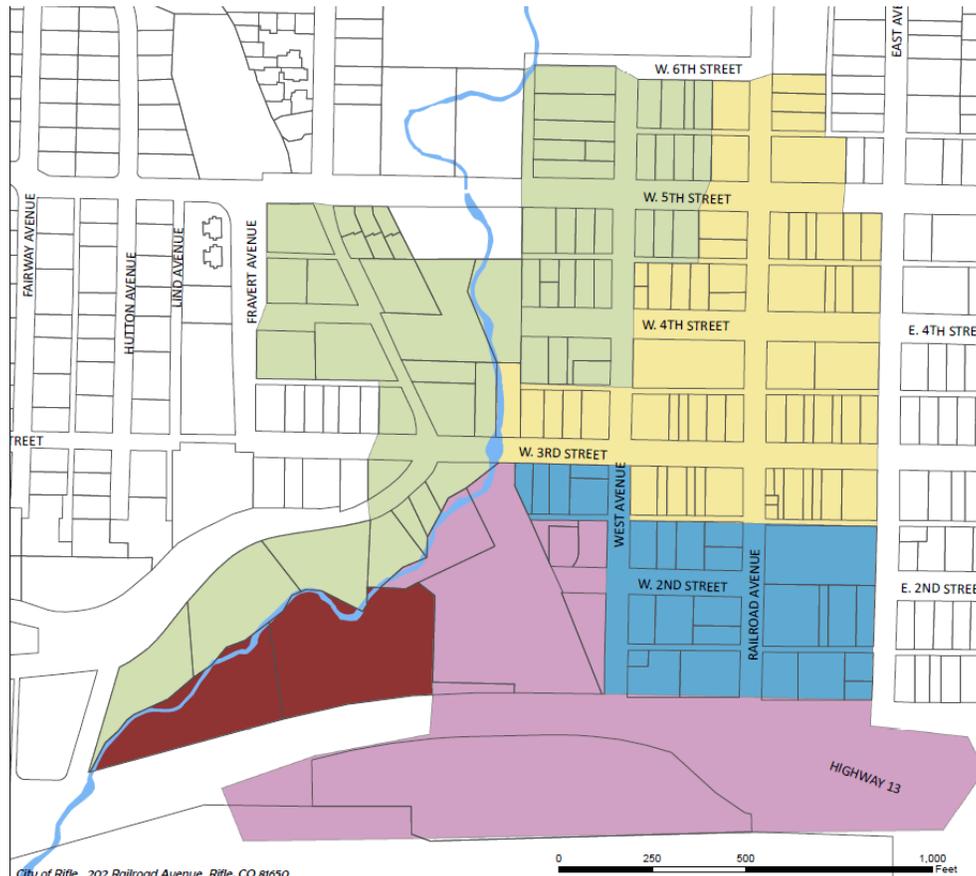
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888 **Sec.16-18-830: Density/Intensity Standards**

889 The following density/intensity standards shall apply to principal structures located within the Central
 890 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.

891 **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

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Division 9
Parking Standards

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

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

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

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

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

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

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

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

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

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

1009 **Sec.16-18-950: Parking and Loading Report**

1010 All projects that require off-street parking shall submit as part of their application a parking report that
1011 includes the following information:

- 1012 (a) If no parking analysis is prepared, calculations showing how many off-street parking spaces are
1013 required based on one of the other standards listed in Section 16-18-930(b).
- 1014 (b) Description of how all parking needs will be met, including a discussion of available on street
1015 parking; structured, shared, and public parking facilities; and any fees-in-lieu of parking being
1016 paid by the applicant.
- 1017 (c) If development will be phased, how parking requirements and demand will be met over time.
1018 This includes strategies for phasing in structured parking to replace surface lot parking.
- 1019 (d) Any proposed alternative parking space and aisle dimensions (see Section 16-18-960, below).

1020 **Sec.16-18-960: Dimensions and Design Standards for Stacking, Parking, and Loading Spaces**

- 1021 (a) All off-street parking spaces and aisles shall be provided in accordance with the design standards
1022 contained in Section 16-7-140 of the Rifle Municipal Code.

- 1023 (b) All loading areas shall be provided in accordance with the standards contained in Section 16-7-
 1024 150 of the Rifle Municipal Code.
- 1025 (c) All vehicle stacking areas shall be provided in accordance with the design standards contained in
 1026 Section 16-7-120 of the Rifle Municipal Code.
- 1027 (d) All accessible parking for physically handicapped persons shall be provided in accordance with
 1028 the design standards contained in Section 16-7-130 of the Rifle Municipal Code.
- 1029 (e) Applicants who wish to propose deviations from any of the above standards may do so through
 1030 the required parking report described in Section 16-18-950. The City reserves the right to
 1031 approve, conditionally approve, or deny such proposals.

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

- 1033 (a) All surface and structured parking lots in the Central Business District shall comply with the
 1034 design and layout standards listed in Table 16-18-970.

Table 16-18-970

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

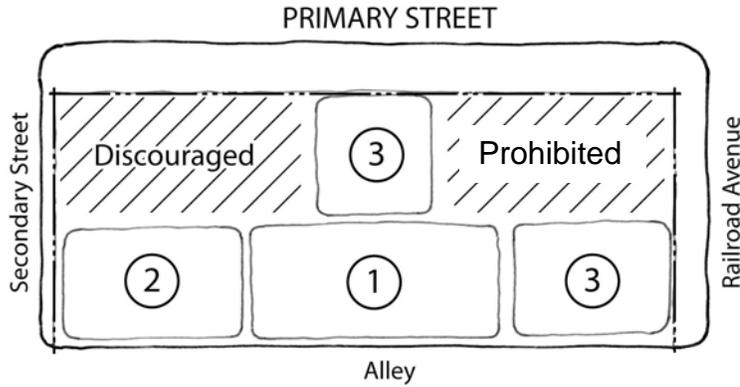
Table 16-18-970

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

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

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

1036 (b) Parking Lot Locations. See the Site Design Standards of the applicable sub-district for more
 1037 requirements. Parking lot locations shall be permitted as shown below:



KEY
① Order of Preference

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1039
 1040 **Sec.16-18-980: Surface Parking Landscaping and Screening Standards**

1041 Surface parking lots shall comply with all provisions of Chapter 16, Article XIII, "Landscaping" of the
 1042 Rifle Municipal Code, with the following exceptions:

1043 (a) Exceptions to Parking Lot Perimeter Landscaping (Section 16-13-130(a)):

- 1044 (1) Screening location: Screening is required only along streets, Centennial Park, and Rifle
 1045 Creek; not along interior property lines or alleys.
- 1046 (2) Screening material: In lieu of a required hedge, a wall may be used that meets the
 1047 requirements of paragraph (4), below.
- 1048 (3) Screening Width: Where a hedge is used, the minimum width of area between the
 1049 parking lot and the property line shall be 8 feet. Where a wall is used, the minimum width
 1050 shall be the width of the wall, except that a landscape island shall be provided in the area
 1051 of any required perimeter tree.
- 1052 (4) Screen Wall: A wall used to meet the requirements of this section shall comply with all of
 1053 the following:
 - 1054 a. Entire wall and supporting structure/footer shall be located on the property;
 - 1055 b. Material and design consistent with building architecture;
 - 1056 c. Finished on both sides;
 - 1057 d. Height of three feet to four feet;
 - 1058 e. Break with a column, jog, landscaping, and/or driveway every 25 feet;

- 1059 f. In lieu of required perimeter trees, may include taller columns, trellis or similar
 1060 features that visually extend the “street wall” across the parking area (This is
 1061 particularly preferred where the parking lot has buildings on either side of it);
- 1062 g. Wall and columns shall comply with visual triangle requirements (Section 16-13-
 1063 110);
- 1064 h. Where the wall and existing sidewalk are less than three feet apart, area shall be
 1065 paved consistent with streetscape design and materials; and
- 1066 i. Where the wall and existing sidewalk are three feet or more apart, area shall be
 1067 paved and/or landscaped consistent with streetscape design and materials.

1068 **Sec.16-18-990: Residential Parking Standards**

1069 The standards listed in Table 16-18-990 apply to the required parking spaces for the residents of a
 1070 development.

Table 16-18-990

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

1071

1072 **Sec.16-18-9100: Attached and Detached Residential Garage Standards**

1073 (a) Detached Garage Standards:

- 1074 (1) Each garage shall have no more than two parking stalls and the combined width of the
 1075 doors shall not exceed 18 feet. Doors shall not exceed 8 feet in height. Separate doors for
 1076 each stall are preferred.
- 1077 (2) Where an alley is adjacent or can be extended, garages shall be accessed from the alley.
- 1078 (3) Garages facing the street or the rear shall be located behind the principal building.
- 1079 (4) Garages facing the side shall be located a minimum of 10 feet behind the primary front
 1080 wall of the principal building.
- 1081 (5) Garages on alleys shall be setback at least three feet. Driveway lengths between 5 and 20
 1082 feet are discouraged in any location (alley or front) as they may encourage, but are not
 1083 adequate for, parking.

1084 (6) Multiple private garages serving multiple dwelling units may be attached but the number
1085 of garages shall not exceed the number of units, plus one.

1086 (b) Attached Garage Standards:

1087 (1) Each garage shall have no more than two parking stalls and the combined width of the
1088 doors shall not exceed 18 feet. Doors shall not exceed eight feet in height. Separate doors
1089 for each stall are preferred.

1090 (2) Where an alley is adjacent or can be extended, driveways and garages in the front are
1091 prohibited.

1092 (3) Garages for attached dwelling units may be located side-by-side on alleys if:

1093 a. Separate doors are used for each stall, or

1094 b. The face of one garage is setback from the other a minimum of three feet, or

1095 c. There is a break in the roof line between the garages.

1096 (4) Where an alley is not adjacent, the face of the garage may face the front but shall not
1097 project beyond the main portion of the front wall of the dwelling unit and shall be five
1098 feet behind the furthest front projecting portion of the structure (e.g., front porch, bay
1099 window, etc.).

1100 (5) Where an alley is not adjacent, front-facing, two-car garages for attached dwelling units
1101 may not be located side-by-side and must be separated by habitable living area. One-car
1102 garages may be attached to each other.

1103 (6) Garages on alleys shall be setback at least three feet. Driveway lengths between 5 and 20
1104 feet are discouraged in any location (alley or front) as they may encourage, but are not
1105 adequate for, parking.

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*Division 10
 Land Uses*

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

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

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

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

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

Legend for Table 16-18-1010

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

1137

Table 16-18-1010**

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

Table 16-18-1010**

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

Table 16-18-1010**

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

Table 16-18-1010**

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

1138

1139 **Sec. 16-18-1020: Specific Land Use Regulations**

1140 General regulations and standards applicable to each land use category listed in Table 16-18-1010 have
 1141 been listed in this Section. Definitions of each of the land use categories are provided in Section 16-1-220
 1142 of the Rifle Municipal Code. Section 16-3-110 empowers the Planning Director to make interpretations
 1143 on matters regarding specific land use proposals that are not addressed by this Section.

1144 (a) Residential Uses

1145 (1) Group Care Facilities (1-8 residents):

1146 a. Group Care Facilities with more than 8 residents shall be considered Indoor
 1147 Institutional--General or Indoor Institutional--Intensive uses (depending on the
 1148 size), and will be subject to the regulations associated with that land use
 1149 category.

1150 (2) Live-Work Unit:

1151 a. All commercial uses permitted in the underlying zoning sub-district shall be
 1152 permitted in live-work units, with the exception of the following:

- 1153 1. All Indoor Commercial Entertainment uses
- 1154 2. All Indoor Commercial Lodging uses
- 1155 3. All Bed and Breakfast Lodging (regulated under a separate land use
 1156 category)
- 1157 4. All Drive-In Sales and Service uses
- 1158 5. Pet stores, kennels, and animal hospitals
- 1159 6. Gun and firearms sales, except businesses that involve the crafting and
 1160 sale of one-of-a-kind, custom firearms only.
- 1161 7. Liquor sales
- 1162 8. Medical Marijuana Dispensaries

1163 b. Live-Work Units are defined as a commercial use that occupies greater than 25%
 1164 of the combined live-work square footage. A commercial use that is less than
 1165 25% of the combined square footage is considered a Home Occupation as
 1166 regulated by Section 16-3-280.

- 1167 c. Businesses involving the coming and going of customers, clients, and/or patients
- 1168 shall not be permitted within a multi-family building in which units take access
- 1169 from a shared interior hallway.
- 1170 d. A wall dividing the living space from the work space is not required in any live-
- 1171 work unit, but each unit shall be separated from all other uses in the building and
- 1172 shall have separate access either from the building exterior or from an interior
- 1173 corridor that is separate from such other uses.
- 1174 e. Within each live-work unit, a maximum of two employees from outside the
- 1175 household shall be permitted.
- 1176 f. Signage shall be permitted in accordance with the regulations for home
- 1177 occupation signage (see Section 16-3-280(c)(6)).
- 1178 g. See the CBD Glossary, Section 330 for parking standards.
- 1179 h. In no instance shall the activities associated with the work component of a live-
- 1180 work unit emit levels of noise, dust, vibrations, odor, or other nuisances
- 1181 detectable outside the confines of the live-work unit.
- 1182 i. Between the hours of 9:00 p.m. and 7:00 a.m., occupant(s) of a live-work unit
- 1183 shall cease all externally detectable work operations, including the coming and
- 1184 going of customers, clients, and employees, the delivery and shipping of goods
- 1185 and materials, and the unloading or loading of vehicles.

1186 (b) Community Facility Uses

1187 (1) Indoor Institutional—Intensive:

- 1188 a. All structures shall be located a minimum of 50 feet from any property zoned
- 1189 LDR Low Density Residential, MDR Medium Density Residential, MDR-X
- 1190 Redeveloping Medium Density Residential, or CBD-CN Central Business
- 1191 District Centennial Neighborhood.

1192 (2) Outdoor Institutional:

- 1193 a. All structures and actively used outdoor recreation areas shall be located a
- 1194 minimum of 50 feet from any property zoned LDR Low Density Residential,
- 1195 MDR Medium Density Residential, MDR-X Redeveloping Medium Density
- 1196 Residential, or CBD-CN Central Business District Centennial Neighborhood,
- 1197 even if the Outdoor Institutional use is itself located on a property zoned CBD-
- 1198 CN.

1199 (3) Public Services and Utilities:

- 1200 a. All structures shall be located a minimum of 20 feet from any property zoned
- 1201 LDR Low Density Residential, MDR Medium Density Residential, MDR-X
- 1202 Redeveloping Medium Density Residential, or CBD-CN Central Business
- 1203 District Centennial Neighborhood, even if the Public Services and Utilities use is
- 1204 itself located on a property zoned CBD-CN.

1205 (c) Commercial Uses:

1206 (1) Office and Personal Services:

- 1207 a. For multi-tenant buildings with ground floor areas larger than 7,500 square feet
- 1208 within the CBD-HC and CBD-MU sub-districts, ground-floor office uses shall

1209 not occupy more than 25% of the total gross floor area of the ground floor of the
1210 building.

1211 (2) Outdoor Commercial Entertainment:

1212 a. All activity areas shall be located a minimum of 300 feet from any property.
1213 zoned LDR Low Density Residential, MDR Medium Density Residential, MDR-
1214 X Redeveloping Medium Density Residential, or CBD-CN Central Business
1215 District Centennial Neighborhood.

1216 (3) Bed and Breakfast Lodging:

1217 a. A bed and breakfast lodging facility shall have no more than 20 rooms, per
1218 Colorado Statutes.
1219 b. A bed and breakfast lodging facility shall not sell malt, vinous, or spirituous
1220 liquors by the drink, and shall not serve alcohol beverages for more than four
1221 hours in any one day, per Colorado Statutes
1222 c. The dwelling unit in which the bed and breakfast lodging takes place shall be the
1223 principal residence of the operator/owner and said operator/owner shall live on
1224 the premises when the bed and breakfast operation is active.
1225 d. The maximum stay for any occupants of bed and breakfast lodging shall be
1226 fourteen (14) days.

1227 (4) Group Child Care Center:

1228 a. Facilities with more than 10 children shall provide an off-street passenger
1229 loading and drop-off area.

1230 (5) Artisan Galleries and Studios:

1231 a. All activities and equipment associated with the production of art (with the
1232 exception of loading) shall be conducted and stored entirely indoors and shall not
1233 emit noise, smoke, glare, odor, dust, or vibrations at a level detectable by
1234 surrounding properties.

1235 (6) Drive-In Sales and Service:

1236 a. Clearly marked pedestrian crosswalks shall be provided for each walk-in
1237 customer access to the facility adjacent to the drive-in lane(s).
1238 b. The drive-in facility shall be designed so as to not impede or impair vehicular
1239 and pedestrian traffic movement, or exacerbate the potential for
1240 pedestrian/vehicular conflicts.
1241 c. The setback of any overhead canopy or similar structure shall be a minimum of
1242 10 feet from all street rights-of-way lines; a minimum of 20 feet from all
1243 properties zoned LDR Low Density Residential, MDR Medium Density
1244 Residential, MDR-X Redeveloping Medium Density Residential, or CBD-CN
1245 Central Business District Centennial Neighborhood; and shall be a minimum of 5
1246 feet from all other property lines. The total height of any overhead canopy or
1247 similar structure shall not exceed 20 feet as measured to the highest part of the
1248 structure.
1249 d. Interior curbs shall be used to separate driving areas from exterior fixtures such
1250 as fuel pumps, vacuums, menu boards, canopy supports, and landscaped islands.

- 1251 Said curbs shall be a minimum of 6 inches high and be of a non-mountable
1252 design.
- 1253 e. Also see the CBD Glossary, Division 4 for additional standards applicable to
1254 service stations.
- 1255 d. Accessory Uses:
- 1256 (1) Home Occupation:
- 1257 a. See Section 16-3-280.
- 1258 (2) Drive-In Sales and Service Incidental to On-Site Principal Land Use:
- 1259 a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer
1260 access to the facility adjacent to the drive-through lane(s).
- 1261 b. The drive-through facility shall be designed so as to not impede or impair vehicular
1262 and pedestrian traffic movement, or exacerbate the potential for
1263 pedestrian/vehicular conflicts.
- 1264 c. The setback of any overhead canopy or similar structure shall be a minimum of 10
1265 feet from all street rights-of-way lines; a minimum of 20 feet from all properties
1266 zoned LDR Low Density Residential, MDR Medium Density Residential, MDR-X
1267 Redeveloping Medium Density Residential, and CBD-CN Central Business District
1268 Centennial Neighborhood; and shall be a minimum of 5 feet from all other property
1269 lines. The total height of any overhead canopy or similar structure shall not exceed
1270 20 feet as measured to the highest part of the structure.
- 1271 d. Interior curbs shall be used to separate driving areas from exterior fixtures such as
1272 menu boards, canopy supports, and landscaped islands. Said curbs shall be a
1273 minimum of 6 inches high and be of a non-mountable design.
- 1274 (3) Accessory Structures, Major and Minor:
- 1275 a. See Accessory Structure regulations under the applicable sub-district site design
1276 elements.
- 1277 (4) Garden Roofs: (See Glossary)
- 1278 (5) Building Mounted Small Wind System:
- 1279 a. Building-mounted small wind systems shall be attached to a principal building.
- 1280 b. A building mounted small wind system may consist of an array with up to two,
1281 interconnected turbines in the Centennial Neighborhood and Historic Core sub-
1282 districts and up to five, interconnected turbines in all other sub-districts, provided
1283 the combined output an array does not exceed 100 kW.
- 1284 c. In all sub-districts, no more than one system shall be permitted for building
1285 footprints less than 10,000 square feet.
- 1286 d. In all sub-districts, no more than two systems shall be permitted for building
1287 footprints greater than 10,000 square feet.
- 1288 e. In all sub-districts, three or more systems may be permitted subject to a Tier 2
1289 review for building footprints greater than 30,000 square feet, at a ratio of one
1290 system per each 10,000 square feet of building footprint.
- 1291 f. All building mounted small wind systems shall comply with minimum setbacks
1292 established for principal buildings within the applicable sub-district.

- 1293 g. The height of the entire system shall not exceed 15 feet, not including the height of
 1294 the building upon which it is mounted, and regardless of where on the building it is
 1295 mounted.
- 1296 h. All wind systems shall be painted in a non-reflective, light grey or light blue hue,
 1297 which blends with the sky and clouds.
- 1298 i. Wind systems shall be lighted only if required by the Federal Aviation
 1299 Administration (FAA). Applicants shall provide a copy of the FAA's determination
 1300 to establish the required markings and/or lights for the structure.
- 1301 j. No signs shall ever be placed on the small wind energy system, except that the
 1302 manufacturer's identification and appropriate warning signs are allowed.
- 1303 k. An automatic braking, governing, or feathering system shall be required to prevent
 1304 uncontrolled rotation at wind speeds greater than 40 miles per hour. A manual
 1305 brake also shall be provided.
- 1306 l. A building mounted small wind system and associated equipment shall not
 1307 generate noise in excess of 10 db above ambient sound levels from all other sources
 1308 at ground level at the property line. The project also shall meet all applicable state
 1309 noise regulations
- 1310 m. Wind systems shall be sited in a manner to produce minimal shadowing or flicker
 1311 impact on off-site habitable buildings. The applicant shall provide evidence that a
 1312 proposed wind system does not negatively impact neighboring uses, and
 1313 incorporate appropriate mitigation measures as may be necessary to address this
 1314 issue.
- 1315 n. The applicant shall maintain the wind system in good working order at all times.
 1316 Such maintenance shall include, but shall not be limited to, up keeping the
 1317 appearance of the structure (e.g., refreshing the paint) and maintaining the
 1318 structural integrity of the foundation and support structure.
- 1319 o. At such time as the use of a wind system is scheduled to be discontinued, the owner
 1320 shall physically remove the system within 90 days of discontinuation of use.
- 1321 (6) Outdoor Dining Area:
- 1322 a. The dining area shall not reduce or inhibit the use or number of parking stalls
 1323 provided on the property below the requirement established by the provisions of
 1324 Section 16-18-930.
- 1325 b. Dining areas shall be separated from any vehicular parking or circulation area by a
 1326 physical barrier such as a greenway, curb, fence, or line of planters, or by a clearly
 1327 marked paved area.
- 1328 c. A revocable permit shall be obtained prior to the establishment of any outdoor
 1329 dining area located on a public sidewalk, per Chapter 11, Article II of the Rifle
 1330 Municipal Code.
- 1331 (7) Fleet Vehicle Storage:
- 1332 a. The overnight parking of 4 or fewer delivery or service vehicles owned by a
 1333 commercial establishment and not issued license plates based on gross vehicle
 1334 weight (GVW) shall not be subject to review or regulation by the City, except with
 1335 respect to the general parking regulations in Division 9.

- 1336 b. The overnight parking of vehicles issued license plates based on GVW shall be
- 1337 prohibited within the Central Business District.
- 1338 c. In no event shall the parking/storage of fleet vehicles reduce or inhibit the use or
- 1339 number or parking stalls provide on the property below the requirement established
- 1340 by the provisions of Section 16-18-930.
- 1341 d. Inoperative vehicles or equipment shall not be stored with fleet vehicles.
- 1342 e. The on-site maintenance or repair of fleet vehicles shall be prohibited.

1343 (8) Outdoor Vending Machines:

- 1344 a. Outdoor vending machines are only permitted as accessory to non-residential
- 1345 principal land uses, or to the non-residential component(s) of a mixed-use
- 1346 development.
- 1347 b. No more than 2 outdoor vending machines shall be permitted for each principal
- 1348 building.
- 1349 c. In no instance shall outdoor vending machines be placed in front of the principal
- 1350 building.
- 1351 d. All outdoor vending machines shall be completely screened from the public right-
- 1352 of-way with opaque materials that match the exterior of the principal building.
- 1353 e. Outdoor vending machines may be lit only when the principal use on the lot is in
- 1354 operation.

1355 (9) Stand-Alone ATMS (Automated Teller Machines):

- 1356 a. Outdoor stand-alone ATMs are only permitted as accessory to non-residential
- 1357 principal land uses, or to the non-residential component(s) of a mixed use
- 1358 development.
- 1359 b. Outdoor stand-alone ATMs located in the CBD-HC may be placed in the front or
- 1360 street yard of the lot provided they are inset into the wall of the principal building
- 1361 so they are flush with the façade and do not project into the public right-of-way or
- 1362 the yard.
- 1363 c. No more than one stand-alone ATM shall be permitted per principal building.

1364 (10) Outdoor Display, Removable:

- 1365 a. The total area of the outdoor display area shall not exceed 5% of the total lot area
- 1366 or 500 square feet, whichever is less.
- 1367 b. All items, including display racks and other fixtures, shall be stored in a fully
- 1368 enclosed building from 9:00 p.m. to 8:00 a.m. and at all times when the business is
- 1369 closed.
- 1370 c. Display areas shall not be located in any required landscaped areas, public rights-
- 1371 of-way, or the visibility triangle (see Sections 16-7-140(i)(5) and 16-13-110).

1372 (11) Outdoor Storage or Display, Permanent:

- 1373 a. The display of items shall not be permitted in permanently protected green space
- 1374 areas or required landscaped areas.
- 1375 b. The display of items shall not be permitted within required setback areas for the
- 1376 principal structure.

- 1377 c. In no event shall the display of items reduce or inhibit the use or number of parking
- 1378 stalls provided on the property below the requirement established by the provisions
- 1379 of Section 16-18-930. If the number of provided parking stalls on the property is
- 1380 already less than the requirement, such display area shall not further reduce the
- 1381 number of parking stalls already present.

- 1382 d. Display areas shall be separated from any vehicular parking or circulation area by a
- 1383 minimum of 10 feet. This separation shall be clearly delimited by a physical barrier
- 1384 such as a greenway, curb, fence, or line of planters, or by a clearly marked paved
- 1385 area.

- 1386 e. Signs, screening, enclosures, landscaping, or materials being displayed shall not
- 1387 interfere in any manner with either on-site or off-site traffic visibility, including
- 1388 potential traffic/traffic and traffic/pedestrian conflicts.

- 1389 f. Outdoor display shall be permitted during the entire calendar year; however, if
- 1390 goods are removed from the display area, all support fixtures used to display the
- 1391 goods shall be removed within 10 calendar days of the goods' removal.

- 1392 g. Inoperative vehicles or equipment, or other items typically stored or displayed in a
- 1393 junkyard or salvage yard, shall not be displayed for this land use.

- 1394 h. The area of outdoor display or storage shall not exceed 15% of the total sales area
- 1395 of the principal use. Land uses with outdoor display or storage areas larger than
- 1396 15% of the sales area of the principal land uses are prohibited within the Central
- 1397 Business District.

- 1398 (12) Outdoor Entertainment Incidental to On-Site Commercial:

- 1399 a. The area of Outdoor Entertainment Incidental to On-Site Commercial land uses
- 1400 shall not exceed 15% of the floor area of the principal use. Outdoor
- 1401 Entertainment Incidental to On-Site Commercial land uses that exceed 15% of
- 1402 the floor area of the principal use shall be considered Outdoor Commercial
- 1403 Entertainment uses and shall be subject to the regulations associated with such
- 1404 land uses.

- 1405 b. Planning Director may, even when use is permitted, attach conditions for hours
- 1406 of use, or other performance standards.

- 1407 e. Temporary Uses

- 1408 (1) General Temporary Outdoor Sales:

- 1409 a. Up to two garage sales per year on a given residential property, each lasting no
- 1410 longer than two days, are exempt from the provisions of this Section.

- 1411 b. Display shall not obstruct pedestrian or vehicular circulation, including vehicular
- 1412 sight distances.

- 1413 c. If subject property is located adjacent to a residential area, sales and display
- 1414 activities shall be limited to daylight hours.

- 1415 d. Display areas shall not be located in any required landscaped areas.

- 1416 e. A revocable permit shall be obtained prior to the establishment of any General
- 1417 Temporary Outdoor Sales, per Chapter 11, Article II of the Rifle Municipal
- 1418 Code, if such sales areas will encroach on a public right-of-way.

- 1419 (2) Temporary Tents and Soft Canopies:

1420 a. Tents and soft canopies shall be erected for no longer than 5 consecutive days,
1421 unless the applicant is granted an extended temporary use permit, subject to a
1422 Tier 1 review, and shall not be erected for more than 12 days in any calendar
1423 year except as part of a larger event or festival.

1424 (3) Mobile Vendors:

1425 a. See Section 16-3-90.

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1428 Division 11

1429 *Non-Conformities*

1430 **Sec.16-18-1110: Applicability**

1431 (a) Existing uses, structures, sites, and lots shall be considered nonconforming if the use, structure,
1432 site, or lot does not meet all requirements of this Article except for the following:

1433 (1) Residential density and commercial intensity

1434 (2) Setbacks, minimum and maximum (except in the case of expansions as provided for in
1435 this Division, or a building footprint that extends over a property line)

1436 (3) Minimum building coverage

1437 (4) Building height

1438 (5) Parking lot locations

1439 (6) Site access locations

1440 **Sec. 16-18-1120: Nonconforming Uses—Nonresidential Uses**

1441 (a) Authority to Continue

1442 A lawful non-residential use made nonconforming by the adoption of this Article may continue
1443 in the same use only for so long as such use continues unabated subject to the requirements of
1444 this Section. A change in ownership shall not be considered a discontinuation of use.

1445 (b) Maintenance and Repair

1446 The normal maintenance of a nonconforming, non-residential use or land containing or related to
1447 a nonconforming, non-residential use is permitted. Normal maintenance includes necessary
1448 repairs and incidental alterations that do not make nonconforming aspects of the use, structure or
1449 site improvements more nonconforming in relation to this Article. In no instance shall total
1450 expenditures for all repairs made after enactment of this Article exceed 65% of the existing value
1451 of the structure within any continual 5-year period.

1452 (c) Expansion of Nonconforming, Nonresidential Uses

1453 (1) In the CBD-HC, CBD-MU, CBD-NG, and CBD-RG sub-districts, a nonconforming, non-
1454 residential use may expand within an established structure(s) and/or outdoor
1455 operation/storage areas in existence and approved for such use at the time this Article was
1456 adopted. Expansions within existing structures or existing outdoor operation/storage areas
1457 shall not require review by the City.

1458 (2) In the CBD-CN and CBD-CS sub-districts, a nonconforming, non-residential use may not
1459 be expanded within an established structure(s) and/or existing outdoor operation/storage
1460 areas.

1461 (3) In the CBD-HC, CBD-MU, CBD-NG, and CBD-RG sub-districts, any proposed
1462 expansions of a nonconforming use outside of an existing structure or existing outdoor
1463 operation/storage area shall require Tier 2 level of review per Section 16-18-1240. In
1464 these sub-districts, a nonconforming, non-residential use may be expanded as follows:

1465 a. A nonconforming, non-residential use on a property in compliance with all site
1466 and structural improvement provisions of this Article may expand structural floor
1467 area, outdoor operations/storage, or a combination of the two up to 20% of the
1468 existing total floor area and/or outdoor operation/storage use. A property shall be

1469 considered eligible for approval only if all site and building design standards of
1470 this Article are conformed with.

1471 b. Parking requirements shall be met per Section 16-18-920(c).

1472 c. Expansions of nonconforming, non-residential uses on lots where existing uses
1473 and structures prevent compliance with other site improvement requirements are
1474 not permitted.

1475 (d) Change of Use

1476 (1) Determination of Change of Use

1477 For the purposes of this Article, a change in non-residential use shall be deemed to occur
1478 when the majority of the use of a building or property no longer falls within the same
1479 land use category as defined in 16-18-310 of this Article.

1480 (2) Procedures for Change of Use

1481 a. A nonconforming, non-residential use in the CBD-CN or CBD-CS sub-district
1482 may not be changed to another nonconforming use.

1483 b. A nonconforming, non-residential use in the CBD-HC, CBD-MU, CBD-NG, and
1484 CBD-RG sub-districts may be changed to a permitted use provided that it adheres
1485 to the parking regulations in Section 16-18-920(d).

1486 c. A nonconforming, non-residential use in the CBD-HC, CBD-MU, CBD-NG, and
1487 CBD-RG sub-districts may be changed to another nonconforming use subject to
1488 a Tier 2 level of review per Section 16-18-1240, provided the following criteria
1489 have been met:

1490 i. The nature of the use as defined in 16-18-310 is deemed to be of an
1491 equivalent or lesser intensity than the existing use classification.

1492 ii. The amount of area within and outside of structures devoted to a new
1493 nonconforming use shall not be increased from the areas used for the
1494 existing nonconforming use.

1495 iii. Parking requirements shall be met per Section 16-18-920(d).

1496 iv. Total projected vehicular motor vehicle trips (cars and trucks)
1497 generated by the proposed use must be less than or equal to the
1498 existing use unless said trip generation would be compatible with the
1499 streets and/or permitted uses of the sub-district.

1500 v. The City shall require that the property be brought into full
1501 compliance with all other site and building design standards of the
1502 applicable sub-district, subject to the procedure for designation of
1503 design elements integral or necessary to the functioning of the
1504 structure or site.

1505 vi. The change will not otherwise endanger health, safety, or general
1506 welfare.

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- 1508 (e) Reversion from Conforming to Nonconforming Use Prohibited
- 1509 Any part of a building, structure, or lot occupied by a nonconforming use that is changed to or
- 1510 replaced by a use conforming to the provisions of this Article shall not thereafter revert to the
- 1511 previous nonconforming use or be occupied by any other nonconforming use.
- 1512 (f) Abandonment
- 1513 (1) A nonconforming use that has been discontinued for a period of 12 months, for whatever
- 1514 reason, shall be considered to be abandoned and shall not be reestablished. All further use
- 1515 on the property shall be in conformance with all applicable provisions of this Article.
- 1516 Evidence of intent to abandon the nonconforming use is not required.
- 1517 (2) Failure to correct code violations that have been adjudicated and so ordered in the manner
- 1518 and time frame so ordered shall constitute intent to abandon a nonconforming, non-
- 1519 residential use.
- 1520 (g) Destruction and Replacement
- 1521 (1) A nonconforming, non-residential use damaged by less than 65% of the pre-damaged
- 1522 value of the structure may be restored subject to a Tier 1 level of review per Section 16-
- 1523 18-1230 provided the following conditions are met:
- 1524 a. All portions of the structure were not or are not on or over a property line;
- 1525 b. The total structural footprint does not exceed its original area or create or
- 1526 increase any nonconformities with the standards of this Article;
- 1527 c. The reconstructed portion of the structure conforms with the building design
- 1528 standards of the applicable sub-district;
- 1529 d. All construction is in compliance with all construction, building and fire codes;
- 1530 e. A building permit is obtained within six months from the date of the damage;
- 1531 f. A Certificate of Occupancy or other final inspection is issued within one year of
- 1532 issuance of the building permit.
- 1533 (2) In the CBD-CN and CBD-CS sub-districts, if damage to a nonconforming, non-
- 1534 residential use equals 65% or more of the pre-damaged value of the structure, restoration
- 1535 or improvement shall not be permitted unless restoration results in compliance with all
- 1536 use, structure, site improvement, and all other applicable provisions of this Article.
- 1537 (3) In the CBD-HC, CBD-MU, CBD-NG, and CBD-RG sub-districts, a nonconforming non-
- 1538 residential use in either a conforming or nonconforming structure that is damaged to an
- 1539 extent equal to or greater than 65% of the pre-damaged value may be reconstructed or
- 1540 replaced following Tier 2 level of review per Section 16-18-1240 if the following
- 1541 conditions are met:
- 1542 a. The property shall be brought into full compliance with all other site design
- 1543 standards of the applicable sub-district such as landscaping, screening, lighting,
- 1544 and storm water management areas. On properties where it would be impossible
- 1545 to meet all site design standards due to inadequate lot area or other constraints,
- 1546 the City shall require compliance with site design standards to the extent
- 1547 practical, and shall determine the extent to which each requirement is brought
- 1548 into compliance.
- 1549 b. The reconstructed use will not otherwise endanger health, safety, or general
- 1550 welfare.

1551 **Sec.16-18-1130: Non Conforming Uses—Residential Uses**

1552 (a) Authority to Continue

1553 A lawful residential use made nonconforming by the adoption of this Article may continue in the
1554 same use only for so long as such use continues unabated subject to the requirements of this
1555 Section. A change in ownership shall not be considered a discontinuation of use.

1556 (b) Maintenance and Repair

1557 The normal maintenance of a nonconforming residential use or land containing or related to a
1558 nonconforming residential use is permitted. Normal maintenance includes necessary repairs and
1559 incidental alterations that do not make nonconforming aspects of the uses, residential
1560 density/number of dwelling units, or structure or site improvements more nonconforming in
1561 relation to applicable provisions of this Article.

1562 (c) Expansion, Remodels and Restorations

1563 (1) In all CBD sub-districts, a nonconforming single family home residential use may expand
1564 to up to 20% of the total (gross) existing floor area or 20% of the existing value of the
1565 structure in any five year period. Subject to a Tier 1 level of review per Section 16-18-
1566 1230.

1567 (2) Expansion of non-conforming residential uses other than site built/modular single family
1568 homes shall be strictly limited in accordance with the following. Said expansion shall be
1569 subject to a Tier 2 level of review per Section 16-18-1240:

- 1570 a. All portions of the structure are not located on or over a property line;
- 1571 b. The expanded portion of the structure conforms with the building design
1572 standards of the applicable sub-district;
- 1573 c. Expansions are limited to common areas only and limited to not more than 300
1574 square feet in any continuous five year period.
- 1575 d. All other provisions of this Article (including but not limited to site design
1576 standards such as landscaping) are brought into conformance.
- 1577 e. Parking requirements shall be met per Section 16-18-920(c).

1578 (d) Abandonment

1579 (1) A nonconforming residential use that has been discontinued/left vacant for a period of 12
1580 months, for whatever reason, shall be considered to be abandoned and shall not be
1581 reoccupied or reestablished. Any further use on the property shall be in conformance with
1582 all applicable provisions of this Article in conformance with 16-18-1030(e). Evidence of
1583 intent to abandon the nonconforming use is not required.

1584 (2) Failure to correct code violations that have been adjudicated and so ordered in the manner
1585 and time frame so ordered shall constitute intent to abandon a nonconforming residential
1586 use.

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(e) Destruction and Replacement

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

1630 (f) Reversion from Conforming or More Conforming Residential Use to Previous Nonconforming
1631 Use Prohibited

1632 Any part of a residential building, structure, or land occupied by a nonconforming residential use
1633 that is brought into complete or greater compliance with the provisions of the applicable sub-
1634 district shall not thereafter revert to the previous residential use or be occupied by any other
1635 nonconforming use.

1636 **Sec.16-18-1140: Nonconforming Site and Structure Regulations**

1637 (a) Authority to Continue

1638 (1) A lawfully created structure existing as of the effective date of this Article may be used
1639 for any purposes permitted in the sub-district so long as it is in conformance with the
1640 provisions of this Section.

1641 (2) A lawfully created parcel of land existing as of the effective date of this Article may be
1642 used for any purposes permitted in the sub-district so long as it is in conformance with
1643 the provisions of this Section.

1644 (b) Maintenance of Nonconforming Structures or Sites. The normal maintenance of a
1645 nonconforming site or structure is permitted. Normal maintenance includes necessary repairs and
1646 incidental alterations that do not make nonconforming aspects of the structure or site
1647 improvements more nonconforming in relation to this Article. In no instance shall total
1648 expenditures for all repairs made after enactment of this Article exceed 65% of the existing value
1649 of the structure within any continual 5-year period; doing so shall categorize the structure as a
1650 remodel and subject to Sec. 16-18-1140(d).

1651 (c) Procedure for Review of Nonconforming Structures or Sites. A restoration, remodel, or
1652 expansion of a nonconforming structure, or a conforming structure on a nonconforming site,
1653 shall be subject to the following procedure for determining the necessary improvements to
1654 nonconformities:

- 1655 (1) The applicant shall review all applicable standards of this Article and submit to the
1656 Planning Department a list of all nonconformities of the site/structure. The list shall be
1657 reviewed by Planning Staff for completeness.
- 1658 (2) Planning Staff shall review the percentage valuation of the restoration/ remodel, or square
1659 footage of the expansion, and determine the required improvements to nonconformities in
1660 accordance with Section 16-18-1140(d) and 16-18-1140(e).
- 1661 (3) Planning staff shall determine the necessary review process required in accordance with
1662 Section 16-18-1140(d) and 16-18-1140(e).
- 1663 (4) The applicant may request that specific nonconformities be considered “integral” and
1664 thus not required to be improved in accordance with Section 16-18-1140(f).
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1666 (d) Restoration and Remodeling. The interior or exterior restoration or remodeling of
1667 nonconforming structures that do not involve an increase in the total gross square footage of the
1668 structure, and that are performed within any continuous 12 month period, shall require correction
1669 of existing site and building nonconformities in accordance with the following:

- 1670 (1) Restoration or remodeling projects that cost a total of 25% or less of the pre-improved
1671 value of the structure shall not require correction of any nonconforming site or building
1672 design elements other than those that coincide with other construction and fire safety
1673 provisions of the Rifle Municipal Code.

1674 (2) Restoration or remodeling projects with total costs of between 25% and 75% of the pre-
1675 improved value of the structure shall be subject to the following, in accordance with a
1676 Tier 2 review process:

1677 a. The project shall improve, to the standards of the applicable sub-district, a
1678 designated number of the following priority design elements: (1) street-facing
1679 façades; (2) signage; (3) landscaping; (4) fencing; or (5) other nonconforming
1680 design element(s) as determined by the Planning Director.

1681 b. The number of priority design elements to be improved shall be determined as
1682 follows:

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

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1684 c. The Tier 2 review process shall function as follows. Planning Staff shall work
1685 with the applicant to assess improvement options. Staff shall recommend to
1686 Planning Commission priority design elements most in need of improvement.
1687 Planning Commission shall make a decision (for example, a project with 42%
1688 valuation shall be required to improve two (2) priority design elements as
1689 chosen by the Planning Commission). Public notice shall not be required, and
1690 the applicant shall not be charged a fee.

1691 (3) Restoration or remodeling projects with total costs exceeding 75% of the pre-improved
1692 value of the structure shall require 100% compliance with site and building design
1693 standards of the applicable sub-district. The only exception shall be that no additional
1694 parking spaces shall be required; however, other parking requirements such as, but not
1695 limited to, stall and aisle dimensions and screening shall apply. This shall be in
1696 accordance with a Tier 1 review.

1697 (e) Expansions. The expansion of nonconforming structures shall require correction of existing site
1698 and building design nonconformities in accordance with the following:

1699 (1) Expansion projects that result in less than a 40% increase in total gross square footage
1700 of the pre-expanded structure within any continuous five year period shall be subject to
1701 the following, in accordance with a Tier 2 review process:

1702 a. The project shall improve, to the standards of the applicable sub-district, a
1703 designated number of the following priority design elements: (1) street-facing
1704 façades; (2) signage; (3) landscaping; (4) fencing; or (5) other nonconforming
1705 design element(s) as determined by the Planning Director.

1706 b. The number of priority design elements to be improved shall be determined as
1707 follows:

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

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

- 1751 a. Prohibited design elements not already present on the existing structure or site
- 1752 shall not be introduced by the expansion, restoration, or remodel.
- 1753 b. Integral design elements shall not include cosmetic elements such as, but not
- 1754 limited to, paint colors.
- 1755 c. Prohibited design elements shall not have a more prominent appearance on the
- 1756 expanded, restored, or remodeled portion of the structure or site than it had on the
- 1757 previously existing structure or site.
- 1758 d. The cost of the expansion, restoration, or remodeling project shall not exceed
- 1759 75% of the existing value of the structure. In cases where the expansion,
- 1760 restoration, or remodeling costs exceed 75% of the value of the existing structure,
- 1761 the entire structure shall be brought into conformity with this Article.

1762 (g) Destruction and Replacement of Nonconforming Structures

- 1763 (1) If a nonconforming structure sustains damages equal to or less than 65% of its pre-
- 1764 damaged value, said structure may be restored subject to a Tier 1 level of review per
- 1765 Section 16-18-1230 and the following criteria are met:
 - 1766 a. All portions of the structure were not or are not located on or over a property
 - 1767 line;
 - 1768 b. The total structural footprint does not exceed its original area or create or
 - 1769 increase any nonconformities with the standards of this Article;
 - 1770 c. The reconstructed portion of the structure conforms with the building design
 - 1771 standards of the applicable sub-district;
 - 1772 d. All construction is in compliance with all current construction, building, and fire
 - 1773 codes;
 - 1774 e. A building permit is obtained within six months from the date of the damage;
 - 1775 f. The Certificate of Occupancy or other final inspection is issued within one year
 - 1776 of issuance of the building permit;
- 1777 (2) If a nonconforming structure housing a conforming use sustains damages equal to or
- 1778 more than 65% its pre-damaged value, repair of said structure shall not be permitted
- 1779 unless restoration results in a structure and site improvements conforming to all
- 1780 applicable requirements of this Article as if it were on a vacant/undeveloped lot.

1781 **Sec.16-18-1150: Non-Conforming Lots**

- 1782 (a) Authority to Continue
- 1783 Any vacant nonconforming lot or parcel of land that was a lot of record at the time of adoption
- 1784 of this Article and that does not adjoin another vacant lot held in common ownership may be
- 1785 utilized for a permissible use, subject to the site and building design standards of the applicable
- 1786 sub-district, and to the provisions of Section 16-18-1010.
- 1787 (b) Nonconforming Lots Adjacent to Lots in Common Ownership
- 1788 If a nonconforming lot abuts one or more lots under common ownership and that have
- 1789 continuous public street frontage, these lots shall be considered to be an undivided parcel for the
- 1790 purposes of this ordinance. No portion of said parcel shall be used or sold in a manner that
- 1791 diminishes compliance with the lot width and area requirements established by this Article. Any
- 1792 division of said parcel must result in lots that comply with the width, area, and frontage
- 1793 requirements of the applicable zoning sub-district, except in the following situations:

- 1794 (1) If there is a single vacant, nonconforming lot of record at the time of adoption of this
 1795 Article adjacent to and held in common ownership with a lot or lots already occupied by
 1796 a permitted use, and both the occupied lot and the vacant lot have at least 90% of the
 1797 minimum area and minimum width required for the use and applicable sub-district, the
 1798 vacant nonconforming lot may be used for a permitted use
- 1799 (2) If there are two vacant, nonconforming lots of record at the time of adoption of this
 1800 Article that have continuous public street frontage and are held in common ownership
 1801 and both lots have at least 90% of the minimum area and minimum width required for the
 1802 applicable sub-district, the vacant nonconforming lots may be used for a permissible use.
- 1803 (c) Site and Structural Requirements for Development of Nonconforming Lots
 1804 Any development on a vacant nonconforming lot must comply with all use, density/intensity,
 1805 bulk, and site and building design standards of this Article.

1806 **Sec.16-18-1160: Nonconforming Use, Site, and Structure Time Extensions**

1807 The Planning Director may permit one extension of up to 12 additional months to the time periods for
 1808 abandonment, obtaining a building permit, and/or completing construction, provided the applicant can
 1809 demonstrate circumstances out of his/her control have prevented a good faith attempt to reestablish or
 1810 rebuild the non-conforming use and/or structure. Such circumstances may include but are not limited to
 1811 health of the applicant or dependent family member, court proceedings, failure to reach insurance
 1812 settlements, natural disasters, or similar hardships.

1813 **Sec.16-18-1170: Determination of Value**

1814 For the purposes of this Chapter, the existing value of a structure and/or property shall mean the current
 1815 or most recent value based on the Garfield County market valuation or a third party appraisal acceptable
 1816 to the City. For the purposes of this Division, the pre-damaged value means the value of the
 1817 nonconforming land use or structure before damage occurred; the pre-improved value means the value of
 1818 the nonconforming land use or structure prior to the initiation of any restoration or remodeling activities;
 1819 and the pre-expanded value means the value of the nonconforming land use or structure before the
 1820 construction of any building additions (i.e. increases in the total gross square footage of the structure).

1821 **Sec.16-18-1180: Evidence of Status—Nonconforming Lots, Uses, Sites, Structures, Residential**
 1822 **Density/Number of Units**

- 1823 (a) The nonconforming regulations of this Article apply only to legally established, nonconforming
 1824 lots, uses, sites, structures, or residential densities.
- 1825 (b) All property owners with non-conforming uses, lots, sites, and structures at the time of adoption
 1826 of this Article shall have 12 months from the date of adoption to register with the City Planning
 1827 and Development Department. At a minimum, the registration shall include details that apply to
 1828 the nature of the non-conformity. This may include a description of the property’s land use; the
 1829 number, type, and size of dwelling units on the property (for residential uses only); the size of
 1830 the lot; building setbacks; building height, the amount of landscaped area, and/or the number of
 1831 on-site parking spaces. The registration also shall include evidence that the nonconformity was
 1832 legally established in accordance with the provisions of Chapter 16 of the Rifle Municipal Code.
 1833 The form of the registration and the information required shall be determined by the Planning
 1834 Director.
- 1835 (c) In accordance with Article V, Division 6, the Board of Adjustment may hear appeals to
 1836 determinations of established property status, property use, property value, and other facts
 1837 relevant to permit determinations made by the Planning Director or other designated City
 1838 official. Owners who are unable to prove to the satisfaction of the Planning Director that
 1839 nonconforming aspects of property were legally established prior to adoption of this Article may

1840 appeal to the Board of Adjustment for a variance as set forth in Section 15-5-530. The Board of
1841 Adjustment shall consider the following when deciding the merit of such an appeal:

- 1842 (1) Any an all documentation regarding the development history of the property, both
1843 permitted and un-permitted;
- 1844 (2) The number, type, and disposition of Article violations on the property; the length of time
1845 the current owner has had the property; and whether violations preceded that ownership;
- 1846 (3) The degree of nonconformity in use, structure, lots, and/or site improvements, including
1847 but not limited to parking and landscaping;
- 1848 (4) The potential impacts that granting indefinite rebuilding rights would have on nearby
1849 properties.

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*Division 12
Project Review and Approval*

1854 **Sec.16-18-1210: General Review Procedures**

1855 Review and approval procedures for development within the Central Business District differ depending
1856 on the nature of the development activity. In general, procedures for all projects have four common
1857 elements: 1) a pre-application meeting with City staff to review project requirements; 2) submittal of a
1858 complete application, including payment of any required fees; 3) review of the submittal by the applicable
1859 City staff, agencies, and boards; and 4) action to approve, approve with conditions, or deny the proposal.

1860 **Sec.16-18-1220: Tier 1 and Tier 2 Overview**

1861 Tier 1 review is administrative, with the decision made by City Staff. Tier 2 review involves meetings
1862 before the Downtown Development Authority (DDA) and the Planning Commission, with the decision
1863 made by the Planning Commission. Table 16-18-1220-1 describes procedures for Tier 1 and Tier 2
1864 review.

Table 16-18-1220-1

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

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

¹ See Section 16-18-1250 for details.

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

1865 Table 16-18-1220-2 lists the level of review required for each activity. Tier 1 and Tier 2 activities require
1866 approval of a Development Permit in the form of a building permit, site plan approval, encroachment
1867 permit, grading permit, or other City permit as identified below.

Table 16-18-1220-2

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

Table 16-18-1220-2

<i>Development Activity</i>	<i>Required Level of Review</i>		<i>Permit Type</i>
	<i>Tier 1²</i>	<i>Tier 2</i>	
Temporary construction offices or storage	✓		Staging Plan/Site Plan
Construction or Modification of Structures			
Principal Structures and Additions—13,000 sq ft or less	✓		Site Plan
Principal Structures and Additions—13,000 sq ft or more		✓	Site Plan
Accessory structures, minor	✓		Desk Approval ³
Accessory structures, major	✓		Building Permit
One-story structures		✓	Building Permit
More than one major accessory structure on one lot		✓	Building Permit
Changes in building color	See applicable sub-district standards		Desk Approval ³
Change in building materials	See applicable sub-district standards		Building Permit
Non-Conforming Uses—Non-Residential (Also See Section 16-18-1120)			
Expansion of use via structural or site expansion		✓ ¹	Site Plan
Change from one non-conforming use to another non-conforming use		✓ ¹	Planning Commission Approval
Replacement of destroyed non-conforming use—less than 65% destroyed	✓		Site Plan/Building Permit
Replacement of destroyed non-conforming use—equal to or more than 65% destroyed		✓ ¹	Site Plan/Building Permit
Non-Conforming Uses—Residential (Also See Section 16-18-1130)			
Expansion of Use Via Structural or Site Expansion		✓	Site Plan/Building Permit
Replacement of destroyed non-conforming residential use—less than 65% destroyed	✓		Site Plan/Building Permit
Replacement of destroyed non-conforming residential use—more than 65% destroyed	✓		
Non-Conforming Sites and Structures (Also See Section 16-18-1140)			
Restoration, remodeling, and expansion of nonconforming structures and sites with improvement of nonconformities per Section 16-18-1140	✓		Site Plan/Building Permit

Table 16-18-1220-2

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

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

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

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

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

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1870 **Sec.16-18-1230: Tier 1 Review Process**

1871 For all activities requiring a CBD-Development Permit Tier 1 level of review, the following procedures
1872 shall apply:

1873 (a) Pre-Application Conference.

1874 (1) Applicability. Applicants are required to meet with the City Planning staff to review the
1875 proposed development prior to submitting an application. The applicant is responsible for
1876 scheduling the pre-application conference with the Planning staff. The Planning
1877 Department may wave the pre-application conference when, the Planning Director finds
1878 substantial evidence to show that the purposes of this Article can be met without having
1879 to conduct such a conference.

1880 (2) Purpose. The general purpose of a pre-application conference is to provide an opportunity
1881 for City Planning Department staff to accomplish the following:

1882 a. Obtain a complete understanding of the propose project and the applicant's
1883 critical deadlines such as property closing dates and preferred construction and
1884 operation dates.

1885 b. Identify and explain to the applicant the approval process, submittal
1886 requirements, fees, and other items necessary for a complete application and a
1887 project that meets the requirements of this Article.

1888 (b) Submittal of Applications.

1889 (1) Completeness. Applicants shall prepare and submit an application as per the requirements
1890 in Article VI, Divisions 1 and 2, including any applicable fees. For all projects, the
1891 Planning Department staff shall have five (5) calendar days to review the application for
1892 the purposes of determining its completeness.

1893 (2) Distribution for review and comment. The City and other referral agencies shall have
1894 fifteen (15) working days to review the application.

1895 (c) Tier 1 Project Review Criteria.

1896 (1) Staff shall use the following criteria when making a decision on a Tier 1 project:

1897 a. The project is consistent with the Rifle Downtown Master Plan and the
1898 Comprehensive Plan;

1899 b. The project contributes to the City's goal of enhancing the Central Business
1900 District as a vibrant, pedestrian-oriented, and mixed-use environment as
1901 described in Section 16-18-20.

1902 c. The project meets all applicable requirements of this Article for a Tier 1 review.

1903 d. The project will not impede the development and improvement of surrounding
1904 property in the manner intended by this Article.

1905 (d) Staff decision.

1906 (1) Within thirty (30) calendar days of when the application is deemed complete, the
1907 Planning Director shall issue a decision to either approve, conditionally approve, or deny
1908 the application. The applicant shall be notified in writing of the decision of the Planning
1909 Director, including the reasons for a denial.

1910 (2) The Planning Director may impose conditions of approval to ensure compliance with the
1911 applicable standards stated in this Code. The Planning Director shall include a copy of
1912 the conditions with the record of decision.

1913 (3) In instances where the Planning Director finds the application does not meet all of the
1914 applicable criteria for approval, he/she may allow the applicant to revise and resubmit the
1915 application in response to staff findings and comments. For all resubmitted applications,
1916 the Planning Director shall have five (5) days to determine the completeness of the
1917 application and thirty (30) days to issue his or her decision. If an applicant fails to
1918 resubmit an application within six months of receiving the staff comments, the
1919 application shall be deemed to have been withdrawn. In lieu of revising and resubmitting
1920 the application, an applicant may instead request a final decision of denial and then shall
1921 have the option of filing an appeal consistent with sub-section (4), below.

1922 (4) The applicant may appeal the Planning Director's decision to the Planning and Zoning
1923 Commission within ten calendar (10) days of the issuance of the Planning Director's
1924 decision, per the procedures in Section 16-18-1290. Filing an appeal shall stay the
1925 issuance of all other permits by the City and all construction on the project until the
1926 appeal is acted upon.

1927 **Sec.16-18-1240: Tier 2 Review Process**

1928 For all activities requiring a Tier 2 level of review, the following procedures shall apply.

1929 (a) Pre-Application Conference.

1930 (1) Applicability. Applicants are required to meet with the Planning staff to review the
1931 proposed development prior to their submittal of an application. The applicant is
1932 responsible for scheduling the pre-application conference with the Planning staff. The
1933 Planning Department may waive the pre-application conference when, in the Planning
1934 Director's discretion, there is substantial evidence to show that the purposes of this
1935 Article can be met without having to conduct such a conference.

- 1936 (2) Purpose. The general purpose of a pre-application conference is to provide an opportunity
 1937 for the City Planning Department staff to accomplish the following:
- 1938 a. Obtain a complete understanding of the propose project and the applicant’s
 1939 critical deadlines such as property closing dates and preferred construction and
 1940 operation dates.
- 1941 b. Identify and explain to the applicant the approval process, submittal
 1942 requirements, fees, and other items necessary for a complete application and a
 1943 project that meets the requirements of this Article.
- 1944 (b) Procedures. Projects requiring a Tier 2 level of review shall follow the procedures in Chapter 16,
 1945 Article 5, Review Procedures, for subjects not addressed by this section, including but not
 1946 limited to Sections 16-5-220, 16-5-250, 16-5-260, 16-5-270, 16-5-280, and 16-5-290(a)(5).
- 1947 (c) Optional Concept Plan Review. Prior to submitting a formal application, an applicant may
 1948 choose to submit a concept plan for review by the Planning and Zoning Commission.
- 1949 (1) Concept plan review provides an applicant with general, non-binding direction regarding
 1950 their proposal. Although it is the intent of this process to be as helpful as possible to an
 1951 applicant in designing a proposed project, applicants should not rely on this direction as
 1952 an indication of any future decision-making by the Planning and Zoning Commission on
 1953 any subsequent requests for development approval. The City explicitly disclaims any
 1954 direction on the outcome of any future decision-making.
- 1955 (2) The individual members of the Planning and Zoning Commission may provide any and
 1956 all comments, questions, critiques, and direction they deem appropriate to assist the
 1957 applicant with preparing a subsequent application. These comments are strictly advisory.
 1958 The Planning and Zoning Commission shall not take a formal vote on any portion of the
 1959 concept plan.
- 1960 (d) Planning Commission Scope of Review. During a Tier 2 review, the Planning Commission shall
 1961 approve, approve with conditions, or deny “discouraged” uses, “discouraged” design elements,
 1962 and other sections of this Article that require a Tier 2 review. The Planning Commission shall
 1963 not review or make a decision on “preferred” uses, “preferred” design elements, or other sections
 1964 of this Article that are designated as Tier 1 review, or are otherwise permitted without Tier 2
 1965 review (take, for example, a project that includes a permitted use, a structure that meets density
 1966 and height standards, and three “discouraged” design elements. Planning Commission may
 1967 approve, approve with conditions, or deny the “discouraged” design elements. Planning
 1968 Commission may not deny the project itself, or any portion of the project that meets all
 1969 applicable standards of this Article). The intent of this limited scope of review is to provide, to
 1970 the maximum extent possible, certainty within the review process.
- 1971 (e) Planning Commission Review Criteria. Planning Commission shall review the application
 1972 pursuant to the criteria listed in Section 16-5-280 and the following:
- 1973 (1) The project is consistent with the Rifle Downtown Master Plan and the
 1974 Comprehensive Plan;
- 1975 (2) The project contributes to the City’s goal of enhancing the Central Business District
 1976 as a vibrant, pedestrian-oriented, and mixed-use environment as described in Section
 1977 16-18-20.
- 1978 (3) The project will not impede the development and improvement of surrounding
 1979 property in the manner intended by this Article.

1980 (f) Appeal to City Council. The applicant may appeal the Planning Commission’s decision to City
1981 Council pursuant to Section 16-5-300 of the Rifle Municipal Code.

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1983 **Sec.16-18-1250: Downtown Development Authority Meeting**

1984 (a) Applicability. Applicants submitting applications subject to a Tier 1 level of review are strongly
1985 encouraged, but not required, to have a meeting with the Downtown Development Authority
1986 (DDA) prior to the submittal of an application. Applicants submitting applications subject to a
1987 Tier 2 level of review are required to meet with the DDA following the pre-application
1988 conference, but prior to the submittal of an application.

1989 (b) Purpose. The general purpose of a DDA meeting is to improve communication between
1990 applicants, the public, and the DDA. These meetings provide an opportunity for the public to
1991 gain a better understanding of the project and for the applicant to receive feedback on a proposed
1992 project in advance of submitting a formal application. The goal is to produce a project that better
1993 meets the needs and desires of both the applicant and the community.

1994 (c) Meeting Time and Location. Applicants shall notify the DDA of the need to arrange a meeting.
1995 Upon notification, the DDA shall have 30 calendar days to establish and hold a meeting on a
1996 mutually agreed upon date and time. The meeting shall be held no more than six months and no
1997 less than five days prior to the submittal of an application for a development permit.

1998 (d) Public Notice. The DDA shall be responsible for issuing public notice of the meeting.

1999 (e) Meeting Content and Conduct. At the meeting, the applicant shall present proposed development
2000 plans, describe projected impacts of development, describe plans to mitigate impacts as
2001 applicable, and facilitate a discussion with members of the DDA and public. The format and
2002 conduct of the presentation and discussion shall be determined solely by the applicant so long as
2003 all attendees are given an opportunity to comment both orally and in writing consistent with the
2004 purpose and objectives in having such meetings as stated herein. City staff participation shall be
2005 limited to observation and information gathering. Staff also may provide information on relevant
2006 regulatory requirements, as needed. Staff’s role shall not be to organize, control, or direct the
2007 meeting. Staff shall not present, evaluate, or pass judgment on the merits of development
2008 proposals at DDA meetings.

2009 (f) Meeting summary. Along with all other required application materials, the applicant shall
2010 submit: a list of names and addresses of those who attended the DDA meeting; a written
2011 summary of comments received at the meeting, and; a written response of how the applicant has
2012 or will address the comments, if at all. While it is hoped and intended that input from the DDA
2013 and the public will result in revisions/refinement to a project that are mutually beneficial to
2014 applicant and the public, comments from the DDA and public are strictly advisory to the
2015 applicant and City decision makers.

2016 **Sec.16-18-1270: Criteria for Review of Discouraged Land Uses**

2017 Projects involving the establishment of any land use designated as “discouraged” in Table 16-18-1010
2018 shall be reviewed based on the following criteria. These criteria shall be in addition to the criteria listed in
2019 Section 16-18-1260.

2020 (a) Are preferred uses reasonably available for the site instead of the discouraged use?

2021 (b) The establishment, maintenance, or operation of the discouraged use will not create a nuisance
2022 for neighboring uses or substantially reduce the values of other property (elements under
2023 consideration include buildings, outdoor storage areas and equipment, utility structures and
2024 mechanical equipment, building and paving coverage, vehicular and pedestrian access and

2025 circulation, vehicular parking and loading, landscaping and screening, lighting, glare, dust,
2026 signage, views, noise, odors, noxious emissions and other conditions not typical of land uses in
2027 the same zoning sub-district).

2028 **Sec.16-18-1280 Criteria for Review of Discouraged Design Elements**

2029 Building or site design elements listed as “discouraged” in this Article shall be reviewed in accordance
2030 with the following in addition to the criteria listed in Section 16-18-1260. With respect to the use of a
2031 discouraged design element, the applicant shall demonstrate that the inclusion of the element meets the
2032 following:

- 2033 (a) Is consistent with and appropriate to the overall design of the project;
- 2034 (b) Does not detract from the overall appearance or function of the project;
- 2035 (c) Does not detract from or diminish the visual or functional quality of any preferred element used
2036 in the project; and
- 2037 (d) Is consistent with the purpose and intent of the Central Business District as described in Section
2038 16-18-20;
- 2039 (e) Is consistent with the described purpose, intent, and character of the applicable sub-district;
- 2040 (f) “Prohibited” elements may be determined to be “discouraged” if the long-term master plan for
2041 the site will remedy the “prohibited” element.

2042 **Sec.16-18-1290: Appeals**

- 2043 (a) Appeals to any decision made under a Tier 1 level of review shall be made in accordance with
2044 the procedures in Section 16-5-530, except that appeals will be heard by the Planning and
2045 Zoning Commission rather than the Board of Adjustment.
- 2046 (b) Appeals to any decision made under a Tier 2 level of review shall be made in accordance with
2047 the procedures in Section 16-5-300.

2048 **Sec.16-18-12100: Amendments to Approved Project Plan**

- 2049 (a) Minor Amendments: The Planning Director may approve the following amendments to an
2050 approved project plan, provided all standards in this Article are met and the overall character,
2051 quality and appearance are not substantially altered:
 - 2052 (1) Decreases in residential density and/or gross floor area of 20% or less;
 - 2053 (2) Increases in residential density and/or gross floor area of up to 10% or 2,500 square feet,
2054 whichever is less;
 - 2055 (3) Changes in commercial and/or residential unit sizes or number of bedrooms, provided the
2056 parking requirements are not altered beyond those classified as a minor amendment;
 - 2057 (4) Parking increases or decreases of up to 20 spaces or 5,000 square feet, whichever is
2058 greater;
 - 2059 (5) Decreases in the amount of landscaped area/open space of 25% or less and increases of
2060 any amount;
 - 2061 (6) Adjustments in the location and type of landscaping, provided an overall equivalent level
2062 of screening is achieved;
 - 2063 (7) Changes in the type of screening material, provided an overall equivalent level of
2064 screening is achieved;

- 2065 (8) Adjustments to the footprint, but not complete relocation of, parking areas and vehicular
2066 and pedestrian circulation areas, provided the effectiveness and character of the overall
2067 site circulation, parking, and parking lot screening are maintained;
- 2068 (9) Adjustment to the footprint, but not complete relocation, of structures, provided the
2069 character of the site is maintained; and
- 2070 (10) Adjustments in building design and materials, provided the character and intent of the
2071 original design are maintained.
- 2072 (b) Major Amendments: Any change not listed above as a minor amendment shall be deemed a
2073 major amendment. Further, the Planning Director shall reserve the right to classify a minor
2074 amendment as a major amendment should it substantially alter the overall character, quality and
2075 appearance of the project.
- 2076 (1) Major amendments to projects that originally required a Tier 1 level of review shall be
2077 reviewed by the Planning Department following the same procedures required for the
2078 original approval.
- 2079 (2) Major amendments to projects that originally required a Tier 2 level of review shall be
2080 reviewed by the Planning and Zoning Commission following the same procedures
2081 required for the original approval.

2082

2083 **Sec.16-18-12120: Enforcement and Compliance**

2084 See Sections 16-1-150 and 16-1-160 of the Rifle Municipal Code.

2085