



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, September 3, 2025
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Minutes from the 08/06/2025 Meeting**

IV. PUBLIC HEARING

- 1. Public Hearing: 2025 Proposed Development Code Amendments Part 1 - Claire Lust, Community Development Director**

V. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

VI. STAFF REPORTS

VII. FROM THE COMMISSION

VIII. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: September 3, 2025

AGENDA ITEM NAME: Approval of Minutes from the 08/06/2025 Meeting

SUMMARY/BACKGROUND:

STAFF CONTACT:

ATTACHMENTS:

1. 08.06.2025 Minutes



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
AUGUST 6, 2025**

Regular Meeting - 6:30 PM

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**

<p>Present: Vice Chair Richard Amerman Commission Member Patrick Flynn Commission Member Magdalena Butler Commission Member Niall Glavin Commission Member Jeffrey Borchardt</p> <p>Absent: Chair Mark Tyler Commission Member Richard Wolf</p>

3. Oath of Office: Jeffrey Borchardt

Clerk, Kaylee Moore conducted Oath of Office for Jeffrey Borchardt for Planning Commission Position No. 1.

4. Late changes to the agenda

No late changes to the agenda.

II. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

No public comments provided.

III. CONSENT AGENDA

1. Approval of Minutes from the 6/4/2025 Meeting

<p>RESULT: (UNANIMOUS)</p> <p>MOVER: Commission Member Flynn</p> <p>SECONDER: Commission Member Glavin</p>

AYES: Vice Chair Amerman, Commission Member Butler, Commission Member Flynn, Commission Member Glavin

Commissioner Flynn moved to accept the minutes as presented. Seconded by Commissioner Glavin. Ayes all. Motion passed unanimously.

IV. PUBLIC HEARING/BUSINESS

1. Presentation: Envision Ridgefield 2045 Draft Transportation & Public Facilities Elements - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented Envision Ridgefield 2045: Transportation and Public Facilities.

Miss Lust stated the goal of the presentation is to gain feedback and policy language before being brought to the public.

Discussion occurred regarding the estimated cost of wells and how the cost was determined. Ms. Lust stated that completed work and future work for projects would be distinguished.

Discussion occurred regarding the concerns about underground water piping and timelines to replace them.

Discussion occurred regarding how to implement these goals and policies.

Concerns were made about the level of water usage and the Water System Plan that was recently adopted.

Comments were made about stormwater vaults and the ability to account for these in future project sites.

Discussion occurred regarding multimodal design and impact fees associated with that.

Discussion occurred regarding present remote worker percentages vs. predictions.

Discussion occurred regarding sidewalks to create an interconnected system. Pedestrian safety for all users was commented on.

Comments were made regarding parking standards and requiring certain permeable surfaces for parking lots.

Discussion occurred regarding the future project between N 56th Place and N 10th Avenue.

Ms. Lust thanked the commission for their feedback.

V. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

No public comments provided.

VI. STAFF REPORTS

Ms. Lust announced the Comprehensive Plan Workshop will be on September 16 in the Columbia Assembly Room from 6-8pm. She also stated there will be an online forum for people who cannot attend.

VII. FROM THE COMMISSION

Commissioner Butler stated she enjoyed the tour of the city. She attended the July 4th celebration with the Ridgefield Multicultural Initiative. She stated the Lions Club needs volunteers at the fair booth. She stated Green Bag is this upcoming Saturday and Compassion 360 is August 16th. She thanked the Public Works team for fixing the water break near Pioneer Street and N 5th Avenue.

Commissioner Glavin stated that the city tour was very informative and well run. He stated that the Lions Club still needs volunteers at the booth at the fair.

Commissioner Borchardt thanked the commission for having him and he is excited to share his input.

Commissioner Flynn thanked Commissioner Borchardt for being here. He thanked the staff for the city tour. He mentioned it was the best tour the city had put on. He appreciated all the members that were present. He thanked Ms. Lust for her presentation. He stated the Lady Spuds Soccer Team are going for their third State Championship. He thanked Vice Chair Amerman for his time and his thoughtful opinions over the years.

Vice Chair Amerman stated that he is sad to leave the commission. He had planned to stay for many years and thanked the staff and Ms. Lust for all her work. He stated that the Planning Commission is very informative for everyone about the growth management process. He is potentially leaving the area for a job opportunity.

VIII. ADJOURN

Trina Siebert, Planning Commission Clerk

Mark Tyler, Chair

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: September 3, 2025

AGENDA ITEM NAME: Public Hearing: 2025 Proposed Development Code Amendments Part 1

SUMMARY/BACKGROUND:

Community Development staff compile proposed amendments to the Ridgefield Development Code for consideration by Planning Commission and City Council annually. The topics addressed in the amendments come from staff, appointed and elected officials, the development community, and residents. The goal of the proposed amendments is to improve the outcome of projects developed under the code.

Staff presented a list of code amendment topics to Planning Commission in June 2025 and to City Council in July 2025. Planning Commission and Council each directed staff to draft text amendments based on this list of topics. A number of items on the list were related to commercial development (uses, site design, and building design). Those items are the focus of this meeting. A summary of the commercial development topics is included as an attachment, as are the underline/strikethrough text amendments proposed to implement the changes.

Staff will present the proposed commercial development code amendments. After any initial discussion, Planning Commission will hold a public hearing. Then, Planning Commission will have the opportunity for further discussion and to make a recommendation to Council. Staff is requesting a recommendation during this meeting. The commercial development code amendments will go to a public hearing before Council on September 25.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Summary of Commercial Development Amendments
2. 18.230.050__Site_planning.
3. 18.230.055__Building_design_and_features.
4. 18.235.020__Special_provisions_for_the_central_mixed_use_district.
5. 18.235.060__Special_provisions_for_the_Ridgefield_Mixed_Use_Overlay__RMUO_.
6. 18.720.040__Off_street_parking_lot_design.
7. 18.070.140__Impact_fee_exemptions.
8. 18.100.038__O__definitions.
9. 18.100.048__T__definitions.
10. 18.205.020__Master_use_table.

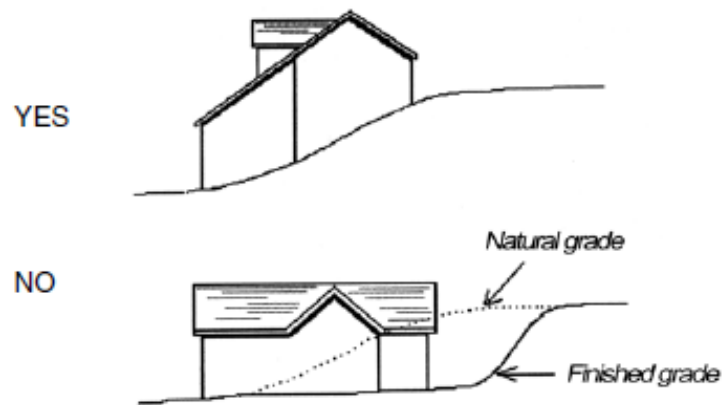
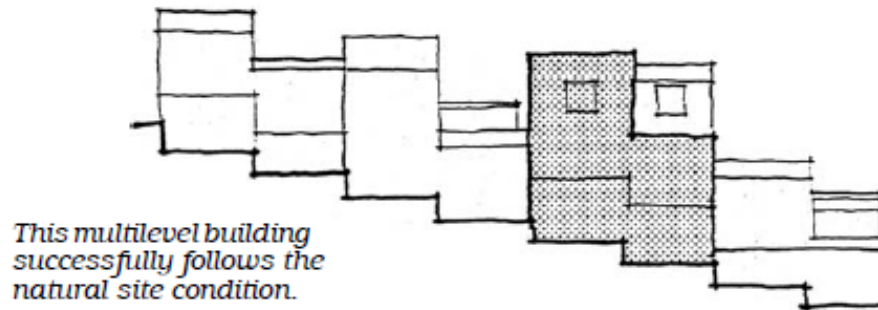
Commercial Development Amendments

Code Section	Proposed Amendment
18.100.038 – Definitions - Office	Remove the provision requiring indoor storage of materials to not exceed fifty percent of the occupied space in an office use. Contradicts the definition of an accessory use, which is more flexible and provides that such uses must be subordinate in area, extent, and/or purpose to a primary use.
18.070.140.C – Impacts Fees – Impact fee exemptions	Expand the downtown traffic impact fee (TIF) reduction/exemption program to the Commercial Neighborhood Business (CNB) zone.
18.205.020 – Uses – Master Use Table	Prohibit smoke shops in the Central Mixed Use, Waterfront Mixed Use, and Neighborhood Commercial zones and under the Ridgefield Mixed Use Overlay.
18.230.050.B – Commercial Districts – Site planning – Types of street frontage	Change collectors from a “pedestrian street” to a “major corridor” for the purpose of site design requirements. The site design requirements along major corridors are less strict.
18.230.050.C – Commercial Districts – Site planning – street frontage; 18.720.040.C – Off-Street Parking and Loading – Off-street parking lot design	Relax requirement for buildings and/or common open space to occupy 50-80 percent of a site’s street frontage for the following cases: <ol style="list-style-type: none"> 1. In master-planned commercial centers; or 2. Where there are safety considerations associated with the end user (e.g., day care); or 3. In other situations where existing or built conditions justify departure from strict adherence to the standard, with written approval from the Community Development Director. When buildings occupy less than the standard 50-80 percent of a site’s street frontage, require enhanced landscaping between the site and the street to soften the visual impact of parking areas.
18.230.050.E.2 – Commercial Districts – Site planning – Building entrances	Remove the requirement for buildings along pedestrian streets to have a primary entrance facing the street providing primary access to the site. Instead apply the existing requirement for buildings along major corridors to buildings along all street types: Encourage a primary entrance facing the primary street, but allow the primary entrance to face a parking area or secondary access street.
18.230.050.H – Commercial Districts – Site planning – Drive-throughs	Require adequate queuing spaces before ordering stations in drive-throughs. Proposal based on circulation problems caused by the placement of the ordering station at the Pioneer Village Starbucks.
18.230.055.C.2 – Commercial Districts – Building design and features – Mass and scale - Roofs	Allow flat roofs with projecting cornices on single-story buildings.
18.230.055.E – Commercial	Encourage use of bird-friendly glass on windows and doors.

Districts – Windows and Doors	Reduce transparency requirements based on end user needs or in other situations where existing or built conditions justify departure from strict adherence to the standards, with written approval from the Community Development Director. In such situations, require enhanced treatments (façade articulation, variety in building materials, trellises, etc.).
18.230.055.I.1 – Commercial Districts – Building design and features - Color	Prohibit white as the base building color. Response to complaints about the lightest-colored buildings in Pioneer Village.
18.235.020.H – Mixed-Use Districts – Special provisions for the central mixed use district – Building design and features	Prohibit security bars on windows and roll-up security doors in the CMU zone (downtown).
18.720.040.C.8 – Off-Street Parking and Loading – Parking lot design – Electric vehicle charging	Encourage clustering of required EV parking spaces in commercial complexes.

18.230.050 Site planning.

- A. Topography. Site design should preserve and maximize the use of natural features and reduce adverse impacts on existing natural features.
1. Retain natural topography to the extent practicable by designing buildings and parking lots to fit natural slopes.

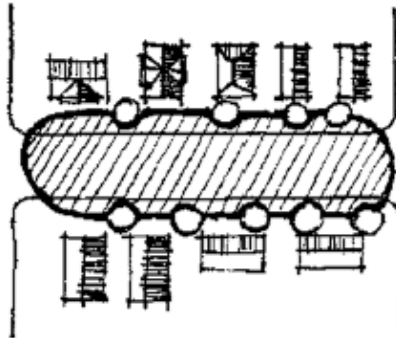


2. The grade difference between building entrance and nearest public right-of-way shall not exceed ten feet, and intervening setback shall not exceed a slope of 1:1.
 3. Retaining walls shall not exceed six feet high to promote more gradual, terraced development working with the natural slopes.
- B. Types of street frontage. Development standards are differentiated based on two types of street frontages:
1. Pedestrian streets. Pedestrian streets include all **collectors, as classified in the city's transportation capital facilities plan, and all** local streets. Pedestrian streets are intended to be developed with a "main street" feel that generally includes on-street parking, wide sidewalks with pedestrian amenities, buildings close to the sidewalk, and pedestrian-scale building design with minimal inactivated space such as parking lots.
 2. Major corridors. Major corridors include all arterials **and**, minor arterials, **and collectors** as classified in the city's transportation capital facilities plan. Major corridors are intended to serve primarily as vehicular access routes with less pedestrian activity, where medium to large-scale commercial development is anticipated.

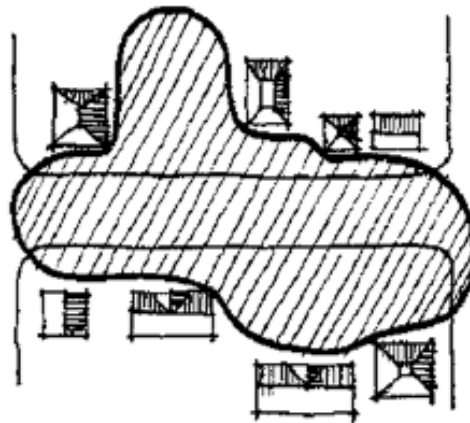
C. Street frontage.

1. For commercial development along pedestrian streets, buildings and/or common open space must be placed within the minimum and maximum setback area along a minimum of eighty percent of the site's street frontage not encumbered by critical areas or significant vegetation.
 - a. Enhanced landscaping buffers may be substituted as an alternative to buildings and/or common open space to satisfy this standard provided the enhanced landscaping buffer extends the full distance from the property line to the maximum setback line and is developed to an L4 standard or equivalent.
2. For commercial development along major corridors, buildings and/or common open space must be placed within the minimum and maximum setback area along a minimum of fifty percent of the site's street frontage not encumbered by critical areas or significant vegetation.

Consistent streetfront setback produces organized spatial enclosure.



Inconsistent setback and site design produces irregular and often incoherent enclosure.

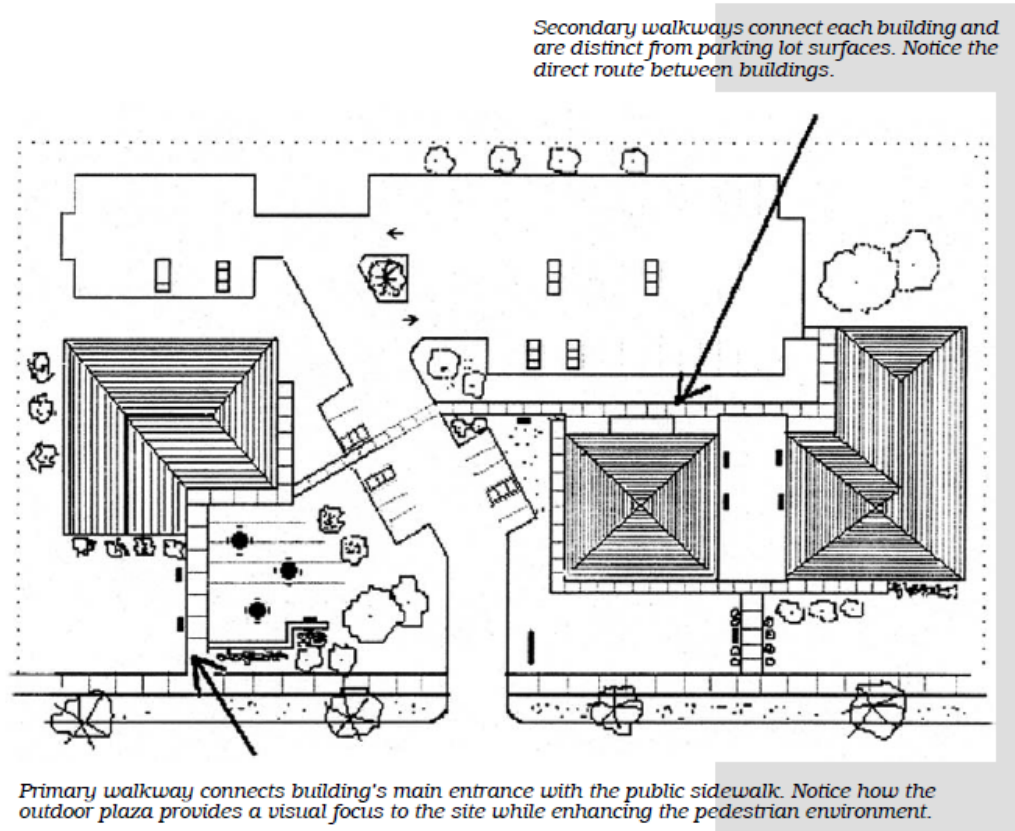


- a. Enhanced landscaping buffers may be substituted as an alternative to buildings and/or common open space to satisfy this standard provided the enhanced landscaping buffer extends the full distance from the property line to the maximum setback line and is developed to an L4 standard or equivalent.

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- b. On sites that incorporate a slip lane parking lot as allowed per RDC 18.230.080.C, buildings and/or common open space must be placed within the minimum and maximum setback area as measured from back edge of the required sidewalk between the parking area and the interior of the site.
 3. For developments located on a corner lot where at least one street frontage is a pedestrian street, buildings and/or common open space must be placed within the minimum and maximum setback area along both street frontages for a minimum of one hundred feet or twenty-five percent of the street frontage length, whichever is less, beginning from the corner of the lot, excepting any portion of the street frontage encumbered by critical areas or significant vegetation. Sites must also meet the overall requirement for buildings and/or common open space along the site's street frontage in subsections (1) and (2) above, and may count buildings and/or common open space developed under this subsection towards the overall requirement.
 4. The requirements for buildings and/or common space in subsections (1) – (3) may be reduced with written approval from the Community Development Director where the following apply:
 - a. In master-planned commercial centers.
 - b. Where there are safety considerations associated with the proposed use.
 - c. In other situations where existing or built conditions justify departure from strict adherence to the standard.
 - d. The applicant shall demonstrate that the requirement is being met to the extent practicable.

When this reduction is applied, enhanced landscaping buffers developed to the L4 standard or equivalent are required where buildings and/or common open space are not placed within the minimum and maximum setback area.
 45. The area between the property line and the buildings and/or common open space, with the exception of any pedestrian connections, shall be fully landscaped to an L2 standard.
 - D. Pedestrian Connectivity. Sites shall establish internal and external pedestrian connections throughout the development.
 1. Provide an external pedestrian connection between the building's primary entrance and the primary frontage street.
 2. Provide internal pedestrian connections between individual buildings, though parking areas, and between parking areas and buildings, superseding requirements for pedestrian access corridors per RDC 18.720.040.C.5. Public sidewalks may be considered part of the internal pedestrian circulation system if they provide convenient connections between buildings and/or parking areas.
 3. For large development sites over two acres, the combined external and internal pedestrian connection system shall provide cross-circulation functionally equivalent to a street grid by providing through connections no less than every five hundred feet.
 4. Internal and external pedestrian connections must meet all of the following requirements:
 - a. Provide connections via the most direct route.
 - b. Separate pedestrians safely from motor vehicle traffic, except for crossings of vehicle travel ways.
 - c. Be a minimum of five feet wide. External pedestrian connections shall be a minimum of eight feet wide for developments with a ground floor area in excess of twenty thousand square feet.
 - d. Be well lit with pedestrian-scale lighting at a level averaging at least two foot candles and with free-standing or building-mounted lighting fixtures mounted no higher than fourteen feet.

- e. Be accented with landscaping buffers a minimum of five feet wide including trees a minimum of every twenty-five feet, shrubs at the rate of one per twenty square feet of landscaped area, and groundcover sufficient to provide at least eighty-five percent coverage of the landscaped area. One side of all pedestrian connections must be landscaped except for crossings of vehicle travel ways.
- f. Use concrete or other approved unit-paving surfaces distinct from parking lot surface by texture, pattern, and/or color to differentiate and maximize the visibility of the pedestrian path. Path shall be elevated six inches above parking lot grade except for crossings of vehicle travel ways. Superficial treatments such as painted pedestrian paths are not sufficient to meet this requirement. Paint may be used only in combination with other techniques.
- g. Crossings of vehicle travel ways shall be well articulated with pavement markings, pedestrian warning signs, and lighting.

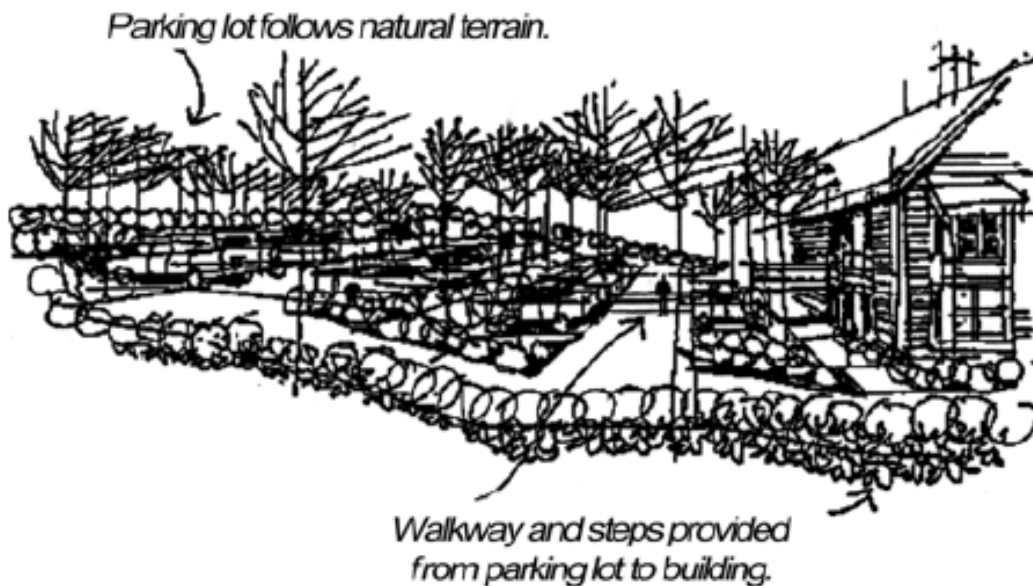


E. Building entrances.

- 1. Buildings must have a primary entrance that incorporates at least two of the following entry enhancement features:
 - a. At least one hundred square feet of landscaping or planters incorporating trees, shrubs, and/or flowers, in addition to the minimum landscaping requirements for the site;
 - b. At least one hundred square feet of paving materials different from the street sidewalk or parking lot surfacing;

- c. At least one hundred square feet of awning, marquee, or arcade over the entry where the feature is at least eight feet above the walking surface and projects at least five feet horizontally from the structure;
- d. Decorative outdoor features such as benches, fountains, sculptures or other similar features as determined by the planning director;
- e. Entry recessed or projected from the facade surface by at least three feet; or
- f. Pedestrian-scale accent lighting.

2. ~~Buildings along pedestrian streets are required to have a primary entrance facing the street providing primary access to the site. Entrances shall be built to the sidewalk's edge or be connected to the sidewalk with a direct external pedestrian connection.~~



32. Buildings ~~along major corridors~~ are encouraged to have a primary entrance facing the street providing primary access to the site. As an alternative, the primary entrance may face a parking area or secondary access street provided that a secondary entrance is provided that faces the street providing primary access to the site. A secondary entrance shall be built to the sidewalk's edge or be connected to the sidewalk with a direct external pedestrian connection.

- F. Outdoor common areas. Common areas encourage outdoor activities and leisure in outdoor spaces associated with commercial development. For developments with five thousand square feet or more gross floor area, excluding area of garages, warehouses and similar unheated support structures, outdoor common areas equal to five percent of the gross floor area is required.
 - 1. The minimum size for a common area is two hundred fifty square feet, with a minimum dimension of ten feet. Fewer, larger common areas are strongly preferred over multiple, smaller common areas.
 - 2. Common areas shall be in high pedestrian traffic locations within the development such as along street frontages, on lot corners, along internal or external pedestrian connections, or near building entrances. Common areas shall not be located in isolated or undevelopable space where low pedestrian traffic is anticipated.
 - 3. Common areas must be accessible to users of the site but do not need to be made accessible to the general public.

4. Common areas must be accessible by internal and/or external pedestrian connections.
5. Common areas shall be developed as one of, or a combination of, the following:
 - a. Patio, deck or balcony attached to building, provided area can be accessed from the building's exterior.
 - b. Plaza with colored or textured pavement surface, e.g., brick, stone, exposed aggregate concrete or colored and textured concrete. To provide pattern and enhance the texture of the pavement, any concrete surfaces shall be scored or otherwise divided into smaller sections.
 - c. Landscaping areas of grass, trees, shrubbery and flowers, combined with paths and pavement areas for tables and/or benches.
 - d. Other similar areas approved by the planning director.
6. Common area amenities must include a minimum of one bench or table and one trash receptacle per two hundred fifty square feet. Amenities may also include water feature, raised landscaping planter beds, drinking fountain, moveable seating such as for outdoor dining, distinctive paving, and/or public artwork. All outdoor furnishings shall be commercial grade designed for heavy public use.

ENCOURAGED

Commercial grade market umbrella.



DISCOURAGED

Lightweight household umbrella.

7. Pedestrian-scaled lighting is required at a level averaging at least two foot candles throughout the area. Lighting may be free-standing or building-mounted and shall not be mounted higher than fourteen feet.
8. The following are not allowable as part of outdoor common areas:
 - a. Asphalt pavement.
 - b. Adjacent and unscreened chain link fences, dumpsters or service areas.
 - c. Unscreened blank walls.
9. Active use of outdoor common areas is encouraged provided it does not impede pedestrian flow along adjacent pedestrian connections or public sidewalks. Allowed activities within common areas, subject to area limitations in RDC 18.230.110, include:

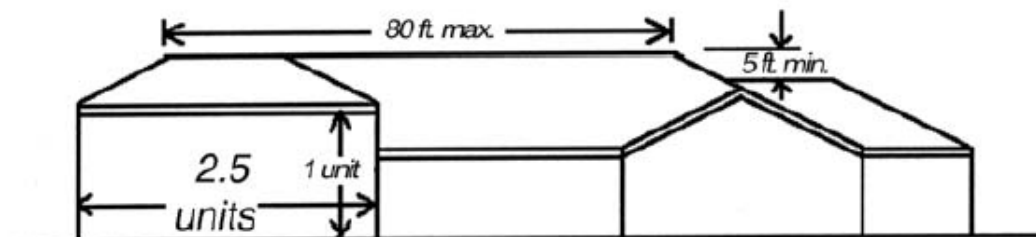
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- a. Food or flower carts, limited to one portable food or flower cart for common areas less than one thousand square feet and two carts for common areas one thousand square feet or greater. Carts must be portable and be stored away after hours.
 - b. Temporary art displays or performances.
 - c. Outdoor sales such as a sidewalk sale or farmers market. Commercial activity by vendors with no permanent indoor vending space on the property must be reviewed through either site plan review for recurring uses per RDC 18.500 or temporary use review consistent with RDC 18.205.015(F).
 - d. Outdoor seating.
 - e. Transit stops, coordinated with transit service provider.
 - f. Similar active uses as determined by the Planning Director.
- G. Service areas shall be located and screened to minimize negative visual impacts from the public right-of-way, within the site, and from adjacent users.
1. Loading areas, service areas, and outdoor storage areas shall be located in the areas of the site least visible from the public right-of-way and on-site pedestrian connections, typically in the rear or sides of the building, and shall be screened from view by a fence, landscaping to a value of eighty percent year-round opacity, or a combination of both. Fences shall be masonry or similar materials, and shall not be chain link.
 2. Garbage collection and recycling areas, not including individual trash receptacles for public use, must be in an enclosed area and located in the areas of the site least visible from the public right-of-way and on-site pedestrian connections, typically in the rear or sides of the building. Enclosures should be complementary in design to the main buildings, and shall be constructed of fencing, walls, landscaping to a value of eighty percent year-round opacity, or a combination. If used, fences shall comply with RDC 18.230.100. Design of exterior storage areas shall comply with engineering standards and the comprehensive stormwater management plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.
 3. Mechanical units, utility equipment, elevator equipment, and telecommunication equipment located on the roof shall be grouped together and incorporated into the roof design. Such equipment located on the ground shall be screened from adjacent pedestrian connections or sidewalks by a fence or landscaping to a value of eighty percent year-round opacity. If used, fences shall comply with RDC 18.230.100.
- H. Drive-through lanes shall be sited to minimize adverse effects of vehicular traffic on the adjacent neighborhood and businesses, to minimize conflicts with pedestrian traffic, and to minimize visual impacts.
1. The requirements of this subsection shall apply to all drive-through facilities as defined in RDC 18.100.016. The requirements in subsections (3) through (10) also apply to pick-up windows as defined in RDC 18.200.016.B.
 2. The total number of drive-through facilities is limited as follows:
 - a. In the Ridgefield Junction Subarea, a maximum of fifteen total drive-through facilities are permitted.
 3. Multiple drive-through facilities on a site shall be clustered adjacent to one another to optimize traffic flow and minimize conflict between drive-through and non-drive-through uses. Shared facilities where multiple businesses use one drive-through or pick up lane are encouraged.
 4. No more than two adjacent drive-through facilities shall be permitted on a single street frontage.

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5. Drive-through queuing (stacking) lanes shall have a minimum capacity of six spaces as measured from the pickup window. This amount may be adjusted, higher or lower, if peak average monthly volume for the business (or similar businesses) shows a need for a different amount of queuing spaces, as documented by the applicant. A stacking space shall be an area which at a minimum accommodates the width and necessary turn radius of a vehicle measuring eight feet by twenty feet, with direct forward access to a service window of a drive-through facility. Stacking lanes must be designed so that they do not interfere with parking, parking access, and vehicle circulation. Ordering stations must be located forward in the stacking lane such that queuing vehicles do not back up into the adjacent parking area, drive aisle, or street. Stacking lanes are not required to be linear.
 6. Drive-through lanes shall not be located between the building and the street unless the planning director determines such location is not feasible because of lot geometry or access. In situations where drive-through lanes must be located between the building and the street with no feasible alternative:
 - a. Additional screening and landscaping meeting the requirements in subsection (9) shall be required.
 - b. The maximum setback from the street may be increased to accommodate the drive-through lane and screening.
 - c. The building entrance requirements in RDC 18.230.050.E.2-3 are waived.
 7. Developments creating ten or greater PM peak hour trips are subject to a traffic study, requiring the applicant to demonstrate that the roadway network, pedestrian network, intersections and driveways will support the traffic generated by drive-throughs, or will be improved to mitigate for any impacts from traffic generated by drive-throughs. Proposals are also subject to review by the city engineer for safe ingress and egress.
 8. Pedestrian and vehicle crossings of drive-through lanes shall be minimized and where necessary, shall be clearly marked. Pedestrian crossings shall meet requirements for pedestrian connections in RDC 18.230.050.D. Likewise, signs and other visual cues shall be provided to alert drive-through users of the pedestrian and vehicle crossings.
 9. Drive-through lanes shall be screened to obscure the vehicles and to keep the drive-through vehicle headlights from shining onto public rights-of-way and adjacent properties. A ten-foot wide L4 landscaping buffer incorporating shrubs of at least six feet at the time of planting or equivalent treatment incorporating landscaping, decorative walls, berms, and/or fencing shall be required between any drive-through lanes and adjacent properties or public rights-of-way.
 10. Outdoor seating areas shall not be adjacent to drive-through lanes unless shielded by a ten-foot wide L4 landscaping buffer incorporating shrubs of at least six feet at the time of planting or equivalent treatment incorporating landscaping, decorative walls, berms, and/or fencing. Buffers, fences and walls must be designed so they do not result in poor visibility for, and of, pedestrians crossing the drive-through lane or vehicles exiting the drive-through lane.

(Ord. No. 1108, § 2, 7-26-2012; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1220, § 2(Exh. A), 10-27-2016; Ord. No. 1296, § 2(Exh. A), 10-10-2019; Ord. No. 1337, § 3(Exh. A), 2-25-2021; Ord. No. 1406, § 2(Exh. A), 7-13-2023)

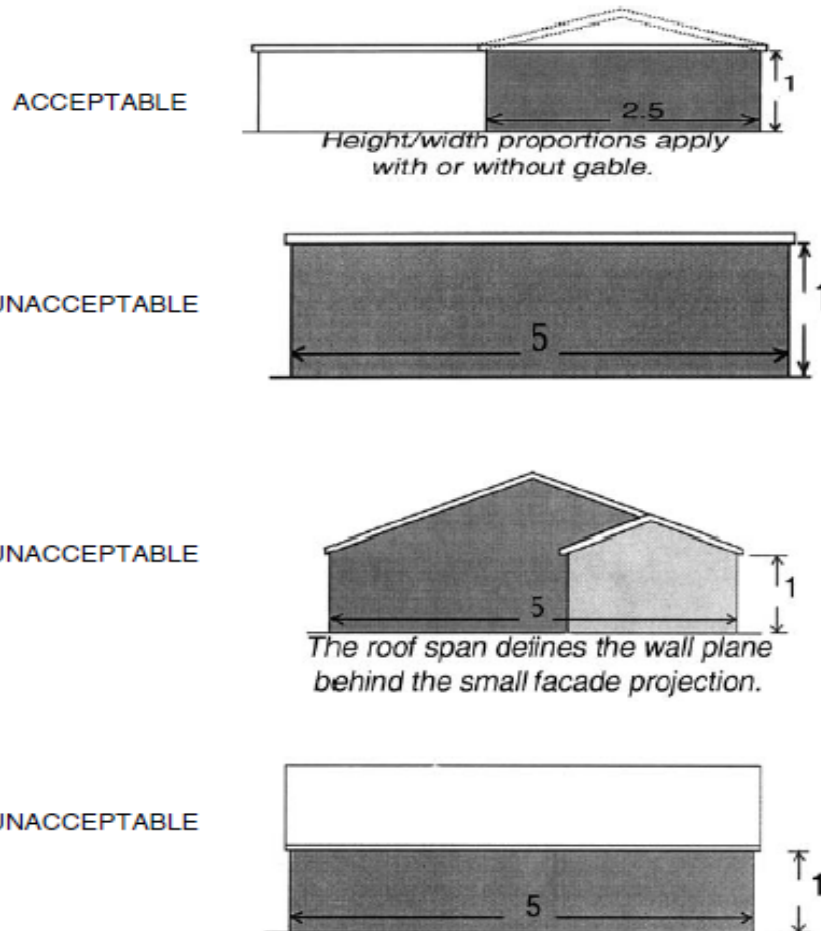
18.230.055 Building design and features.

- A. Applicability. The requirements of section 18.230.055 apply to buildings within the CNB, CCB and CRB zoning districts. The requirements of this chapter apply to:
1. New buildings of any size,
 2. The addition to or remodel of an existing building that increases the square footage of the building by twenty percent, and
 3. The addition to or remodel of an existing building where the construction valuation is fifty percent or greater of the existing site and building valuation.
- B. Context-sensitive building design. Development shall consider the cohesive integration of one property along with all adjacent properties in a district so that the "whole is greater than the sum of the parts." Elements of context-sensitive design include:
1. Orienting primary building facades towards the street with the highest street classification,
 2. Ordering building height and scale between adjacent buildings so that a building is no more than fifty percent taller or larger than an adjacent building,
 3. Extending horizontal planes between adjacent buildings, such as roof lines, cornices, rows of windows, belt courses, stories, and storefronts,
 4. Ordering window size or patterns similarly to adjacent buildings;
 5. Use of similar materials in adjacent buildings, for example, if the front façade surface area of building A is primarily faced with brick, adjacent buildings must incorporate similar materials in at least 25% of the primary façade, and
 6. Use of similar plant materials, landscape fixtures and street furniture between adjacent buildings.
 7. Elements of any individual site shall include exposed wood beam construction as part of the primary structure. This construction type adds balance to trellises, awnings, canopies, etc.
- C. Mass and scale. Mass is the physical bulk or volume of a building. In architectural terms, a single-mass building is a single geometric form such as a rectangle or square, and may include a simple roof form with no variation in the roof line. "Massing" refers to variation in the mass and may involve multiple masses joined together. The purpose of the mass standards is to break large structures down into smaller building modules.



1. Where the lot has frontage on a pedestrian street, the facades of all new buildings longer than fifty feet (measured horizontally along the facade) shall incorporate relief to the perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief. Where the lot has frontage on a major corridor, the facades of all new buildings longer than one hundred feet (measured horizontally along the facade) shall incorporate relief to the perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief.

- a. No single wall plane shall be wider than two and one-half times the height of the wall plane. Unenclosed projections do not affect the height/width ratio of the wall plane from which the unenclosed structure projects.

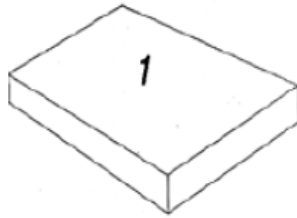
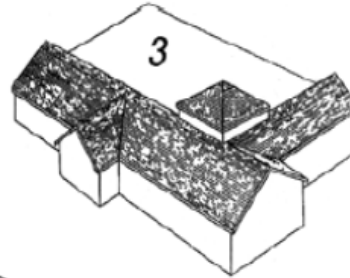


**Note: Porches, porticos and similar unenclosed projections do not affect the height/width ratio of the wall plane from which the unenclosed structure projects.*

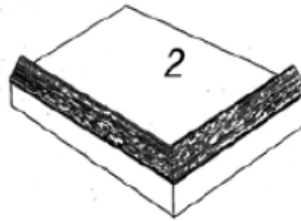
- b. Exterior walls and roof forms shall be a true reflection of interior space. False projections of wall or roof forms are not allowed, except that parapets and gables may rise above the true roof line if they include side returns or roof planes that (a) extend back at least one and one-half times the width of the parapet or gable, or (b) extend back to a point that is not visible from any public vantage point.
- c. Building walls visible from a public right-of-way shall employ at least three of the following articulation methods at intervals no greater than sixty feet:
- Window patterns and/or entries that reinforce the pattern of storefront spaces; e.g., groups of windows that repeat no more than every 60 feet as opposed to a uniform row, or "ribbon," of windows.

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- ii. Weather protection features that reinforce storefronts. For example, for a building façade that is one hundred eighty feet wide, use three separate awnings to articulate the façade.
 - iii. Providing vertical building modulation of at least two feet in depth and four feet in width if tied with a change in roofline or change in building materials or siding style. Otherwise, the minimum depth and width of the modulation shall be ten and twenty feet, respectively.
 - iv. Placement of building columns or vertical piers or vertical elements such as planters, trellises, art pieces, or other features that repeat at intervals of sixty feet or less that reinforce a storefront pattern.
 - d. The doorways on buildings abutting or within three feet of the sidewalk shall be recessed in order to avoid conflicts with pedestrians.
 - e. Additional standards for large format uses in any zone. Individual uses with at least fifty thousand square feet of gross floor area or a façade greater than one hundred fifty feet in width shall provide:
 - i. Prominent entry. The building front shall integrate a prominent entry feature combining substantial roofline modulation with vertical building modulation and a distinctive change in materials and/or colors.
 - ii. Roofline modulation. The minimum vertical dimension of roofline modulation is the greater of six feet or 0.3 multiplied by the wall height (finish grade to top of the wall).
 - iii. Façades wider than three hundred feet shall incorporate at least two entry/articulation features (if there is only one entry, the second feature may be less prominent).
 - 2. Roofs. All structures shall have a visual cap. This may be achieved with either a pitched or flat roof if designed according to one of the following options:
 - a. Lower pitched roof with extended eaves. A lower pitched roof with a minimum 4/12 pitch is allowed provided eaves extend at least two feet beyond exterior building walls.
 - b. Steep pitch hip, gable or saltbox roof form. Conform to the following roof pitch requirements: Minimum pitch: 6/12 in all areas. Maximum pitch: 12/12 in all areas. Exceptions: Steeples, bell towers and other ancillary structures.
 - c. False pitch roof with appearance of true hip gable or saltbox. Single story and multiple story buildings may have a flat roof with a false pitch if (a) the roof appears to be true hip or gable from all public vantage points, and (b) there are extending wings on each corner of the building which allow for a true hip or gable to extend out from the false hip or gable. Roofs shall conform to the minimum roof pitch standards specified in subsection (D)(1) of this section.

ACCEPTABLE



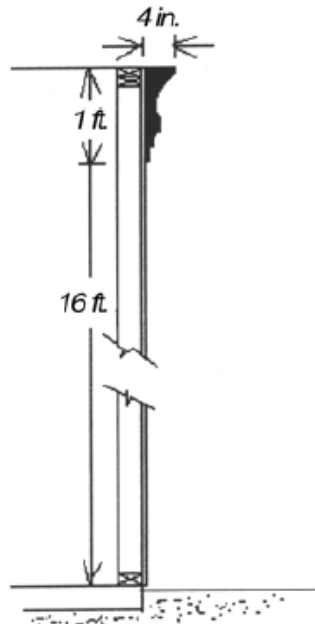
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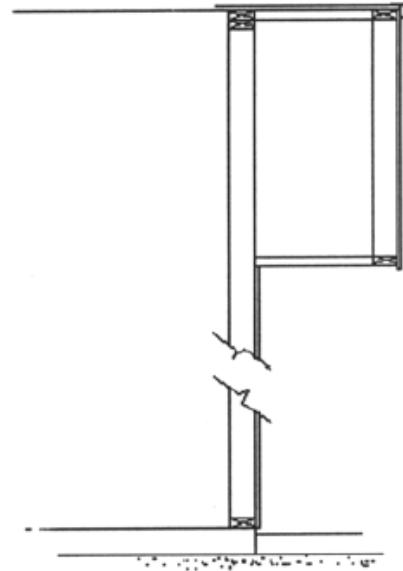
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- d. Flat roof with projecting cornice ~~on multistory structures only~~. Cornice dimensions must be one foot high for every sixteen feet of building height and must protrude forward at least one-third the cornice height dimension. The protrusion may include the entire cornice or the cornice may be a graduated protrusion with full protrusion at the top. Cornices must be at or near the top of the wall or parapet. Pediments may extend above the cornice.

ACCEPTABLE



UNACCEPTABLE



Cornices must be part of the building's trim detail. Framed projections such as overhangs or standard fascia projections do not meet the cornice requirements.

- D. Hierarchy in building design. The following standards apply to all commercial sites with more than one building or with one or more multitenant buildings.
1. Design primary structures as a focal point. Primary structures shall be designed to serve as a visual draw to a site. Primary structures shall be designed as follows:
 - a. Must be prominently visible to the public. Primary structures shall be the focal point of development and must be prominently visible to the public right-of-way giving access to the project, unless significant vegetation warrants a less visible structure.
 - b. Must have the appearance of at least two levels.
 - i. Primary structures shall have at least two floors (minimum eight feet apart). The second floor level shall be at least one-third the area of the lower floor area.
 - ii. Alternatively, primary structures may be single-floor buildings with roofs having a minimum pitch of 8/12, and which contain dormer windows on every roof plane having a ridge length of forty feet or more. One dormer window with a glazing area of at least fifteen square feet shall be required for every forty feet of ridge length (or portion thereof). Dormer windows shall be functional, providing natural light into the finished and heated area of the building.
 - c. Must provide a prominent entrance. Primary structures shall include a prominent entrance which faces the street providing primary access to the site. The entrance shall be defined by a projecting or recessed portico or a clearly defined doorway designed as a focal point in the facade design.

2. Integrate common outdoor areas per RDC 18.230.050.F into primary structure design.
 - a. Porticos, courtyards, or similar structures shall be visible to the public and usable to customers or clients.
 - b. The outdoor common areas shall be integrated into the building design by means of either a roof-like structure (e.g., sheathed roof or open pergola style) or perimeter wall extending from the building.
3. Integrate primary structure design elements into secondary structures. Secondary structures (all structures other than primary structures) must include design elements that visually link them to the primary structure site.
 - a. Secondary structures must include siding, trim, roofing materials and colors common to the primary structure of a site.
 - b. Specific combinations of materials and colors may be varied from building to building; provided, that any material or color used on secondary structures has, in some application, been used on the primary structure. (For example, if the primary structure is a red brick building with gray clapboard in the gables, then the secondary structure may be a gray clapboard building with red brick accents.)

E. Windows and doors.

1. Glass style. Mirrored glass is prohibited. Bird-friendly glass is encouraged.
2. Multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane. Single grouped windows on a wall plane shall relate to other architectural features such as roof forms, doors, or facade projections.

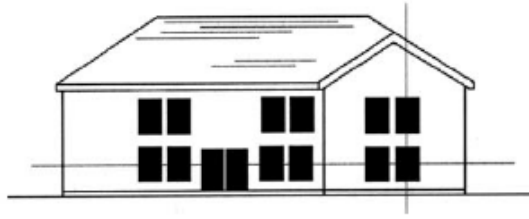


Referring to the pattern and organization of windows on existing structures can achieve a higher level of compatibility.

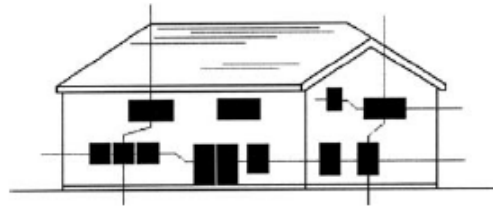
3. Windows and doors shall constitute at least twenty-five percent of the total wall area of prominent facade wall planes.
 - a. The provision in (3) may be reduced with written approval from the Community Development Director if the applicant demonstrates that:

- i. It is not practical to meet the full extent of the requirement due to existing conditions or proposed interior uses.
 - ii. The requirement is being met to the extent practicable.
 - iii. A more welcoming and interesting streetscape is achieved by implementing all four façade articulation methods in RDC 18.230.055.C.1.c, at least three of the entry enhancement features in RDC 18.230.050.E.1, or an equivalent combination of design features.
4. Transparency Zone. The transparency zone regulations apply to building facades which front pedestrian streets. The purpose of transparency requirements is to maintain "eyes on the street" for safety of pedestrians and to create a more welcoming and interesting streetscape and give an indication of the types of uses and activities occurring in buildings. Transparent windows and doors may be used to meet transparency requirements. Glazed windows, where visibility is obscured, shall not be used to meet transparency requirements.
- a. The transparency zone refers to the ground floor between thirty vertical inches and eight vertical feet above grade, or where the ground, terrace, or stoop meets the façade. The transparency zone extends along the primary street-facing façade of the building and may include additional façades such as those that face primary internal circulation routes within a development, minor arterials, arterials, or collector streets, or other highly visible façades.
 - b. A minimum of sixty percent window and door transparency is required within the transparency zone. The transparency requirement may be reduced to a minimum of forty-eight percent (a twenty percent reduction) without application for an administrative adjustment if the applicant demonstrates that:
 - i. It is not practical to meet the minimum sixty percent transparency requirement due to existing conditions or proposed interior uses.
 - ii. The requirement is being met to the extent practicable.
 - iii. A more welcoming and interesting streetscape is achieved by implementing all four façade articulation methods in RDC 18.230.055.C.1.c~~2~~ at least three of the entry enhancement features in RDC 18.230.050.E.1, or an equivalent combination of design features.
 - c. In commercial centers, the standard in (b) may be reduced below forty-eight percent subject to compliance with the provisions in (b) (i) through (iii) and written approval from the Community Development Director.
 - d. For sloping frontages, the city may grant flexibility to the transparency zone dimensions provided the design of the façade adds visual interest to pedestrians and that untreated blank wall areas are avoided.
 - ~~d~~e. Where structured parking facilities occupy a portion of the ground floor frontage, the vehicular entrance is exempt from the transparency requirement.
 - ~~e~~f. Display windows may be used to meet up to fifty percent of the transparency requirements provided they are at least eighteen inches deep and integrated into the architecture of the building. Tack-on display cases do not qualify as transparent areas.

ACCEPTABLE



The careful alignment of windows provides visual balance to this facade. Notice that it is not always necessary to center windows on a wall plane. Usually, however, noncentered windows look better below a hip than below a gable.



UNACCEPTABLE

The scattered and haphazard arrangement of windows on this facade result in poor balance in the overall building design.



UNACCEPTABLE

F. Siding and trim.

1. Building siding materials shall be wood, brick, stone, stucco, or terra cotta.
2. Metal siding materials shall not exceed thirty-five percent of the total wall area of any wall.
 - a. Only high quality architectural metals are permitted, raised rib design, or vertical standing seam siding is permitted subject to approval by the community development director.
3. Stacked and scored concrete blocks may be used if installed so as to provide added relief, shadow lines, and dimensional interest to a façade, provided:
 - a. All prominent facades shall be fifty percent sided with the materials allowed in subsection F.1;
 - b. Masonry pilasters are regularly spaced every fifteen to twenty-five feet on center (depending on the scale of the building); and

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- c. Recessed panels, a minimum of four inches deep, shall provide frame and panel relief between all pilasters and which shall comprise approximately seventy percent of the width and height of the space between pilasters.
- G. Roofing materials.
- 1. Use roofing materials which provide texture and shadow lines. Cedar shingles, architectural grade asphalt shingles, tile, slate, and standing-seam metal roofs are allowed. Other roofing materials are prohibited except on roofs having slopes less than 1/12.
 - 2. Limit roofing colors to darker earth tone and forest colors. Only forest greens, charcoal or medium grays and dark clay colors are allowed.
- H. Design details.
- 1. The following building treatments or additions are prohibited:
 - a. Tenant specific motifs - Fanciful or unusual detailing, excluding signs, used to promote a particular theme or to identify a specific.
 - b. Outlining - Architectural features shall not be outlined in neon, LED, tube-type, or other lights, either exposed or concealed lights.
 - c. Back-lit Awnings - Awnings may not be back-lit or otherwise illuminated from behind unless the awning fabric is completely opaque.
 - d. Nonfunctioning Awnings - Awnings shall be limited to traditional locations over windows, walkways, and entrances or over other architectural features where weather protection is needed. Awnings must be applied to walls or posts and may not be applied to existing projections over walkways or windows.
 - e. Faux Windows - All windows must be true windows that let in light to occupied space or to large attic areas that provide at least limited standing room.
 - f. False Fronts - Building facades must be designed to reflect the mass and bulk of the structure behind the facade. Design details that create a false appearance of building mass, or that otherwise make a building appear to be something that it is not, are prohibited.
 - g. Architectural Anomalies - Application of materials or details that are not integrated into the overall building design, or that do not reflect the materials or details characteristic of the overall building design, are prohibited.
 - 2. Awnings, canopies and marquees may not obscure architectural details of the facade and may not be the prominent design element of the building. They must appear as a secondary and complimentary element of the building design. Awnings may not extend more than twelve inches beyond the outer edges of windows or groups of windows, and they may not come any closer than twelve inches to building corners or thirty-six inches to eaves or cornices.
- I. Color. The following standards apply to commercial development in the CRB and CCB zoning districts:
- 1. Field or base colors (the main color of exterior walls) shall be earth tone colors, such as: sands, grays, sage greens, pale yellows, deep, rich clay colors, and similar. The prominent color of the building façade shall not be white.
 - 2. Trim colors (fascia, cornice, window and door trim, kick panels, etc.) may contrast to complement the field color and shall not be neon, bright or primary colors.

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3. Accent colors may be brighter than field or trim colors. Appropriate areas for accent colors are those details such as moldings or molding indentations, medallions, and shadow lines of windows and doors and door frames.
 4. Painting or staining of stone and brick is prohibited.

(Ord. No. 1108, § 2, 7-26-2012; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1220, § 2(Exh. A), 10-27-2016; Ord. No. 1234, § 2(Exh. A), 6-22-2017; Ord. No. 1266, § 2(Exh. A), 9-13-2018; Ord. No. 1296, § 2(Exh. A), 10-10-2019; Ord. No. 1325, § 2(Exh. A), 9-24-2020; Ord. No. 1345, § 2(Exh. A), 7-8-2021; Ord. No. 1352, § 2(Exh. A), 11-4-2021; Ord. No. 1370, § 2(Exh. A), 9-8-2022)

18.235.020 Special provisions for the central mixed use district.

- A. Purpose. The purpose of the central mixed use (CMU) district is to provide for and enhance the traditional commercial and civic core of the community in downtown. The district shall:
1. Encourage a mix of uses including residential, commercial, office and civic uses. The district shall provide for flexibility in the mix of uses, both within an individual development and across the district.
 2. Accommodate a range of housing types, densities, costs and ownership patterns, with a focus on multifamily and mixed-use residential development including senior housing, in close proximity to employment opportunities and goods and services.
 3. Promote the highest quality architectural design and preserve the character-defining elements of the downtown core area as articulated in the "14 Essential Guidelines for Downtown Ridgefield." Design guidelines shall encourage new development and redevelopment that reflects the scale and materials of existing development.
 4. Create a pedestrian-friendly atmosphere that promotes pedestrian, bicycle and transit access and lessens traffic impacts and dependence on automobile transportation.
 5. Preserve or create open space for the enjoyment of local residents, business employees and the general public, in part through a density transfer program.
 6. Provide a transition to adjacent residential neighborhoods that preserves neighborhood livability, and integration with the adjacent waterfront districts.
- B. Applicability. Full site improvements are required for parking, lighting, landscaping, walkways, storage space, and service areas if a development proposal is:
1. New development;
 2. Expanding the square footage of an existing structure by twenty percent; or
 3. The construction valuation is fifty percent of the existing site and building valuation.
- C. Uses.
1. Uses shall comply with the requirements of RDC 18.205.
 2. Mix of Uses. The CMU district allows and encourages a mixture of land uses, both vertically and horizontally, on one parcel or several contiguous combined parcels, but does not require such a mixture of uses on site, provided the development proposal, when considered in relation to surrounding development, achieves the purposes and objectives of this chapter.
 - a. The other major use types approved under the site plan (i.e. office or commercial uses) are built prior to the residential portion; or
 - b. No single phase may contain more than fifty percent of the total square footage for any one major use type (commercial, office or residential) envisioned by the master site plan unless twenty-five percent of the total square footage of all major use types envisioned by the master plan are included in the proposed phase or were included in previous phases. This requirement may be waived by the director of community planning, if the applicant provides a security or other form of binding assurance that the remaining major use types contemplated in the master plan will be built.
 1. For projects that construct up to fifty percent of the residential component first, frontage improvements for the entire mixed use site shall be required to be constructed concurrently with the residential portion.

- c. No single major use type (residential, commercial, office) shall be more than seventy percent of the total square footage of the mixed use development floor area.
- D. Lot Requirements.
1. Minimum lot area shall be five thousand square feet.
 2. Minimum lot width shall be fifty feet.
 3. Minimum lot depth shall be ninety feet.
 4. Portions of a horizontal mixed-use development proposal with ground floor residential uses shall comply with the following lot requirements:
 - a. Minimum lot area shall be three thousand square feet.
 - b. Minimum lot width shall be twenty-five feet.
 - c. Minimum lot depth shall be eighty feet.
- E. Dimensional Standards. Additional landscaping buffers may apply that exceed the minimum setbacks listed below; see RDC 18.725.050-1.

Table 18.235.020-1

1. Minimum front yard setback (street). (1), (2)	0—5 feet
2. Maximum front yard setback (street). (2), (3), (7)	0—10 feet
3. Minimum side or rear yard (interior) setback:	
i. Abutting RLD, RMD, PF or POS zones. (2)	5 feet
ii. Not abutting one of the above.	0 feet
4. Minimum height (4)	20—30 feet
5. Maximum height (5)	65 feet
6. Maximum impervious surface coverage. (6)	100%

Table Notes:

- (1) Parking structures, surface parking areas, service areas, gas station islands and similar paved surfaces shall have a minimum five-foot wide setback landscaped to an L2 standard.
- (2) Underground parking may extend into any required setbacks, provided it is landscaped at ground level.
- (3) Maximum setback for new corner buildings shall be zero feet. Maximum setback for all other buildings shall be ten feet.
- (4) Minimum height for new corner buildings shall be thirty feet or at least two stories. Minimum height for all other buildings shall be twenty feet, which can be accomplished through facade treatments such as the false front.
- (5) The Lake River view protection overlay district standards, when applicable, supersede this provision. See RDC 18.235.050.
- (6) Provided setback and site landscaping requirements are met.
- (7) Maximum front yard setback may be increased to fifteen feet for street frontages other than Pioneer or Main Street if topography of the lot requires additional setback to be determined by the planning director.

F. Density.

1. Maximum residential density for development in CMU district shall be 16 dwelling units per net developable acre, except as modified by the density transfer or senior housing bonus up to a maximum of 24 dwelling units per net developable acre. Minimum residential density shall be eight dwelling units per net developable acre, if residential uses are included in the development.
2. Maximum floor area ratio (FAR) for nonresidential development in the CMU district shall be 2.0, except where modified by the density transfer provisions up to a maximum of 3.0. Floor area for residential uses shall not be calculated as part of the FAR for the site and shall be allowed in addition to the FAR limits. Minimum FAR for nonresidential development shall be 0.5.
3. If a building combines residential and nonresidential uses, residential uses shall occupy a minimum of twenty-five percent to a maximum of seventy percent of the gross floor area of the building. The minimum and maximum standards in 18.235.020.E.1 and 2 for residential density and FAR shall be met. Residential uses shall not occupy the ground floor of buildings with frontage on Pioneer Street or Main Avenue.

G. Street Frontage.

1. At least fifty percent of a street frontage not encumbered by protected critical areas shall be occupied by buildings.
2. At least one main entrance of a building shall face directly toward the street. Entrances shall be made physically and visually inviting by means of incorporating a minimum of two of the following entry enhancement features:
 - i. Additional landscaping equal to ten percent of required site landscaping;
 - ii. At least two hundred square feet of paving materials different from the street sidewalk;
 - iii. At least one hundred square feet of awning, marquee, or arcade over the entry;
 - iv. At least two hundred square feet of pedestrian plaza with landscaping and benches that is attached to the entry;
 - v. Entry recessed from the facade surface by at least three feet; or
 - vi. Accent lighting.

H. Building Design and Features.

1. Applicability. The requirements of Section 18.235.020.H apply to:
 - a. New buildings of any size,
 - b. The addition to or remodel of an existing building that increases the square footage of the building by twenty percent, and
 - c. The addition to or remodel of an existing building where the construction valuation is fifty percent or greater of the existing site and building valuation.
2. Building design shall reinforce the building's location adjacent to street edge and public space.
3. Building design should emphasize high quality design that implements the provisions contained in the city of Ridgefield's "14 Essential Guidelines for Downtown Ridgefield" document, including but not limited to:
 - i. Use of colors and architectural details in building design.

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- ii. Articulation of base, body and cornice in building design.
 - iii. Use of stone, brick, stucco and wood as primary materials.
 4. New buildings must build a floor to ceiling height of at least twelve feet on the ground floor, and be fire-rated construction to accommodate retail or restaurants.
 5. Fenestration.
 - i. Where the lot abuts Main Avenue or Pioneer Street, new buildings must have a minimum of fifty percent of the first floor facing the street treated with transparent windows or doors.
 - ii. Where the lot abuts Main Avenue or Pioneer Street, new buildings must have a minimum of twenty-five percent of the upper stories facing the street treated with transparent windows.
 - iii. Where the lot abuts Main Avenue or Pioneer Street, buildings not subject to subsections (i) and (ii) must maintain the existing percentage of the first floor facing the street treated with transparent windows or doors, or treat a minimum of twenty-five percent of the first floor facing the street with transparent windows or doors, whichever is greater.
 - iv. New alley-facing facades must have a minimum of twenty-five percent of the first floor treated with transparent windows or doors.
 6. Any portion of the first floor facade facing Main Avenue or Pioneer Street without windows or doors that is at least thirty feet in length shall be articulated in one or more of the following ways:
 - i. Incorporating relief through such features as wall projections or recesses, projecting windows, entrances, or other visual relief.
 - ii. Installing a vertical trellis in front of the facade with climbing vines or planting materials.
 - iii. Awning, marquee or arcade at least four feet and six inches deep, over the full length of sidewalk or walkway adjacent to the building, and minimum eight feet above the walkway level.
 - iv. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the facade surface.
 - v. Other equivalent methods that provide for the enhancement of the facade, as determined by the planning director.
 7. New buildings located at an intersection where at least one leg of the intersection is Main Avenue or Pioneer Street shall accentuate the building corner facing the intersection by including architectural treatment that emphasizes the corner, such as: balconies, turret, corner accentuating roof line, sculpture, chamfered corners, distinctive use of materials, canopy, and bay window.
 8. The following accessory structures shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along Main Avenue or Pioneer Street:
 - i. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities. Design of exterior storage areas shall comply with engineering standards and the comprehensive stormwater management plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.
 - ii. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures.
 - iii. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.

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9. Mechanical units, utility equipment, elevator equipment, and telecommunication equipment located on the roof shall be grouped together, incorporated into the roof design, and/or screened from adjacent walkways to a value of eighty percent year-round opacity.

10. Security bars on windows and roll up security doors are prohibited.

- I. Signs. Signs are permitted according to the provisions of Chapter 18.710.
- J. Lighting. Lighting shall comply with the provisions of Chapter 18.715. In addition, lighting shall comply with the following standards:
 1. All building entrances and storefronts shall be illuminated.
 2. Lighting fixtures should complement the design of the project in reference to the character, style and scale of the project.
 3. Parking area light post height shall not exceed twenty-five feet.
- K. Parking.
 1. Off-street parking and loading shall be provided as required in RDC Chapter 18.720.
 2. Parking areas shall be located so as to minimize their visual impact. Parking shall be placed at the side or rear of buildings, to encourage pedestrian, transit and bicycle access. Parking shall not be located between the front of a building and the street except as a nonconforming use pursuant to Chapter 18.340. On corner lots where one leg of the intersection is an arterial, minor arterial, or collector street, the parking area shall be no closer than the lesser of one hundred feet or twenty-five percent of the street frontage, measured horizontally along the frontage, from the intersecting rights-of-way of the arterial, minor arterial, or collector street with another street.
- L. Landscaping.
 1. Landscaping shall meet the requirements of RDC 18.725.
 2. There is no minimum percentage of required landscaping in the CMU district, provided setbacks and buffers are provided as required by RDC 18.725.050.
- M. Fences.
 1. Fences shall comply with the provisions of RDC 18.740.
 2. Fences designed for privacy, security and/or screening shall be:
 - i. Made of material that is compatible with the building design, such as repetition of the building material on fence columns and/or stringers.
 - ii. Used only in combination with trellis, landscaping, or other design alternatives to separate such fence from the pedestrian environment along Main Avenue or Pioneer Street.
- N. Outdoor Uses.
 1. Outdoor storage or display areas, excluding outdoor seating or event areas, shall occupy an area no larger than ten percent of gross floor area except for plant sales that shall occupy no more than seventy-five percent of gross floor area.
 2. Permanent outdoor seating and event areas, cumulatively, are limited to twenty percent of the gross site area. The planning director may issue a temporary use permit for the use of up to thirty percent of the gross site area for temporary outdoor seating and event space consistent with RDC 18.205.015.F. The city council, in a public meeting, may authorize a temporary use permit for temporary outdoor seating and event space that uses more than thirty percent of the gross site area.

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3. Outdoor uses in the public right-of-way are prohibited unless the city expressly authorizes the temporary use of the right-of-way, e.g., for sidewalk sales or other special events.

O. Open Space Density Transfer.

1. Purpose. The purpose of density transfer regulations is to provide an incentive to property owners for encouraging the provision of open space, while maintaining the overall density of the CMU district.
2. Applicability.
 - i. All land within the CMU district is eligible for designation as open space for the purpose of density transfer under this subsection.
 - ii. Trails through land designated for other use, or isolated open areas such as pedestrian plazas fully integrated in other use areas, shall not qualify for transfer of density.
 - iii. Density may be transferred to any parcel within the CMU district provided resulting development meets all other provisions of the CMU district contained in this section.
3. Transfer Rates. Transfer of density from land planned for open space shall be at a rate of either eight dwelling units per net developable acre or an FAR of 1.0, as elected by the applicant. Dwelling units or FAR to be transferred shall be calculated based on the net developable acreage of the open space lot. The number of bonus dwelling units shall be determined by rounding fractional numbers to the nearest whole number and rounding up to the nearest whole number from 0.5.
4. Lots qualifying to receive a transfer of density must be a minimum of five thousand square feet.
5. The application of this subchapter shall not result in the creation of a single open space lot with a gross area that is less than eighty percent of the minimum lot size in the CMU district, nor shall any lot dimension (width, depth) be created that is less than eighty percent of the minimum required dimension.
6. The property owner shall provide a guarantee that the land qualifying for such transfer shall be protected as open space. Such guarantees may include, but are not limited to: conservation covenants or easements; mitigation plans; designation of open space areas to be held in common ownership; public dedications or easements; and, special setbacks from protected resources.
7. Should the city not accept dedication of the property, the property owner and city council shall enter into a development agreement which shall establish the requirements and standards for the upkeep and maintenance of the property, in perpetuity, and the property owner shall record a covenant that runs with the land requiring that the owner of the property shall maintain the property in accordance with the requirements and standards of the development agreement, in perpetuity.
8. Process. The property owner may apply for open space density transfer concurrent with other applications for the same parcel(s). Applications shall be processed as a Type II request or higher, depending on the level of review for concurrent applications.
 - i. The application must include a site plan delineating the boundaries of the proposed open space parcel(s) and receiving parcel(s).
 - ii. The application must include calculations of the area in square feet of each lot proposed, and resulting density.

P. Senior Housing Bonus.

1. Purpose. The purpose of the senior housing bonus is to encourage the construction of housing which is accessible and affordable to seniors of Ridgefield.

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2. Applicability. The senior housing bonus may be used for any multifamily or mixed-use development in the CMU zone. The bonus shall be part of any subdivision, PUD, binding site plan, or site plan application. If the bonus is approved, the use shall comply with the requirements for this section for the life of the use.
 3. Requirements.
 - i. Senior Housing Restrictions.
 - a. Age Restriction. The development shall be restricted to persons fifty-five years of age or older and handicapped persons as defined by federal law. At least half of the total housing units shall be occupied by persons fifty-five years of age or older, except for spouses of such residents for whom there is no minimum age requirement.
 - b. Conversion From Occupancy by Seniors. No conversion of occupancy to persons other than those specified by subsection (a) shall be allowed without first complying with the underlying zoning and site requirements. The bonus shall not apply to the property if it is no longer occupied by those persons specified by subsection (a), and the bonus housing units shall be eliminated unless otherwise authorized by the applicable development regulations.
 - ii. Density Bonus. If a senior housing bonus application is approved, developments may exceed the allowed density of the CMU zone by as much as fifty percent, up to a maximum of twenty-four dwelling units per net developable acre.
 - a. The number of bonus units shall be determined by rounding fractional numbers to the nearest whole number and rounding up to the nearest whole number from 0.5.
 - b. An agreement in a form approved by the city shall be recorded as a covenant or other legally binding limitation on the use and intensity of the property requiring compliance with the requirements of this section and requiring that the age restrictions on housing units created under this section shall be upheld for the life of the project. This covenant or other legally binding limitation on the use and intensity of the property shall run with the land, shall be binding on the assigns, heirs and successors of the applicant, and shall be recorded in Clark County's real property records before the use is occupied.
 - iii. Application For and Use of the Density Bonus. The density bonus shall only be used in the multifamily or mixed-use development for which it is approved. The bonus application shall be made as part of the first discretionary application made for the project. The decision maker for this application shall decide the request for the bonus.
 - iv. Site Requirements. All site requirements and development standards of the CMU district shall apply to uses that obtain a senior housing bonus. Additionally, developments shall be designed to project a residential appearance through architectural design, landscaping, the use of building materials, and surface lengths.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1260, § 2(Exh. A), 4-26-2018; Ord. No. 1296, § 2(Exh. A), 10-10-2019; Ord. No. 1406, § 2(Exh. A), 7-13-2023)

18.235.060 Special provisions for the Ridgefield Mixed-Use Overlay (RMUO).

- A. Purpose. The RMUO is intended to create mixed-use nodes to implement the subarea plans for Pioneer and 45th and the Ridgefield Junction by:
1. Providing flexible development opportunities by allowing an optional mix of commercial, residential, and office uses.
 2. Creating vibrant, livable, and attractive communities through sustainable design, distinct architecture and site design that respond to the site context.
 3. Creating walkable communities with connections within and between sites.
 4. Promoting sensitive treatment of environmental features including critical areas and vegetation.
 5. Creating and maintaining usable open spaces for the enjoyment of residents, patrons, employees and the public, that connect to natural features on and off site.
 6. Managing transitions between uses on sites and neighboring properties to avoid conflicts between potentially incompatible uses.
- B. Applicability.
1. The RMUO is an optional overlay that may be applied within the Pioneer and 45th and Ridgefield Junction subareas, as defined in the current adopted subarea plans for the districts, when initiated by the property owner through an approved master plan, through procedures outlined in RDC 18.235.060.Q.
 2. In the event of conflict between the base zone standards and the standards of this section, the provisions of this section shall apply.
- C. Uses.
1. The use regulations for the underlying zone for permitted, limited, conditional and prohibited uses in RDC 18.205 shall apply with the exceptions and additions noted in this section. Use categories are as defined in RDC 18.100 unless otherwise defined or amended in this section.
 2. The following additional uses are allowed as permitted uses under the RMUO overlay:
 - a. On RMUO sites with CRB, CCB, CNB base zoning:
 - i. Single-family attached residential meeting the standards of RDC 18.206.060.
 - ii. Cottage homes meeting the standards of RDC 18.206.040. All other single-family detached residential uses are prohibited.
 - iii. Home occupation.
 - iv. Multifamily residential.
 - v. Hotel and motel.
 - vi. Community recreation and social facility.
 - vii. Conference center.
 - viii. Nursing and personal care facility.
 - ix. Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it

does not occupy more than twenty percent of the street frontage. All other Warehousing uses are prohibited.

- x. Drive through uses, limited to one, single lane, drive through for each fifteen acres of an RMUO site.
- b. On RMUO sites with E base zoning:
- i. Single-family attached residential meeting the standards of RDC 18.206.060.
 - ii. Cottage homes meeting the standards of RDC 18.206.040. All other single-family detached residential uses are prohibited.
 - iii. Home occupation.
 - iv. Multifamily residential.
 - v. Community residential facility.
 - vi. Hotel and motel.
 - vii. Artisan and specialty goods production as a limited use consistent with limitations in RDC 18.205.030.
 - viii. General retail trade/services.
 - ix. Eating and drinking establishment.
 - x. Indoor entertainment facility.
 - xi. Nursing and personal care facility.
 - xii. Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it does not occupy more than twenty percent of the street frontage. All other warehousing uses are prohibited.
- c. On RMUO sites with RMD-16 base zoning:
- i. Bed and breakfast.
 - ii. Hotel and motel.
 - iii. General retail trade/services.
 - iv. Eating and drinking establishment.
 - v. Artisan and specialty goods production as a limited use consistent with limitations in RDC 18.205.030.
 - vi. Office.
 - vii. Community recreation and social facility.
 - viii. Conference center.
 - ix. Religious institution.
 - x. Cultural institution.
 - xi. Medical clinic/laboratory.
 - xii. Nursing and personal care facility as a permitted use.

xiii. Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it does not occupy more than twenty percent of the street frontage. All other warehousing uses are prohibited.

3. Prohibited uses within a RMUO site include:

- a. Motor vehicle related use.
- b. Gasoline service station.
- c. Animal kennel and shelter.
- d. Recreational vehicle park.
- e. Freight/cargo movement and storage.
- f. Fleet service.
- g. Warehousing, except self-storage.
- h. Wholesale retail.
- i. Public agency or utility yard.
- j. Broadcasting and telecommunications facility.
- k. Interim recycling facility, except for drop-box facilities for the collection and temporary storage of re-usable materials as an accessory use.
- l. Waste-related facility.
- m. Bus base.
- n. Tobacco store.

D. Required Mix of Uses. Each RMUO site must include a mix of uses within a single unified development that incorporates the planned integration of commercial, employment and residential land uses. Mixed-use projects may be vertically oriented in one or more buildings, or geographically distributed across a development site.

- 1. For RMUO sites in the CRB, CCB, CRB underlying zones, the site must include a minimum of thirty-five percent and a maximum of sixty percent of uses included within the 'residential general' or 'group residences' category of RDC Table 18.205.020-1 as measured by net developable acres or gross floor area.
- 2. For RMUO sites in the E underlying zone, the site must include a minimum of twenty percent and a maximum of thirty-five percent of uses other than those included within the 'employment' category of RDC Table 18.205.020-1 as measured by net developable acres or gross floor area.
- 3. For RMUO sites in the RMD-16 underlying zone, the site must include a minimum of twenty percent and a maximum of sixty percent of uses other than those included within the 'residential general' or 'group residences' category of RDC Table 18.205.020-1 as measured by net developable acres or gross floor area.

E. Lot Requirements. The following lot requirements supersede those of the base zones.

- 1. Minimum lot size for residential uses, regardless of base zone, is two thousand square feet with a minimum lot width of twenty feet.
- 2. Minimum lot size for all non-residential uses and upper-story residential above non-residential uses, regardless of base zone, is five thousand square feet with a minimum lot width of fifty feet.

3. Flag lots are specifically discouraged unless there is no practicable alternative as determined by the city engineer.

F. Dimensional Standards. The following dimensional standards supersede those of the base zones. Additional landscaping buffers may apply that exceed the minimum setbacks listed below; see RDC 18.725.050-1.

	Residential uses	Non-residential uses and upper-story residential above non-residential uses
Maximum height	3 stories up to 45 feet, or 4 stories if first floor is used for parking with no residential units	45 feet in RMD-16, CNB base zones 65 feet in CCB, CRB, E zones
Ground floor minimum structural ceiling height	n/a	13 feet
Minimum front and street side yard setback	10 feet	0 feet
Maximum front and street side yard setback	20 feet	10 feet on pedestrian streets, as defined in RDC 18.230.050.B.1 20 feet on major corridors, as defined in RDC 18.230.050.B.2
Minimum side setback	5 feet, or 0 feet for attached single-family residential use	10 feet plus 1 foot for every 2 feet of height above 35 feet from adjacent RLD, RMD or P/OS zones 0 feet for all others
Minimum rear setback	5 feet	
Minimum residential garage setback ¹	18 feet	n/a
Maximum building coverage	65%	80%
Maximum impervious surface coverage	75%	90%

Notes:

1. For garages oriented towards the front or street side property line, as measured from the property line. No minimum setback applies to garages oriented towards a rear alley.

G. Density.

1. The minimum density for RMUO sites is eight units per net developable acre and the maximum is twenty-eight units per net developable acre, based on total net developable acres developed for residential use.
2. Upper-story residential use above a non-residential use, other than parking, is exempt from the minimum and maximum density standards.

H. Site Design Standards.

1. Development under the RMUO shall comply with the site design standards in RDC 18.230.050 for commercial districts, with the following exceptions:

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- a. In lieu of compliance with RDC 18.230.050.F, open spaces shall be developed consistent with RDC 18.235.060.J.
 - b. All references to fence regulations in RDC 18.230.100 listed in RDC 18.230.050.G shall instead reference the fence regulations in RDC 18.235.060.P.
 - c. Drive through uses permitted as part of an RMUO development shall not be visible from a public street exterior to the overall site.
2. Development under the RMUO may utilize the zero lot line provisions of RDC 18.401.070.
- I. Architectural Design Standards.
1. Applicability. The requirements of Section 18.235.060.I apply to:
 - a. New buildings of any size,
 - b. The addition to or remodel of an existing building that increases the square footage of the building by twenty percent, and
 - c. The addition to or remodel of an existing building where the construction valuation is fifty percent or greater of the existing site and building valuation.
 2. Development under the RMUO shall comply with the architectural design standards in RDC 18.230.055 for commercial districts, with the following exceptions:
 - a. In lieu of the applicability standards in RDC 18.230.055.A, the remainder of RDC 18.230.055 shall apply to development in the RMUO that includes new buildings of any size and to the addition to or remodel of an existing building that increases the gross floor area of the building by five thousand square feet or more.
 - b. In addition to the articulation methods listed in RDC 18.230.055.C.1.c, ground-floor residential uses may employ the following methods:
 - i. Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall. Such planting areas shall include planting materials that are sufficient to obscure or screen at least sixty percent of the wall surface within three years. Planting beds may include a vertical trellis with climbing vines or other plant materials to contribute to the plant coverage requirement.
 - ii. Covered front porches or patios for individual dwelling units with a minimum dimension of six feet and minimum total size of sixty-four square feet.
 - iii. Window patterns and/or entries that reinforce the pattern of individual dwelling units; e.g. groups of windows and/or entries that repeat no more than once per dwelling unit as opposed to a uniform row or "ribbon" of windows.
 - c. Doorways for individual dwelling units are exempt from compliance with RDC 18.230.055.C.1.d.
 - d. All references to outdoor common area standards in RDC 18.230.050.F listed in RDC 18.230.055.D.2 shall instead reference the open space regulations in RDC 18.235.060.J.
 - e. In lieu of compliance with RDC 18.230.055.E.3, windows and transparent doors shall constitute at least fifteen percent of the total wall area of prominent façade wall planes for building with entirely residential use.
 - f. Ground-floor residential uses are exempt from complying with the transparency zone standards in RDC 18.230.055.E.4.
- J. Open Space Requirements.

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1. Not less than ten percent of the net developable area shall be designated for open space for community or site-user activity. Such activity space may be planned and designed for recreational use or involvement by residents, employees, site visitors and/or the general public.
 - a. In horizontal mixed-use developments, not less than twenty-five percent of the net developable area for residential uses shall be designated as open space for community or site-user activity meeting the requirements in RDC 18.401.080.B. This area may count toward the overall ten percent requirement in (1).
 2. Critical areas and buffers, stormwater facilities, and interior parking lot landscaping required by RDC 18.720.040.C.2 may not be counted towards the required open space. However, the integration of critical areas and buffers and stormwater facilities with the open space areas is encouraged to provide an enhanced site design and cultivate a relationship to the site's environmental amenities.
 3. The minimum size for an open space area is two hundred fifty square feet, with a minimum dimension of ten feet. Fewer, larger open space areas are strongly preferred over multiple, smaller areas.
 4. Open space areas shall be in high pedestrian traffic locations within the development such as along street frontages, on lot corners, along internal or external pedestrian connections, or near building entrances. Open space areas shall not be located in isolated or undevelopable space where low pedestrian traffic is anticipated.
 5. Open space areas must be accessible by internal and/or external pedestrian connections as required by RDC 18.230.050.D.
 6. Easements or dedications for system trails identified in the parks and recreation comprehensive plan must be provided across the site and may count towards the open space requirements. All portions of the site shall be connected to any system trail via internal and/or external pedestrian connections as required by RDC 18.230.050.D. All trail corridors and trail development shall comply with the engineering standards.
 7. Open space may include plazas and outdoor dining areas; gardens and landscaped areas; parks or park features such as playground equipment or sport courts, trails, and other active recreation facilities as defined in RDC 18.100; community gardens; common roof decks, balconies, and patios; and other areas deemed materially similar by the planning director.
 8. Open space amenities may include benches and outdoor seating including moveable seating such as for outdoor dining, water features, drinking fountains, raised landscaping planter beds, public art, distinctive paving, and/or other similar features. All outdoor furnishings shall be commercial grade designed for heavy public use.
 9. Pedestrian-scaled lighting is required at a level averaging at least two foot candles throughout the area. Lighting may be free-standing or building-mounted and shall not be mounted higher than fourteen feet.
 10. The following are not allowable as part of open space areas:
 - a. Asphalt pavement.
 - b. Adjacent and unscreened chain link fences, dumpsters or service areas.
 - c. Unscreened blank walls.

K. Outdoor Uses.

1. Active outdoor uses such as café seating, outdoor vending such as food or beverage carts, and display of goods for purchase are encouraged and may occupy up to twenty percent of the net developable site area. Outdoor uses may be located within open space required under RDC 18.235.060.J.

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2. Outdoor storage may not exceed ten percent of the net developable site area and shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view.
 3. Outdoor uses in the public right-of-way require approval by the Public Works Director through the master plan or site plan review process. The sidewalk area may be used for outdoor dining, sales areas or similar use provided a six-foot wide pedestrian zone is maintained. Outdoor uses shall be defined relative to the pedestrian zone with movable planters, bollards, movable fence, or other similar means of separation.
- L. Signs. All signs shall comply with the standards of RDC 18.710 relative to the site's base zone, with the following exceptions:
1. Non-residential uses on a RMUO site in the RMD-16 base zone shall comply with the standards for signs in the CNB zone per RDC 18.710.050.B.
 2. Additional entry or gateway signs shall be permitted along the perimeter of the mixed-use development identifying the development, with a maximum allowed sign area for each sign of ten square feet times the total gross acreage for the mixed-use development not to exceed two hundred fifty square feet.
 - a. One sign may be located at each of the entrances into a mixed-use development, or two signs at both sides of an entrance.
 - b. One sign may be located at each public street intersection on which the mixed-use development has street frontage.
 - c. One sign may be oriented to the I-5 freeway (if applicable).
 - d. Maximum sign height shall not exceed twenty-five feet.
- M. Lighting. All lighting shall comply with the standards of RDC 18.715.
- N. Off-Street Parking and Loading. All off-street parking and loading shall comply with the standards of RDC 18.720, with the following exceptions:
1. Parking requirements for the RMUO site shall be calculated separately for the proposed uses under RDC 18.720.030 but the applicant is encouraged to develop a plan for joint use of facilities under RDC 18.720.020.B. to reduce the total amount of parking needed. The planning director shall consider the mixed-use nature of the site and the potential for users of the site to access more than one use without generating additional parking needs when reviewing the joint use of facilities proposal.
 2. On-street parking on public streets adjacent to the development may be counted towards the minimum required parking spaces under RDC 18.720.030.
 3. Slip lane parking lots are permitted along the street frontage of major corridors, as defined in RDC 18.230.050.B.2, and are exempt from the fifty percent street frontage limitation for parking lots in RDC 18.720.040.C.1.
 - a. Slip lane parking lots may consist of one, one-way drive aisle and one row of parking stalls arranged parallel or angled, meeting the dimensional standards of RDC Table 18.720.040-1. The combined width of the drive aisle and parking stalls shall not exceed forty-four feet.
 - b. Slip lane parking lots shall include a sidewalk with a minimum width of 5 feet between the parking lot and the interior of the site, running the full length of the slip lane parking lot.
 - c. Along a minimum of seventy-five percent of the length of the slip lane parking lot, buildings shall be set back no more than five feet from the back edge of the required sidewalk.

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- d. Buildings fronting the slip lane parking lot shall provide a primary pedestrian entrance directly facing the parking lot.
 - e. Where practicable, slip lane parking lots shall extend to the edge of the property line to allow seamless continuation along the adjoining properties.
 - f. Slip lane parking lots shall only be allowed if the public works director approves access onto the major corridor, which may include limitations on driveway spacing and restricted turn movements.
- 4. Drive through aisles shall be designed to minimize impact to pedestrian connectivity from required parking areas to business entrances.
 - 5. All residential uses on RMUO sites may utilize the shared parking lot provisions of RDC 18.401.075.
- O. Landscaping.
- 1. Residential portions of RMUO sites shall provide twenty-five percent of the site area as landscaping.
 - 2. Non-residential portion of RMUO sites shall provide ten percent of the site area as landscaping.
 - 3. Total landscaping required for the project may be averaged across the site provided the requirements for the residential and non-residential portions are met and the landscaping is arranged so that there is physical and visual access from all portions of the site.
 - 4. The exterior perimeter of RMUO sites shall include a ten-foot landscaping buffer to an L2 standard along the side and rear property lines and along any parking areas along the front or street side property lines.
 - 5. Any natural areas to be retained as part of the required landscaping shall be maintained with their existing native vegetation and/or enhanced with supplemental plantings of native tree, shrub, and ground cover species as listed in RDC 18.830 to provide scenic, environmental and wildlife habitat value.
 - 6. For any RMUO site which incorporates a drive through use additional landscaping shall apply. Any drive through adjacent to an exterior public street shall incorporate a ten-foot wide buffer landscaped to an L4 standard.
- P. Fences. Fences shall comply with the standards of RDC 18.740 with the following additional standards:
- 1. Fences shall be compatible with the overall building design, such as repetition of the building material on fence columns and/or stringers, and constructed of wrought iron, brick, stone, treated wood (provided the structural posts are steel with a wood post cover), or concrete block (CMU). Smooth-faced concrete block must have a veneer finish on the side(s) visible to public view. Other materials which have the general appearance and visual quality of approved fence materials may be approved by the planning director. However, the use of untreated wood, solid wood posts, vinyl, plywood or composite sheeting as a fence material is not permitted. Where applicable, the fence standards in RDC 18.210.065.C supersede.
 - 2. Chain link fences are discouraged and may only be used in areas not visible from any public right-of-way, adjacent property, or onsite common open area. If used, black, dark brown or dark-toned coated chain link fencing with matching posts and rails shall be required.
 - 3. Barbed wire, razor wire, electric and similar dangerous fences shall not be used except for specific condition where the applicant demonstrates they are required for security reasons and that they will not be visible from adjacent rights-of-way.
 - 4. Fences and walls facing pedestrian streets, as defined in RDC 18.230.050.B.1, shall not be allowed for non-residential uses. Fences and walls for non-residential uses facing major corridors, as defined in

RDC 18.230.050.B.2, shall be discouraged unless the applicant demonstrates the fences or walls are necessary for business safety, screening the development from adjacent residential uses, or screening the parking area, or service areas. If fences or walls facing public streets are used, they shall be set back ten feet from sidewalk or right-of-way and shall provide landscaping within the setback area at an L2 standard.

Q. Procedure.

1. Adding or removing the RMUO is subject to the Type IV procedural requirements in RDC 18.310.090 and the rezoning requirements in RDC 18.320.
2. A pre-application conference is required for a RMUO master plan per RDC 18.310.030.
3. The RMUO master plan shall be reviewed through a Type III procedure per RDC 18.310.080. The master plan may be reviewed concurrently with any related applications such as subdivision or site plan review. Master plan applications must include:
 - a. Boundaries of the Site and Existing Conditions. The master plan must show the boundaries of the master plan area and existing conditions such as environmental constraints, utility services, existing structures and uses and existing transportation improvements.
 - b. General Statement. The master plan must include a narrative that generally describes the uses and development concept for the master plan area, and responds to all of the applicable standards in this chapter and elsewhere in the RDC. The statement shall include calculations of total gross acres; approximate net developable acres, gross floor area and residential density, if proposed, of proposed uses; area of public rights-of-way and other infrastructure; area of common open space and landscaping; and area of critical areas.
 - c. A SEPA Checklist.
 - d. Master Plan. The master plan must generally show the proposed division of land and distribution of proposed uses. The plan must include:
 - i. The location of all existing and proposed buildings, structures and other improvements, indicating proposed use category (e.g. residential, commercial).
 - ii. The location and size of all areas to be conveyed, dedicated or reserved as common open spaces, public parks or trails, recreation areas, and similar public or semipublic uses.
 - iii. The existing and proposed circulation system of streets, including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way.
 - iv. The existing and proposed pedestrian circulation system.
 - v. The existing and proposed utility systems, including sanitary sewers, stormwater facilities, and water.
 - vi. The proposed treatment of the perimeter of the master plan area, including materials and techniques used such as screens, fences and walls.
 - vii. The existing and proposed landscaping, including natural areas to be retained, and critical areas and buffers.
 - e. Development Standards. The applicant may propose modifications to development standards in this section or the base zone standards for development under the master plan. The applicant must detail how the proposed modifications contribute to creation of a better site and meet the purpose and approval criteria for this overlay, in lieu of review under RDC 18.350.

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- f. Phasing of Development. The master plan shall include the proposed development phases, probable sequence of future phases, estimated dates and interim uses of the property awaiting development.
 - g. Transportation and Parking. The applicant shall provide information on the following items for each phase:
 - i. Projected Transportation Impacts. Provide a traffic impact analysis that includes the expected number of trips (peak and daily), an analysis of the impact of those trips on the street system, and the proposed mitigation measures. Mitigation measures may include improvements to the street system or specific programs to reduce traffic impacts, including transportation demand management techniques, such as encouraging the use of public transit, carpool, vanpools, adjustment of work hours and other alternatives to single occupancy vehicles.
 - ii. Parking Plan. Provide an estimate of parking needs and locations including opportunities to reduce overall parking for the site through joint use of facilities.
 - h. Tree Preservation and Protection. The applicant shall submit a preliminary tree preservation and protection plan consistent with the requirements in RDC 18.840. A final tree removal and protection plan will be required at the time of site plan review.
- 4. Site plan review consistent with RDC 18.500 is required for development of individual sites within the master plan area. Development must demonstrate compliance with the approved master plan as part of the site plan review.
 - 5. For RMUO master plans with horizontally integrated residential and nonresidential components, twenty percent of the nonresidential component shall receive final occupancy prior to obtaining building permits for the residential component. The twenty percent calculation shall be based on net developable area if net developable area was used to determine the required mix of uses under RDC 18.235.060.D, or gross floor area if gross floor area was used to determine the required mix of uses under RDC 18.235.060.D.
 - 6. A RMUO master plan shall expire five years from the date of final approval thereof. For master plans approved as multi-phased development, approval for the first phase of development shall expire after five years from the date of final approval of the master plan and each subsequent phase must be completed within five years after. For purposes of this section, recording of a final plat, issuance of a site plan approval, or issuance of a building permit for the phase of development described in the approved master plan shall constitute completion of a phase.
 - 7. Extensions. A master plan may be extended for a period of up to two years upon application. Approval of the extension shall be done by the city council through a development agreement. Extensions are subject to the following criteria and conditions:
 - a. The applicant must make written requests for an extension at least sixty days prior to the expiration of the preliminary plat approval;
 - b. There have not been any substantial changes in the laws governing the development of the site with which lack of compliance would be contrary to public health, safety and welfare;
 - c. The applicant shall demonstrate that the applicant has pursued final platting in good faith in light of surrounding circumstances but has been delayed:
 - i. By extensive environmental permitting times;
 - ii. Extensive studies required by conditions of approval which took longer than anticipated; or

iii. There are specific verifiable extenuating circumstances or conditions beyond the control of the applicant as deemed appropriate by the city council.

8. Amendments to approved master plans shall be reviewed through the post-decision review process per RDC 18.310.160.

(Ord. No. 1219, § 2(Exh. A), 10-27-2016; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1260, § 2(Exh. A), 4-26-2018; Ord. No. 1266, § 2(Exh. A), 9-13-2018; Ord. No. 1271, § 2(Exh. A), 10-11-2018; Ord. No. 1290, § 2(Exh. A), 4-25-2019; Ord. No. 1296, § 2(Exh. A), 10-10-2019; Ord. No. 1325, § 2(Exh. A), 9-24-2020; Ord. No. 1337, § 3(Exh. A), 2-25-2021; Ord. No. 1339, § 2(Exh. A), 5-27-2021; Ord. No. 1345, § 2(Exh. A), 7-8-2021; Ord. No. 1370, § 2(Exh. A), 9-8-2022; Ord. No. 1372, § 2(Exh. B), 10-13-2022; Ord. No. 1406, § 2(Exh. A), 7-13-2023)

18.720.040 Off-street parking lot design.

- A. Stall Dimensions. All off-street parking lots shall be designed in accordance with city standards for stalls and aisles, as set forth in Table 18.720.040-1 and Figure 18.720.040-1.
1. For one row of stalls, use "C" + "D" as minimum bay width.
 2. Public alley width may be included as part of dimension "D," but all parking stalls must be on private property, off the public right-of-way.
 3. For estimating available parking area, use three hundred to three hundred twenty-five square feet per vehicle for stall, aisle, and access areas.
- B. Compact Parking Spaces. For compact parking spaces, the dimensions of "B" and "C" may be reduced to seven feet, five inches and fifteen feet, respectively. Up to thirty percent of required parking spaces may be compact car spaces.
- C. Lot design. The location and number of points of access to the site, the interior circulation patterns, and the separations between pedestrians and moving and parked vehicles, shall be designed to maximize pedestrian, bicycle and transit options, and to minimize adverse impacts on the peaceful and functional use of neighboring properties.
1. Parking lots and driveways generally shall be located to the rear or side of buildings. No more than fifty percent of the street frontage of any development shall be occupied by off-street parking area, with the exception of commercial parking lots.
 - a. If a lot has multiple frontages, no more than fifty percent of the combined street frontage may be occupied by off-street parking area. If the lot has frontage on two streets with different road classifications, off-street parking areas shall occupy no more than fifty percent of the street frontage on the street with the higher classification.
 - b. If a development is located on multiple lots under common ownership, no more than fifty percent of the combined street frontage for all lots may be occupied by off-street parking area.
 - c. The provisions in this subsection may be reduced with written approval from the Community Development Director where the following apply:
 - i. In master-planned commercial centers.
 - ii. Where there are safety considerations associated with the proposed use.
 - iii. In other situations where existing or built conditions justify departure from strict adherence to the standard.
 - iv. The applicant shall demonstrate that the requirement is being met to the extent practicable.When this reduction is applied, enhanced landscaping buffers developed to the L4 standard or equivalent are required between the parking area and the street.
 2. Developments with ten or more parking spaces shall provide interior parking lot landscaping equal to ten percent of the net parking lot area, excluding landscaping buffers required by RDC 18.725 and driveways, in order to provide shade, buffer and screen adjacent properties, and promote a safe environment with a pleasant appearance.
 - a. The landscaping, including trees, must be dispersed throughout the parking area. Clusters of more than twenty contiguous parking spaces shall be separated by landscaping.

-
- b. If interior landscaping provided under this section is adjacent to the perimeter landscaping buffers required by 18.725, the interior landscaping shall extend at least four feet into the parking area from the edge of the perimeter landscaping buffer.
 - c. The minimum dimension for any landscaping area shall be six feet.
 - d. Required landscaping materials are as follows:
 - i. At least one tree must be provided for every ten parking spaces. Existing trees may be used to meet this standard.
 - ii. At least one shrub must be provided for every thirty square feet of landscaped area required under this subsection.
 - iii. All of the landscaped area that is not planted with trees and shrubs must be planted with ground cover plants, which may include grasses. Paths made of paving stones, flagstones, bricks, pavement, or similar materials may provide pedestrian access across landscaped areas consistent with RDC 18.720.040.C.5, but the surface area of impermeable materials does not count toward the required landscaped area.
3. Generally, direct access to collector or arterial streets shall be minimized, in favor of limited access via secondary streets. The planning director may require the applicant to provide a current traffic impact study completed within one year of the date of application to determine impacts and required street improvements.
 4. Curb cuts for vehicles shall be minimized to prevent disruption to pedestrian or bicycle access.
 5. Pedestrian access corridors must link all parking areas to a primary entrance of the development via the most practicable route and separate pedestrians safely from motor vehicle traffic. Such pedestrian access corridors through parking areas shall meet all of the following requirements:
 - a. Use materials differentiated from parking lot surface by texture, pattern, elevation three to six inches above grade and/or color to differentiate and maximize the visibility of the pedestrian path. Superficial treatments such as painted pedestrian paths are not sufficient to meet this requirement. Paint may be used only in combination with other techniques.
 - b. Pathways must be a minimum of four feet wide and lighted.
 - c. Pedestrian crossings of drive aisles shall be well-articulated with pavement markings, pedestrian warning signs, and lighting.
 - d. Bicycle parking shall be located in well-lighted and highly visible areas to minimize theft and vandalism.
 6. For developments with forty-eight or more car parking spaces, bicycle parking is to be provided at one bicycle parking space for every twelve required car parking stalls. Bicycle parking provided under this requirement shall not be credited towards reduction of minimum spaces provided by RDC 18.720.020.H.
 - a. Bicycle racks, lockers or other parking devices shall be made of durable materials and shall be securely anchored to the ground or building structure. The devices shall allow for the frame and at least one wheel of the bicycle to be locked to the rack.
 - b. All bicycle parking spaces outside of a building shall be located within a one hundred-foot diameter of the primary building entrance; or, at least as conveniently located as the most convenient automobile spaces, other than those spaces for persons with disabilities.
 - c. Bicycle parking shall be located in well-lighted and highly visible areas to minimize theft and vandalism.

7. All off-street parking areas shall include paved handicapped accessible and van-accessible parking spaces that comply with all state and federal ADA regulations.
8. Electric Vehicle Charging. Developments shall at a minimum meet the electric vehicle charging infrastructure requirements in WAC 51-50-0429.
 - a. Clustering electric vehicle charging infrastructure is encouraged in commercial centers.

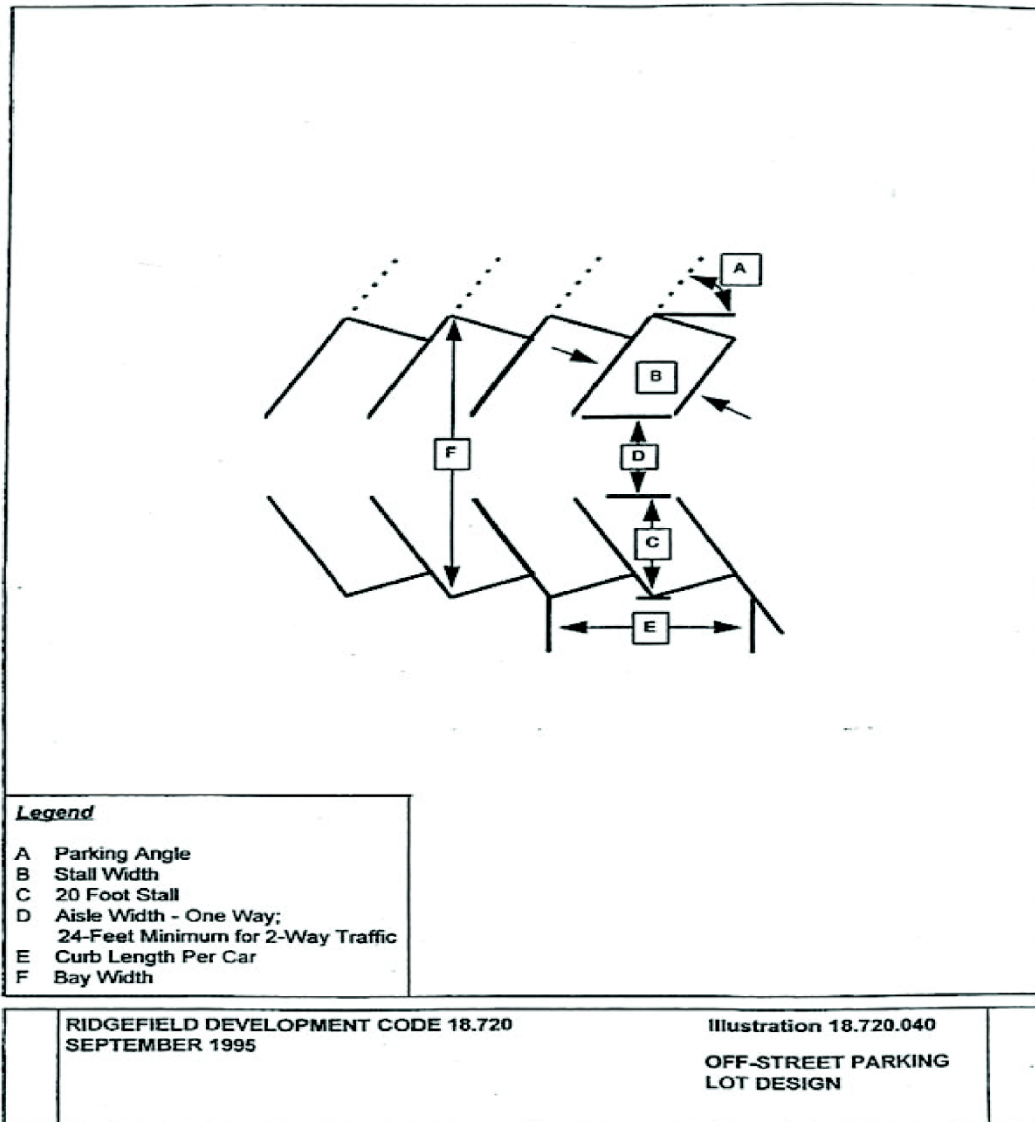


Figure 18.720.040-1

Table 18.720.040-1

Angle	Stall Width (feet)	Stall Depth (feet)	Aisle Width (feet)	Curb Length (feet)	Bay Width (feet)
A	B	C	D ¹	E	F

0° (parallel)	8.0	8.0	12.0	22.0	28.0
	8.5	8.5	12.0	22.0	29.0
	9.0	9.0	12.0	22.0	38.0
	9.5	9.5	12.0	22.0	31.0
	10.0	10.0	12.0	22.0	32.0
45° (angled)	8.0	19.1	14.0	11.3	52.2
	8.5	19.4	13.5	12.0	52.3
	9.0	19.8	13.0	12.7	52.5
	9.5	20.1	13.0	13.4	53.3
	10.0	20.5	13.0	14.1	54.0
60° (angled)	8.0	20.4	19.0	9.2	59.8
	8.5	20.7	18.5	9.8	59.9
	9.0	21.8	18.0	10.4	60.0
	9.5	21.2	18.0	11.0	60.4
	10.0	21.5	18.0	11.9	61.0
70° (angled)	8.0	20.6	20.0	8.5	61.2
	8.5	20.8	19.5	9.0	61.1
	9.0	21.0	19.0	9.6	61.0
	9.5	21.2	18.5	10.1	60.9
	10.0	21.2	18.0	10.6	60.4
90° (perpendicular)	8.0	20.0	24.0	8.0	64.0
	8.5	20.0	24.0	8.5	64.0
	9.0	20.0	24.0	9.0	64.0
	9.5	20.0	24.0	9.5	64.0
	10.0	20.0	24.0	10.0	64.0

¹ One-way traffic only. Twenty-four feet minimum for two-way traffic.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1426, § 2(Exh.), 7-25-2024)

18.070.140 Impact fee exemptions.

- A. The city council may grant an impact fee exemption to low-income housing, as defined in Section 18.070.040 of this chapter; provided, any exemption shall be paid into the impact fee fund established under Section 18.070.180 by the city out of general funds.
- B. The city may grant a total or partial exemption from impact fees for housing developments not qualifying as low-income housing as defined in Section 18.070.040 of this chapter, but to be owned and occupied by, or leased to, low-income persons; provided, any such exemption shall be subject to:
 - 1. Provision being made for payment of the impact fee from public funds other than impact fee accounts;
 - 2. Adequate documentation that the housing meets appropriate standards regarding household income, rent levels, sales price, location and number of units;
 - 3. In the case of rental dwellings, adequate documentation that such housing will remain exclusively available to low-income households at affordable rents for a minimum period of fifteen years;
 - 4. In the case of owner-occupied dwellings, adequate documentation that such housing will only be sold or leased at affordable rents to another low-income household for a minimum period of ten years; and
 - 5. Adequate documentation that in the event that use of the property during the prescribed period is no longer for low-income housing, the owner shall pay the impact fee plus interest from which the owner or any prior owner was exempt.
- C. The city council may grant a partial or full transportation impact fee exemption for development projects created within the downtown area including the central mixed use zoning district (CMU) and the downtown transition area (DTA); provided, any exemption shall be paid into the impact fee fund established under Section 18.070.180 of this chapter by the city out of general funds or other lawful sources of funding.
- D. The city council may grant a partial or full transportation impact fee exemption for development projects created within a neighborhood commercial zone (CNB); provided, any exemption shall be paid into the impact fee fund established under Section 18.070.180 of this chapter by the city out of general funds or other lawful sources of funding.
- D. The impact fee for an exempt development shall be calculated as provided for in this chapter and paid with public funds. Such payment may be made by including such amount(s) in the public share of system improvements undertaken within the applicable service area.

(Ord. 862 § 4, 2004; Ord. 678 § 16, 1995).

(Ord. No. 1178, § 2(Exh. A), 2-12-2015)

18.100.038 "O" definitions.

Occupant. A person who is occupying, controlling, or possessing real property, or his/her agent or representative.

Office. Government, business and professional offices that operate during typical weekday hours. Examples include local, regional, state, and federal offices and agencies; offices for attorneys, architects, accountants, engineers, stockbrokers, real estate agents, mortgage bankers, insurance brokers, and other consultants; headquarters offices; sales offices. Also includes painting, land scaping, building and janitorial contractors where the indoor storage of materials and equipment are incidental to the office use ~~and does not exceed fifty percent of occupied space~~. Offices that are part of and are located within a firm in another use category are considered accessory to the firm's primary activity. Does not involve outside storage or fabrication, or on-site sale or transfer of commodity except commodities related and accessory to the permitted office use. This definition excludes medical offices; see "Medical clinic/laboratory."

Off-street parking space. An area accessible to vehicles, exclusive of roadways, sidewalks, and other pedestrian facilities, that is improved, maintained, and used for the purpose of parking a motor vehicle.

Open record hearing. A hearing that creates a record through testimony and submission of evidence and information. An open record hearing may be held prior to a decision on a project permit application. An open record hearing can only be held on an appeal if no open record hearing was conducted prior to the decision on the application.

Open space. Land designated for common or public use, and land where development is prohibited under this title. Open space includes all unbuildable land. Open space shall be shown clearly on the preliminary plat and site development plan approved by the planning commission. Open space may be publicly (dedicated) or privately owned.

Ordinance. A regulation adopted by the city council as a result of a public hearing.

Ordinary high water mark (OHWM). That mark found by examining the bed and banks of a body of water and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or ecology; provided that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high tide and the OHWM adjoining fresh water shall be the line of mean high water (RCW 90.58.030(2)(b) and WAC 173-22-030(6)).

Outdoor storage. See "Storage, outdoor."

Outdoor performance center. An establishment with open-air seating for viewing performing arts and sporting events. Such establishments may include related services such as food and beverage sales and other concessions. Such establishments do not include race tracks, raceways, or race courses, or similar facilities built for racing of motor vehicles or animals.

Overlay district. Mapped areas of the city with specific geographic or capital facilities limitations, which require special standards to minimize adverse impacts to the public health, safety and welfare. Overlay districts are necessary to mitigate adverse environmental or social impacts or nuisances of development which would otherwise occur in the absence of area-specific limitations.

Over-water structure. A structure or other construction located waterward of the ordinary high water mark (OHWM) or a structure or other construction erected on piling above the surface of the water, or upon a float.

Owner. The owner of record of real property as shown on the tax rolls of the county, or person purchasing a piece of property under contract. For the purposes of this title, in terms of violations and binding agreements between the county and the owner, "owner" shall also mean a leaseholder, tenant or other person in possession or control of the premises or property at the time of agreement, violations of agreement, or the provisions of this title. For the purpose of processing an application for a land use approval or permit under this title, where such application or permit must be filed by an owner, the term "owner" also includes a governmental entity contemplating acquisition of a parcel for a use which would require such permit or approval.

Owner of record. The person or entity listed as the owner of the property in the records of the Clark County auditor.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015)

18.100.048 "T" definitions.

Temporary use. See "Use: Temporary use."

Temporary use permit. A use permit which is of limited duration. See RDC 18.205.015.F.

Tent city. An emergency homeless encampment, hosted by a recognized religious assembly, school, or institution that owns or controls real property, which provides temporary housing to homeless persons whether within buildings located on the property or elsewhere on the property outside of buildings.

Through lot. See "Lot: Through lot."

Tobacco store. An establishment primarily engaged in retailing cigarettes, cigars, tobacco, pipes, and other tobacco supplies.

Tower, guyed. See "Wireless: Tower—Guyed."

Tower, lattice. See "Wireless: Tower—Lattice."

Trail. A multi-use facility meeting the requirements of the Ridgefield Engineering Standards for Public Works Construction for non-motorized users for transportation and recreational purposes.

Trailer, residential. A mobile home which was not constructed in accordance with federal manufactured housing construction and safety standards (HUD code) in effect after June 15, 1976. Residential trailers are not permitted within the city of Ridgefield.

Trailer, travel. Any transportable trailer available for recreational use forty feet or less in length or eight feet or less in width, built on a chassis and equipped with wheels. This term also includes "recreational vehicles."

Transfer station. Staffed collection and transportation facility used by private individuals and route collection vehicles to deposit solid waste collected off-site into larger transfer vehicles for transport to permanent disposal sites, and may also include recycling facilities involving collection or processing for shipment.

Transportation corridor. A transportation corridor is a significant arterial or highway which is the primary route for inter-community travel in a metropolitan area or region. Transportation corridors typically accommodate a high percentage of regional commercial and mass transit use.

Tree. A woody plant which at maturity is usually twenty feet or more in height and generally has a single trunk, un-branched for three feet or more above the ground, and a more or less definite crown.

Tree canopy. The total area of the tree or trees where the leaves and outermost branches extend, also known as the "dripline."

Tree—Deciduous. Trees that shed or otherwise lose their foliage at the end of the growing season, such as maples, alders, oaks, and willows.

Tree—Evergreen. Trees that maintain the majority of their foliage each year when grown in the Ridgefield area. Examples of evergreen trees include pines, firs, Douglas fir, and the Pacific Madrone.

Tree—Significant. Any healthy, windfirm, and nonhazardous tree eight inches or greater in diameter breast height if it is a conifer and twelve inches or greater in diameter at breast height if deciduous.

Tree—Street. A tree located within a street right-of-way or street tree easement, adjacent to public or private streets, including undeveloped areas.

Trees—Windfirm. Trees able to withstand strong winds and resist windthrow (blowdown), wind-rocking, and major breakage.

Tree and vegetation removal. Removal of a tree(s) or vegetation, through either direct or indirect actions including, but not limited to, clearing, cutting, causing irreversible damage to roots or trunks; poisoning; destroying

the structural integrity; and/or any filling, excavation, grading, or trenching in the dripline area of a tree which has the potential to cause irreversible damage to the tree, or relocation of an existing tree to a new planting location.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1339, § 2(Exh. A), 5-27-2021)

18.205.020 Master use table.

A. Table 18.205.020-1 details uses for the following zones:

1. RLD-4, 6, 8: Residential Low Density 4, 6, 8.
2. RMD 16: Residential Medium Density 16.
3. CNB: Commercial Neighborhood Business.
4. CCB: Commercial Community Business.
5. CRB: Commercial Regional Business.
6. CMU: Central Mixed Use.
7. WMU: Waterfront Mixed Use.
8. WLS: Waterfront Low Scale.
9. E: Employment.
10. Reserved.
11. P/OS: Parks/Open Space.
12. PF: Public Facilities.

Table 18.205.020-1

RESIDENTIAL GENERAL											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU ¹	WLS	E	P/OS	PF
Single-Family Detached Residential (RDC 18.206.020)	P	P-L									
Cottage Housing (RDC 18.206.040)	P	P									
Duplex (RDC 18.206.050)	P	P									

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Triplex (RDC 18.206.050)	P	P									
Townhouse (RDC 18.206.060)	P-L	P-L				P-L	P-L				
Accessory Dwelling Unit (RDC 18.206.030)	L	L									
Home Occupation (RDC 18.205.030)	L	L	L	L		L	L	L			
Multifamily Residential (RDC 18.206.070)		P	P-L			P-L	P-L	P-L			
Manufactured Home Park (RDC 18.730.020)	P	P									

GROUP RESIDENCES											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Boarding House	P-L	C	C	P	P	P			C		
Community Residential Facility	C-L	P	P-L	P-L	P	P-L					

TEMPORARY LODGING											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Bed and Breakfast	C-L	C-L	P-L	P-L	P-L	P-L	P-L	P-L			
Hotel and Motel				P	P	C	P	P			
Recreational Vehicle (Single)	P-L	P-L	P-L	P-L	P-L	P-L	P-L	P-L			
Recreational Vehicle Park				C	C		P-L				
Tent City	L	L	L	L	L	L	L	L	L	L	L

RETAIL/SERVICE											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
General Retail Trade/Services			P	P	P	P	P-L	P	P-L		
Marijuana Retail											
<u>Tobacco Store</u>				<u>P</u>	<u>P</u>						
Eating and Drinking Establishment		C-L	P	P	P	P	P-L	P	P-L		
Food Cart Pod			P	P	P	P	P	P	P-L		
Artisan and Specialty Goods Production			L	L	L	L	L	L			
Motor Vehicle Related Use				P	P		P-L	P-L	C		
Electric Vehicle Infrastructure	P-L	P-L	P	P	P	P-L	P-L	P-L	P	P-L	P
Gasoline Service Station				P	P	P	P		L		
Animal Kennel and Shelter				C-L	C-L				C-L		
Veterinary Clinic and Hospital			L	L	L	L	L	L	L		
Daycare Facility	P-L/C-L	P-L/C-L	P	P	P	P	P	P-L	P		
Funeral Home/Crematorium/Columbarium/Cemetery	C-L	C-L		P	P					P-L	P-L
Boat and RV Storage Facilities									C-L		

EMPLOYMENT											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Office			P	P	P	P	P-L	P	P		P
Light Manufacturing					C	C	¹	C	P		
Research and Development				C	C	C	P		P		

Freight/Cargo Movement and Storage				C	C					C*		
Heavy Equipment and Truck Related Use												
Fleet Service				C	C	C				C*		
Warehousing										C*		
Wholesale Retail										P		
Marijuana Processing												
Marijuana Production												
Medical Cannabis Collective Gardens												
Self-storage										C		
Computer and Electronics Manufacturing					C					P		
*These uses shall only be permitted in facilities developed prior to January 19, 2020; any alteration is limited to 20% of the existing facilities, and shall be subject to Section 18.350.030, "Adjustment."												

ENTERTAINMENT AND RECREATION												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF	
Adult Use Facility				L	L	L						
Indoor Entertainment Facility				P-L	P-L	P-L	P-L					
Community Recreation and Social Facility	C-L	C-L	C	P-L	P-L	P-L	P-L	P-L	P -L	P-L	P-L	
Gambling Use												
Outdoor Performance Center					C		P		C			
Park or Trail ²	P	P	P	P	P	P	P	P	P	P	P	P

EDUCATION AND CULTURE											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
College and University				P	P	P	P	P	P		C
School: Elementary/Middle/High	C	C				P	P		P		P-L
Specialized Instruction and Vocational School	C-L	C-L	C	P	P	P	P	P	P		C
Conference Center	C-L	C-L	P-L	P	P	P	P	P	P		C
Religious Institution	C	C	P	P	P	P	P	P	P		C
Cultural Institution	C	C	P	P	P	P	P	P	P		C

HEALTH											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Hospital			C-L	P-L	P-L	C-L			P -L		
Medical Clinic/Laboratory			P	P	P	P	P	P	P		
Nursing and Personal Care Facility		C	C	P	P	P	P	C	C		

INFRASTRUCTURE, CIVIC AND REGIONAL											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Emergency Services	P-L	P-L	P-L	P-L	P-L	P-L	P-L	P-L			P-L
Public Agency or Utility Yard					P-L		P-L	P-L			P

Utility Facility	P- L/C-L	P- L/C- L	P- L/C- L	P	P	P- L/C- L	P- L/C-L	P- L/C- L	P- L/C- L	P
Wireless Communication Facility	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L
Broadcasting and Telecommunications Facility					P	P	P			C
Interim Recycling Facility	P-L	P-L	P-L	P- L/L	P- L/L	P-L				C-L
Waste-Related Facility				C	C					C
Airport or Heliport										C
Bus Base				C	C					C
Park and Ride Lot	L	L	L	P	P	L				P
Detention and Post-detention Facility					C-L					

MARINE											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Floating Home Moorage							P	P			
Marina or Boating Facility							P	P			

Table Notes:

- (1) Additional uses for the WMU Zoning District are described in RDC Table 18.235.030-1. If there is a conflict between the two use tables, the more permissive shall apply.
- (2) Public and private parks and trails are allowed in all zoning districts and shall meet the standards of the P/OS zone established in RDC 18.265 regardless of the zoning district in which the facility is located.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1163, § 2(Att.), 10-23-2014; Ord. No. 1164, § 2(Att.), 10-23-2014; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1245, § 2(Exh. B), 11-2-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No.

1266, § 2(Exh. A), 9-13-2018; Ord. No. 1272, § 2(Exh. A), 10-25-2018; Ord. No. 1296, § 2(Exh. A), 10-10-2019; Ord. No. 1304, § 3(Exh. A), 12-5-2019; Ord. No. 1339, § 2(Exh. A), 5-27-2021; Ord. No. 1370, § 2(Exh. A), 9-8-2022; Ord. No. 1406, § 2(Exh. A), 7-13-2023; Ord. No. 1419, § 2(Exh. A), 3-28-2024; Ord. No. 1426, § 2(Exh.), 7-25-2024)

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