

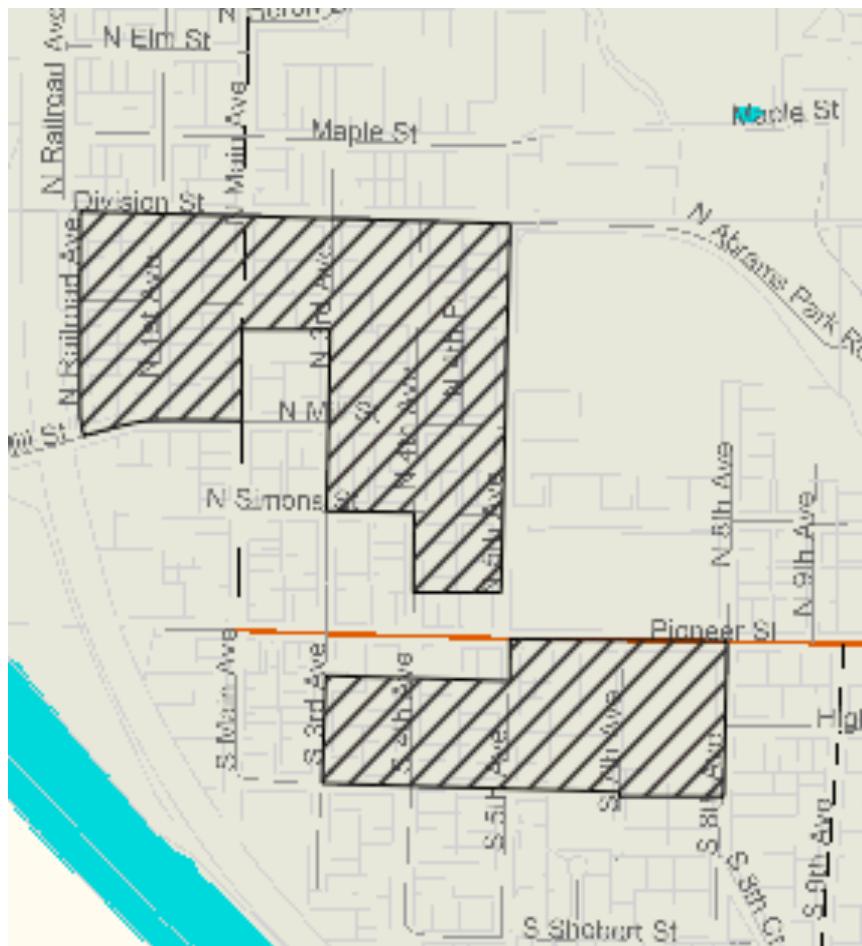
RIDGEFIELD DEVELOPMENT CODE 18.210.130: DOWNTOWN TRANSITION AREA

18.210.130 Special provisions for the Downtown Transition Area.

A. Purpose. To accommodate potential future expansion of the CMU district, which encompasses the City's traditional commercial and civic core, the Downtown Transition Area allows for limited commercial activity in the residential districts surrounding the CMU district.

B. District boundaries. The Downtown Transition Area (DTA) shall be bounded by the centerline of Sargent Street extended to 8th Avenue, 8th Avenue south of Pioneer Street, 5th Avenue north of Pioneer Street, Division Street, and Railroad Avenue, exclusive of properties zoned RMD-16, CMU or P/OS. The district shall also include parcels abutting Division Street on the north side of the street between N Railroad Avenue and N 5th Avenue, and parcels abutting Sargeant Street on the south side of the street between S 3rd Avenue and S 5th Avenue. The district boundaries shall be as illustrated in Figure 18.210.130-1.

Figure 18.210.130-1



C. Uses. Within the Downtown Transition Area, limited commercial and office activity may be allowed provided:

1. Use is located on a lot platted 10,000 square feet or less zoned RLD.

2. The building in which the use is located was lawfully established prior to the effective date of this ordinance. Existing buildings may be expanded by no more than 20 percent of the existing total floor area. Non-residential SDCs, impact fees, and building and life safety codes may apply to proposed alterations or expansions.
 3. Use meets the definition of General Office, General Retail Trade/Services, Eating and Drinking Establishment use types as defined in RDC 18.100.
- D. Review. The planning director shall review applications for uses in the Downtown Transition Area not allowed by the underlying zoning as well as proposed expansions and alterations consistent with RDC 18.210.130.C through a Minor Site Plan Review as described in RDC 18.500.030.B.
- E. Development standards. The parking, landscaping, lighting, and sign standards for the CMU zone shall apply to proposed nonresidential uses in the DTA.
- F. Adjustment of dimensional standards for building expansions. The city will attempt to allow flexibility in lot coverage and dimensional standards set forth in RDC 18.210.030 and 18.210.040 so long as the adjustments to the standards are consistent with the character of the Downtown Transition Area as follows:
1. The burden of demonstrating that the proposed relaxation of the base zone dimensional standards is consistent with the character of the DTA lies solely on the applicant and shall be supported by substantial evidence, including, but not limited to, demonstrating consistency with the "14 Essential Guidelines for Downtown Ridgefield."
 2. Building setbacks to the street may be reduced if the proposed structure is of the same, or substantially similar, scale, mass, height and composition of materials as 50 percent of like types of buildings within a distance of two blocks of the proposed structure on the same street.
 3. The building height must meet the requirements for the underlying residential zone.
 4. The request for flexibility may exceed 20 percent of the numeric base zone standard without application of RDC 18.350.030.G.