

**PROPOSED Chapter 18.235:
MIXED-USE DISTRICTS
(CMU, WMU, WLS, LRVP)**

Sections:

- 18.235.010 Purpose.
- 18.235.020 Special provisions for the Central Mixed Use District.
- 18.235.030 Special provisions for the Waterfront Mixed Use District.
- 18.235.040 Special provisions for the Waterfront Low Scale District.
- 18.235.050 Special provisions for the Lake River View Protection Overlay District.

18.235.010 Purpose.

A. The purpose of the mixed-use districts is to encourage multiple uses within the unique areas that make up Ridgefield's central downtown and waterfront areas. The mixed-use districts include the older commercial and residential core of Ridgefield, the waterfront business center and a waterfront residential area that accommodates floating homes. The three districts are tied together by geography, varying proximity to Lake River, transportation links and public infrastructure. Each district has a distinct character and opportunities, to be emphasized through use and design standards tailored to each of the three districts.

B. The mixed-use districts shall allow for a mix of uses in a single building or across an integrated site of multiple buildings, and across the district more broadly. Mixed-use developments are intended to allow for efficient use of land and public services in an urban setting; encourage human interaction and sense of place; create safe, attractive and convenient environments; and increase development flexibility.

C. Views of the Lake River Shoreline and the Ridgefield National Wildlife Refuge are prominent visual features in the central core of Ridgefield. It is the intent of the Lake River View Protection Overlay District (LRVP) to protect these views in order to provide for a unifying feature across all three mixed-use districts.

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. 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.

C. Lot requirements.

1. Minimum lot area shall be 5,000 square feet.
2. Minimum lot width shall be 50 feet.
3. Minimum lot depth shall be 90 feet.

D. Dimensional standards.

TABLE 18.235.020-1

1. Minimum front yard setback (street). (1) (2)	0 feet
2. Maximum front yard setback (street). (2) (3)	0 - 10 feet
3. Minimum side or rear yard (interior) setback:	
i. Abutting RLD or RMD zones. (2)	10 feet
ii. Not abutting one of the above.	0 feet
4. Minimum height (4)	20 - 30 feet
4. Maximum height (5)	65 feet
5. 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 10-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 10 feet.

4. Minimum height for new corner buildings shall be 30 feet or at least two stories. Minimum height for all other buildings shall be 20 feet, which can be accomplished through façade 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.

E. Density.

1. Maximum residential density for development in CMU district shall be 16 dwelling units per acre, except as modified by the density transfer or senior housing bonus up to a maximum of 24 dwelling units per acre. Minimum residential density shall be eight dwelling units per 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 25 percent to a maximum of 70 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.

F. Street frontage.

1. At least 50 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 10 percent of required site landscaping;
 - ii. At least 200 square feet of paving materials different from the street sidewalk;
 - iii. At least 100 square feet of awning, marquee, or arcade over the entry;
 - iv. At least 200 square feet of pedestrian plaza with landscaping and benches that is attached to the entry;
 - v. Entry recessed from the façade surface by at least three feet; or
 - vi. Accent lighting.

G. Building design and features.

1. Building design shall reinforce the building's location adjacent to street edge and public space.

2. 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.
 - ii. Articulation of base, body and cornice in building design.
 - iii. Use of stone, brick, stucco and wood as primary materials.
3. New and rehabilitated buildings must build a floor to ceiling height of at least 15 feet on the ground floor, and be fire-rated construction to accommodate retail or restaurants.
4. Fenestration.
 - i. Where the lot abuts Main Avenue or Pioneer Street, buildings must have a minimum of 50 percent of the first floor facing the street treated with transparent windows or doors.
 - ii. Where the lot abuts Main Avenue or Pioneer Street, buildings must have a minimum of 25 percent of the upper stories facing the street treated with transparent windows.
 - iii. Alley-facing facades must have a minimum of 25 percent of the first floor treated with transparent windows or doors.
5. Any portion of the first floor façade facing Main Avenue or Pioneer Street without windows or doors that is at least 30 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 façade 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 façade surface.
 - v. Other equivalent methods that provide for the enhancement of the façade, as determined by the planning director.
6. 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.
7. The following accessory structures shall be screened by a fence or landscaping to a value of 80 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.
 - 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.
 8. 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 80 percent year-round opacity.
- H. Signs. Signs are permitted according to the provisions of Chapter 18.710.
- I. 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 25 feet.
- J. 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. Parking shall not be located at a street intersection in the case of corner lots.
- K. 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.
- L. 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.
- M. 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 (see RDC 18.235.020).
3. Transfer rates. Transfer of density from land planned for open space shall be at a rate of either eight dwelling units per 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 buildable 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 5,000 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 80 percent of the minimum lot size in the CMU district, nor shall any lot dimension (width, depth) be created that is less than 80 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. 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.
8. The open space density transfer bonus may not be combined with the senior housing bonus in RDC 18.235.020.L.

N. 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.

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, 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 55 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 55 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 50 percent, up to a maximum of 24 dwelling units per 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.

iv. Application for and use of the bonus. The 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.

v. 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.

18.235.030 Special provisions for the Waterfront Mixed Use (WMU) District.

A. Purpose. The purpose of the WMU district is to encourage multiple uses while providing an environment for public access to and enjoyment of the waterfront. The WMU district shall

accommodate both employers and visitors. The district encourages development that will establish a waterfront where people can be productive, work, and create value while also serving as a destination that caters to those who want to visit, recreate, relax, and shop. The goal of this zone is to implement the Ridgefield Urban Area Comprehensive Plan (RUACP) and the Port of Ridgefield Comprehensive Scheme of Harbor Improvements (Port Comprehensive Plan) for the Ridgefield Waterfront Property which furthers the Port's mission for economic development while returning the waterfront to a publicly accessible shoreline for community gathering and recreation.

B. Function of the WMU District.

1. Provide responsible economic reuse of a brownfield site. Redevelopment within this district will create jobs, provide shopping and housing opportunities, and offer education on the environmental history and stewardship of the area.
2. Provide public access to the water. This district is the nearest public waterfront and access to the Columbia River for the community of North Clark County, and therefore, access to the water is an essential element of this district.
3. Transition to the Wildlife Refuge. The proximity and relationship the WMU district has with the National Wildlife Refuge is unique. Development in the district should embrace this bond by incorporating connectivity to the environment, the active community, and vibrant ecology. Design guidelines for this district shall be conscious of the transition to the Wildlife Refuge and shall minimize impacts to wildlife by utilizing construction techniques and building materials likely to reduce impacts to the bird population.
4. Relationship to Downtown. Integration of the WMU district with the Downtown Mixed Use district is a key element for successful redevelopment of the waterfront. Both the CMU and WMU districts will benefit from well-planned adjacent districts that accommodate a variety of users and business opportunities.
5. Port mission for employment and encouraging economic development. Private sector job creation is a fundamental goal of the Port of Ridgefield. Therefore, projects within the WMU district are designed as employment centers where desired/targeted industries can create high-quality, value-added jobs. The Port's mission also includes the stabilization and strengthening of Ridgefield's economy by diversifying the local employment base.

C. Uses.

1. Use categories. The permitted and limited uses listed in Table 18.205.020-1 and Table 18.235.030-1 are permitted within the WMU district subject to compliance with the applicable zoning requirements in this section and approval of a master plan applicable to a site pursuant to RDC 18.500. A Type I Minor Site Plan Review under RDC 18.500.030.B., conducted concurrently with the building permit review, is required for permitted uses listed as "P" in the table below. A Type II Administrative Review under RDC 18.310.070 and 18.500.030.A. is required for limited uses listed as "L," and additional review and approval criteria may apply to certain uses as noted in the use table and Section 18.235.030.E.
2. Review procedures. For any uses proposed in the WMU district, the proposal shall demonstrate compliance with:
 - i. Concurrency and level-of-service standards of the city's capital facilities plan;

- ii. Adopted engineering standards;
 - iii. An approved master planned subdivision; and
 - iv. Any development agreement applicable to property within this district.
3. Primary and secondary uses. The planning director shall distinguish between primary and secondary uses as follows:
- i. Primary uses are uses which are listed as permitted or limited uses in Table 18.205.020-1 and Table 18.235.030-1.
 - ii. Secondary uses have the following characteristics:
 - a. Occupy less gross floor area than the permitted use(s);
 - b. Do not occupy the majority of storefront area visible from the primary entrance;
 - c. Signage is less than provided for the primary use(s);
 - d. Do not have significant adverse impacts on the city, the environment, or the surrounding neighborhood which cannot be adequately mitigated through compliance with the RDC;
 - e. Are listed as a permitted or limited use in Table 18.205.020-1 or Table 18.235.030-1 or are accessory to a permitted or limited use as defined in RDC 18.100.280.A.
4. The uses in Table 18.235.030-1 are intended to provide for specific uses appropriate for the waterfront in the WMU. These uses supplement the uses listed in Table 18.205.020-1. Together these uses are intended to encourage a mix of uses in the WMU.
- i. Permitted uses. Permitted uses in the WMU district are listed in Table 18.235.030-1 with a "P." Those uses are allowed subject to a Type 1 Minor Site Plan Review. The Type I minor review process is appropriate for these uses if they have been considered through the master plan for the site and have already been included in a comprehensive SEPA review.
 - ii. Limited Uses. Allowed uses with additional limitations are listed in Table 18.235.030-1 with an "L." These uses may be permitted subject to the approval of a Type II Administrative Review. These limited uses require additional public awareness of the approval beyond the notice provided for permitted uses. In some cases the limited uses include additional approval criteria depending on the use. These additional criteria are noted in the specific review criteria and in Section 18.235.030.E. Limited uses require some additional review and public notice because they were considered in the master plan for the site in limited numbers or circumstances.
 - iii. Prohibited Uses. Uses listed in Table 18.235.030-1 with an "N" are specifically prohibited.
 - iv. Uses listed in Table 18.235.030-1 with an "NA" are not applicable.
 - v. Notes. A (#) references specific review/approval criteria as noted.
5. Uses within City Shorelines. All uses within the City's shorelines are subject to the additional provisions of the adopted SMP. In the event of a conflict between the provisions

of this chapter, Table 18.205.020-1, and the SMP, the more restrictive requirement shall apply.

TABLE 18.235.030-1

SPECIFIC WMU LAND USE	USE
A. Marine Related Uses.	
1. Public safety docks and boathouses for emergency services or public safety officers such as Fire Districts, Police, Coast Guard, and similar services.	P
2. Marine fuel sales.	P
3. Private docks and boathouses in support of a commercial or educational use. Private docks shall be accessory to a research company or educational institution located within the WMU district.	P
4. Private docks and boathouses. Private docks not accessory to a research company or educational institution located within the WMU district.	L(1)
5. Floating restaurant and floating retail uses. Floating retail uses shall directly serve the boating public or shall be retail uses which support water recreation.	L(2)
6. Recreational boat launches and associated vehicle/trailer parking.	P
7. Water taxi.	P
B. Employment Uses.	
1. Assembly of finished products.	L
2. Waterfront light manufacturing not to exceed 10,000 square feet, and not involving noise, vibration, or odors beyond the interior of the building which are not common, or otherwise incompatible in a predominantly commercial district. Waterfront light manufacturing may include winemaking, breweries, bakeries, assembly of finished products, artisan crafts utilizing welding or construction, fabrication of recreational products, woodworking, small machine repair when most noise or odors from such repair can be contained within the place of business, artists' studio, and similar uses.	L
3. Waterfront light manufacturing as provided in E-2 above, except the product or products manufactured at that location are made available for sale to retail customers at the location at which they are made.	P
4. Outdoor storage (covered or uncovered).	L (3)
C. Heavy Industrial Uses.	
1. Wood treatment industry.	N
2. All other heavy industrial uses.	N
D. Transportation Uses.	

2. Public transit stops and station.	L
3. Passenger rail station.	L
E. Public Recreation and Open Space Uses.	
1. Outdoor meeting and gathering spaces.	P
2. Public restrooms.	P
3. Public plazas and outdoor markets.	P
4. Art and sculpture installations.	P
5. Public information kiosks.	P

Table Notes: Specific Review/Approval Criteria

- 1) Private docks and boathouses will be approved subject to the Special Provisions in Section 18.235.030.E.
- 2) Floating restaurants will be approved subject to the Special Provisions in Section 18.235.030.E.
- 3) Outdoor storage shall be allowed only if secondary to primary uses, is screened according to the provisions of Section 18.500.050.E., and does not cover more than 12 acres of the master planned site.

6. Similar Use. In addition to uses listed in Table 18.235.030-1, the planning director shall determine whether a use not clearly identified in Table 18.235.030-1 as "Permitted", "Limited", or "Prohibited" is sufficiently similar to uses identified in Table 18.235.030-1, or an approved master plan, and if similar to a permitted or limited use or use approved in the master plan, the use is allowed subject to all other provisions of this chapter. This determination will be made through a Type I process. Submittal requirements for a Type I use determination review require a detailed description of the use, applicable fee, a resolution made by the Port of Ridgefield Commissioners that the proposed use was anticipated in the master plan approved by the city, a completed Type I application form, and additional supporting materials the planning director deems essential to the review. The planning director shall complete the review under the Type I application process pursuant to RDC 18.310.060. Appeals of the planning director's determination shall be allowed pursuant to RDC 18.310.100.

D. Site Requirements.

TABLE 18.235.030-2

SITE REQUIREMENTS	WMU
A. Minimum area for new development.	None
B. Minimum lot area.	5,000 square feet
C. Minimum lot width. (1)	50 feet

D. Minimum lot depth.	30 feet
E. Minimum front yard setback.	0 feet
F. Maximum front yard setback.	25 feet
G. Minimum side or rear yard setback:	
1. Abutting RLD and RMD zones.	10 feet
2. Abutting other zones.	0 feet
H. Minimum landscaped area.	15% (2)
I. Maximum impervious surface coverage.	85% (3)
J. Maximum height.	75 feet (4)

Table Notes:

- 1) Minimum width does not apply to the flag portion of a flag lot which shall be a minimum of fifteen feet wide.
- 2) Minimum landscaped area can be consolidated to include additional lots when approved through a master plan and/or development agreement.
- 3) Maximum impervious area can be consolidated to include additional lots when approved through a master plan and/or development agreement.
- 4) Rooftop mechanical units are excluded from maximum height requirements when screening is supplied for the mechanical unit. To be exempt from height limitations, screening provided which is the same height as the mechanical unit, constructed of materials consistent with the architectural features of the structure including roof elements, and measuring no more than thirty percent of the building length from north to south is permitted. Architectural features, including but not limited to, parapets, roof elements, mechanical screening improvements, and aesthetic architectural features are also excluded from maximum height regulations.

E. Special Provisions.

1. Public access to the waterfront. All lots abutting a shoreline must provide reasonable public access to the shoreline for Lake River. Reasonable public access can be provided through vehicular or pedestrian access in public city rights-of-way or other private public easements.
2. Parking lots. Parking lots shall not be located closer to the shoreline than occupied buildings. Existing parking associated with uses existing on the date this district is established shall be permitted to continue but no expansion will be allowed.
3. Nonconforming uses. In recognition of the time needed to attract uses within the WMU district, the period of discontinuance of non-conforming use pursuant to Section 18.340.040.A.5. shall be two years.
4. Relocation of existing uses. In recognition of the need to relocate structures and uses within the WMU district to accommodate on-going environmental remediation of property within the district, the businesses lawfully operating within the district on the date the district

is established may be relocated, moved, or reconstructed within the district and will continue to be considered as permitted uses.

5. View corridors. Views of the waterfront and of the adjacent National Wildlife Refuge are an important amenity to the waterfront development and the adjacent residential and commercial downtown districts. To protect these views, and provide for waterfront development as planned, view corridors shall be provided as follows: no structures with a height of more than 25 feet shall be located within view corridors established within the westerly projections of Depot, 9th, Cook, Hall, Elm, Maple, Division, and Mill Streets to the mean low water line of Lake River, and are measured 30 feet from each side of the centerline of these streets. The city may permit exceptions to the view corridors to allow obstruction of up to two of these corridors or may modify the restrictions on height and width standards through a Type II process, when accompanied by a resolution adopted by the Port of Ridgefield Port Commission at a public meeting.

6. View sheds. View sheds have been established in order to preserve maximum views of the National Wildlife Refuge from downtown, the adjacent hillside south of Ash Street, and residential areas north of Cook Street. To protect these views, no structures with a height of more than 45 feet shall be located south of the westerly projection of the centerline of Ash Street or north of the westerly projection of the centerline of Cook Street. Exceptions allowable to height limitation in Table 18.235.030-2 (site requirements) are permitted in the view shed protection area.

7. Private docks. Private docks, or limited access docks, are generally inconsistent with the goals of the WMU district. However, in limited cases where public access is incompatible with a proposed use, a private or limited access dock may be permissible. In the site plan review process, the applicant must first demonstrate why public access is not desirable for the dock. Appropriate reasons may include public safety concerns with access to the dock, possible interference with a critical function of the dock if public access were permitted, the need for additional privacy to protect research or trade secrets, or the need for emergency services security. In these limited cases, the city may consider the needs for the private dock in comparison to the goals of the WMU district zone and any applicable master plan. The city may permit private docks only when the request is accompanied by a resolution adopted by the Port of Ridgefield Port Commission at a public meeting.

8. Floating retail or restaurants. The waterfront is a limited resource and water-dependent uses must be given priority along the water and adjacent shoreline. Floating retail and restaurants are generally consistent with the purpose of the WMU district if limited according to the provisions of this section. Floating retail uses are limited to retail uses which cater to the boating or water recreating public. Floating restaurant uses are permitted if they promote public access and enjoyment of the waterfront and if they are designed to increase public enjoyment and access. Floating restaurant uses are also permitted when the design does not obstruct public use of walkways or marina facilities. The city may permit floating retail or restaurants only when the request is accompanied by a resolution adopted by the Port of Ridgefield Port Commission at a public meeting.

9. Building orientation. Buildings should be oriented with the front of the building facing the internal circulation corridor. Buildings should generally be oriented along an east-west axis when located between the internal circulation and Lake River. Buildings between the

internal circulation and the railroad tracks can be oriented along a north-south or east-west axis. Buildings within two hundred feet of the Lake River shoreline must include an entrance and storefront display on the west side of the building.

F. Landscaping. Landscaping shall be provided as required in Section 18.230.070 to provide a minimum of 15 percent landscaped area. Landscaping shall meet all requirements detailed in RDC 18.725.

G. Parking and Loading. Off-street parking and loading shall be provided as required in Chapter 18.720. Parking garages are exempt from parking lot landscaping standards and dimensional standards for surface parking lots. Parking dimensions and drive aisles shall be designed to promote efficient use of parking areas and provide adequate passenger car maneuverability.

H. Signage. Signs are permitted according to the provisions of Chapter 18.710

18.235.040 Special provisions for the Waterfront Low Scale (WLS) District.

A. Purpose.

1. The Waterfront Low Scale (WLS) District encompasses the area bounded by Railroad Avenue, Mill Street and Lake River.
2. The WLS district is intended to implement provisions of the Ridgefield Urban Area Comprehensive Plan for well designed, mixed-use development along the Lake River waterfront. The purpose of the district is to preserve and enhance the natural resources base of the area and to connect the city to its waterfront. The district shall provide for a mix of uses including existing waterfront housing, primarily floating homes; visual access to the waterfront; and commercial uses. The district shall provide for primarily water-oriented uses within the shorelines of the City that meet the provisions of the City's adopted Shoreline Master Program (SMP).

B. Shorelines restrictions.

1. The city may approve developments within the city's shorelines only after the applicant meets the provisions contained in the City's adopted Shoreline Master Program. Applicants are required to obtain a substantial development permit for any substantial development within the shorelines of the city. See Chapter 18.820, Shoreline Management.
2. Applicability. If the provisions of the SMP conflict with other applicable local ordinances, policies and regulations including this section, the more restrictive shall apply.

C. Uses.

1. Uses shall comply with the provisions of RDC 18.205.
2. Uses in city shorelines. Uses within the shorelines of the city are subject to the provisions of Chapter 6 and all other applicable provisions of the SMP in addition to the provisions of this section.
3. Uses in over-water structures. Uses in over-water structures must comply with all use regulations applying to the upland lot that the floating structures are attached to. In addition, uses in over-water structures must comply with Chapter 6 and all other applicable

provisions of the SMP governing development in the Aquatic shoreline designation. All over-water structures shall comply with the Ridgefield Building Code adopted by Chapter 14.xx of the Ridgefield Municipal Code, and the requirements of this section.

- i. Floating homes. The SMP prohibits new residential development in, over, or floating on the water. Existing floating homes legally established prior to January 1, 2011 are preferred uses and can be maintained, repaired, and remodeled consistent with the following limitations:
 - a. Any proposal to replace, remodel, and/or rebuild a floating home that constitutes substantial development shall obtain a substantial development permit. See Chapter 18.820. The proposal shall be accompanied by an accurate, fully-dimensioned site plan along with details about the proposed changes, similar to that required for other land use approvals under RDC 18.500.040.
All lesser proposals to replace, remodel and/or rebuild a floating home that do not constitute substantial development shall submit building plans to the Building Official for review for conformity with RMC Chapter 14.xx.
 - b. The float area or over-water coverage of the floating home and accessory structures is not increased, including cantilevered portions that extend beyond the edge of the float.
 - c. A one-time expansion of floating homes up to 10 percent of the total square footage of the structure may be allowed in accordance with Section 6.3.11.4.c. of the SMP.
 - d. A floating home, no greater than 18 feet in height, may relocate to another approved floating home moorage, but only to replace a floating home of equal or greater height. The relocation of the floating home is subject to building permit approval.
 - e. Two floating homes may exchange moorage sites within a floating home moorage if both floating homes are the same height or the relocation will not result in a floating home, which is over 18 feet in height and is higher than the floating home being replaced, being located waterward of floating homes which are 18 feet or less in height. The exchange of the floating homes is subject to building permit approval.
- ii. Floating home moorages.
 - a. Floating home moorages are classified as multifamily dwellings. Floating home moorages shall be permitted where a multifamily dwelling use is allowed on the upland lot.
 - b. Consistent with the SMP, the number of floating homes established on January 1, 2011 may not increase, however, the moorage may be expanded and improved. Any proposal to expand a moorage shall be accompanied by an accurate, fully dimensioned moorage site plan. The plan shall designate individual moorage sites for the entire moorage and shall fully detail all site improvements proposed.

D. Lot requirements.

1. There shall be no minimum or maximum lot size for development in the WLS district.
 2. The minimum lot width shall be 50 feet.
- E. Threshold for design and site improvements. Conformance with RDC 18.235.040.F-J is required if a development proposal is:
1. New development;
 2. Expansion of the gross floor area of an existing structure by 20 percent; or
 3. Construction valued at 50 percent of the existing site and building valuation.
- F. Dimensional standards.

TABLE 18.235.040-1

	WLS
A. Minimum front yard setback (street). (1) (2)	0 ft (1)
B. Minimum side or rear yard (interior) setback:	0 ft
C. Minimum shoreline setback	Varies (2)
C. Maximum height	35 ft (3)
D. Maximum impervious surface coverage.	85% (4)

Table Notes:

1) Front yard setback for residential developments (excluding mixed-use developments), parking structures, surface parking areas, service areas, gas station islands, and similar paved surfaces shall be a minimum of 10 feet wide measured from the back of the sidewalk, and be fully landscaped to an L2 standard.

2) Shoreline setbacks for specific uses are listed in Table 6-1 of the City's adopted Shoreline Master Program. Shoreline setbacks are measured landward from the ordinary high water mark (OHWM). For transportation facilities and utilities, the setback from OHWM applies to the right-of-way or easement. In the Aquatic shoreline designation, the setback is waterward of the OHWM.

3) Lower maximum heights apply to specific uses within the City's shorelines as listed in Table 6-1 of the City's adopted SMP.

4) For over-water structures, requirements apply to upland lot only.

G. Design standards.

1. Building design shall reinforce the building's location adjacent to street edge and public space. Building design shall also reinforce the connection with the Lake River waterfront.
2. Where the lot abuts Mill Street, at least 50 percent of the lot's street frontage not encumbered by protected critical areas shall be occupied by buildings
3. Where the lot abuts Mill Street, 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 attached to the entry:

- i. Additional landscaping equal to 10 percent of required site landscaping;
 - ii. At least 200 square feet of paving materials different from the street sidewalk;
 - iii. At least 100 square feet of awning, marquee, or arcade over the entry.
 - iv. At least 500 square feet of pedestrian plaza with landscaping and benches that is attached to the entry.
 - v. Entry recessed from the façade surface by at least three (3) feet; or
 - vi. Accent lighting.
4. Where the lot abuts Mill Street, nonresidential buildings must have a minimum of 50 percent of the first floor facing the street treated with transparent windows or doors. Any portion of the first floor façade without windows or doors that is at least 30 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 façade with climbing vines or planting materials.
 - iii. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the façade surface.
 - iv. Other equivalent methods that provide for the enhancement of the façade, as determined by the planning director.
5. The following accessory structures shall be screened by a fence or landscaping to a value of 80 percent year-round opacity from public view along Mill Street:
- i. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities.
 - 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.
7. 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.
8. Development within the city's shorelines must meet the provisions of Section 5.7.3 and all other applicable provisions of the Shoreline Master Program.

H. Signs.

1. Signs are permitted according to the provisions of Chapter 18.710.

2. Signs within the city's shorelines must meet the provisions of Section 6.3.12 of the Shoreline Master Program.
- I. Lighting.
 1. Lighting shall comply with the provisions of Chapter 18.715.
 2. Signs within the city's shorelines must meet the provisions of Section 5.7 and all other applicable provisions of the Shoreline Master Program.
 - J. Parking.
 1. Off-street parking and loading shall be provided as required in RDC Chapter 18.720 in addition to the following standards.
 2. Parking visible from Mill Street shall be screened to 80 percent year-round level of opacity.
 3. Parking lots shall be located so as to minimize their visual impact. Parking shall be placed at the side or rear of buildings, to encourage pedestrian, bus and bicycle access.
 4. For development within the shorelines of the city, parking shall be located landward of the primary structure as far as possible or within the primary structure where parking is allowed as accessory to a permitted use.
 5. Floating home moorages must provide a minimum of 1.5 parking spaces and a maximum of two parking spaces per floating home. The parking is to be provided on the upland lot to which the floating home moorage is attached.
 - K. Landscaping.
 1. Landscaping shall comply with the provisions of RDC 18.725.
 2. A minimum of 15 percent landscaped area shall be required for development in the WLS zoning district.
 - L. Fences.
 1. Fences shall meet the requirements 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 Mill Street.
 - M. View corridors.
 1. Views of the waterfront and of the adjacent National Wildlife Refuge are an important amenity to the waterfront development and the adjacent residential and commercial downtown districts. To protect these views view corridors shall be provided as follows: no structures with a height of more than 25 feet shall be located within view corridors established within the westerly projections of Mill, Simons, Pioneer, and Sargent Streets to the mean low water line of Lake River, and are measured 30 feet from each side of the centerline of these streets. The city may permit exceptions to the view corridors to allow

obstruction of up to one of these corridors or may modify the restrictions on height and width standards through a Type III process.

18.235.050 Special provisions for the Lake River View Protection Overlay District.

A. Purpose.

1. The Lake River shoreline and the Ridgefield National Wildlife Refuge are prominent landmarks in the central core of Ridgefield. Views of these areas produce a variety of significant and tangible benefits for both residents and visitors to Ridgefield. Views contribute to the economic environment of the city by substantially enhancing property values. Views contribute to the visual environment of the city by providing inspiring panoramic vistas, and creating distinctive supplements to architectural design. Views contribute to the cultural environment of the city by providing a unifying effect, allowing individuals to relate different areas of the city to each other in space and time.

2. To maintain and enhance the beneficial effects of the Lake River shoreline and Ridgefield National Wildlife Refuge views from the central core, the city shall create an overlay district that limits the heights of buildings and structures that may impede such views.

3. The goals of this overlay are to provide visual access along the westerly projections of the public right-of-ways west of Main Avenue and to encourage the preservation of upper story view sheds westward from Main Avenue over individual lots.

4. To achieve these purposes the height of buildings shall stair step down the hill from Main Avenue to the western edge of the district. In addition, building and structure orientation should both enhance view shed opportunities from the building and should minimize obstruction of view sheds from adjacent buildings and structures.

B. District. The Lake River View Protection Overlay District shall extend from the centerline of Sargent Street to the centerline of Mill Street and from the centerline of Main Avenue to the eastern edge of the main line of the BNSF railroad tracks.

1. View corridors within the overlay district include Sargent, Pioneer, Simons and Mill, streets west of Main Street.

2. View sheds include views of the Lake River shoreline and the Ridgefield National Wildlife Refuge over private property from Main Avenue westward.

3. Within the overlay district:

i. The elevation differential between the centerline of Main Avenue and the centerline of First Avenue, as extended north to south through the district, ranges between six to 12 feet;

ii. The elevation differential between the centerline of First Avenue and the centerline of Railroad Avenue, as extended north to south through the district, ranges between 20 to 32; and

iii. The overall elevation differential between the centerline of Main Avenue and Railroad Avenue, as extended north to south through the district, ranges between 26 to 44 feet.

C. Applicability. If a structure, lot, or other parcel of land lies partly within the overlay district, that part of the structure, lot, or parcel shall meet all the requirements for this district as set forth in this subsection.

D. Relationship to underlying zoning. With the exception of the maximum building or structure height requirement, all other requirements of the underlying zoning district shall apply to development within this district.

E. Maximum building and structure height limits. Maximum building and structure heights shall conform with Figure 18.235.050-1. The height of buildings shall stair step down from east to west in order to preserve the upper story views from upslope buildings. Property owners are encouraged to maximize viewing opportunities from western-facing facades.

FIGURE 18.235.050-1



F. Exemptions.

1. Development in the CMU district that qualifies for a senior housing bonus as detailed in RDC 18.235.020.N shall be exempt from the maximum building and structure height limits listed in 18.235.050.E.

2. Public works infrastructure, including but not limited to transportation and lighting structures, shall be exempt from the maximum building and structure height requirements listed in 18.235.050.E.