

10-18-10 Comparison Table for Navajo CPIOZ	DRAFT AMENDMENTS TO THE NAVAJO CPIOZ	
	<u>EXISTING NAVAJO CPIOZ</u>	<u>PROPOSED AMENDMENTS</u>
	MC 132.1401 and the CPIOZ language in the Community Plan	Applies to all zones: Residential, Commercial, Industrial and Mixed Use
RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND MIXED USE ZONES		
River Corridor Area	100 Year Floodway (Floodway)	100 Year Floodway + 35' river path corridor. The 35' river path corridor contains the 14' wide river pathway, which will be 10' of a paved surface with 2' of soft material on each side of the pathway. If the mapped MHPA or the required wetland buffer is also within this area, then the river pathway will be located outside the MHPA and the wetland buffer.
River Influence Area	150' from the 100 Year Floodway	200' from the River Corridor Area
Building Height/Setback Adjacent to the River	From edge of Floodway, minimum 20' setback then ratio of one foot for each foot of building height within next 150'	From edge of Floodway, 35' river path corridor + 10' minimum building setback
	From edge of Floodway, 20' minimum setback (total 20' setback) = 20' building height	From edge of Floodway, 35' river path corridor + 10' minimum building setback (total 45' setback) = 25' building height
	From edge of Floodway, 20' minimum setback + 10' stepped back (total 30' setback) = 30' building height	From edge of Floodway, 35' river path corridor + 20' minimum building setback (total 55' setback) = 35' building height

	From edge of Floodway, 20' minimum setback + 40' stepped back (total 60' setback) = 60' building height	From edge of Floodway, 35' river path corridor + 30' minimum building setback (total 65' setback) = 70' building height
		After a 70' setback from the River Corridor the height goes to the ratio of one foot for each foot of building height. After 200' setback the height goes to what the underlying code allows.
		A maximum of 50% of the building wall may be located on the minimum setback.
		Where the river and the street setbacks overlap, the river corridor requirements of the river setback shall prevail
Architectural projections and Encroachments	N/A	Architectural features such as eaves, cornices, eyebrows, trellises, bay windows balconies, entry roofs and arbors, and fireplaces may extend a maximum of 4' into the 10' setback.
Floor Area Ratio (FAR)	Shall not exceed a FAR of 1.0	No change
Building Massing Adjacent to the River	N/A	At 45' above finish grade the narrow façade of the building shall be oriented parallel to the river and the wider facade shall be perpendicular to the river.
Building Transparency	Building façade facing street min. 40% of the total area of all building walls to be transparent and devoted to pedestrian entrances, display windows or windows into interior space	Building transparency shall apply to all building facades that face the River Corridor Area or that face a street abutting and/or parallel to the River Corridor Area as follows:

		Residential: at least 50% of the total façade must be devoted to transparency such as: glass, display windows, or windows affording views into retail, customer services, office, gallery, cafes, lobby space or pedestrian entrances.
		Commercial and Mixed Use: at least 60% of the total façade must be devoted to transparency such as: glass, display windows, or windows affording views into retail, customer services, office, gallery, cafes, lobby space or pedestrian entrances.
		Industrial Use: at least 25% of the total façade must be devoted to transparency such as: glass, display windows, or windows affording views into retail, customer services, office, gallery, cafes, lobby space or pedestrian entrances.
		The coefficient of transparency for glass, the Visible Light Transmittance (VLT), shall be at least 0.65 VLT.
Reflectivity	No more than 30% of any single elevation of a building's exterior may be constructed of a material with a light reflectivity factor greater than 25%	All building facades that face the River Corridor shall be limited to glass and other materials with a visible light reflectivity factor (VLR) no greater than 10% (0.10)
Outdoor Storage	No outdoor storage area between building wall line and the river	Locate at least 100' from the River Corridor. Screen with landscape and an opaque wall at least 6' in height or 1' taller than the item if the item to be screened exceeds 6' in height to a maximum height of 10'. Screening shall be of the same high quality design and materials as the primary building facade.

Loading Areas	No loading areas between building wall line and the river	See Outdoor Storage
Refuse Collection Area	No loading areas between building wall line and the river	See Outdoor Storage
Off Street Parking	No (surface) parking area between the building wall and the river unless an 8' landscape buffer is provided between the parking area and the required setback area from the river	Parking is only allowed in the River Influence Area. Parking shall be screened from the River Corridor Area and consistent with the following; Screening consisting of residential and/or commercial structures; or screening located a minimum of 100' from the River Corridor consisting of a 6' tall opaque wall of the same high quality design and materials as the primary building facade and landscape.
Parking Structures	N/A	Parking Structures are only allowed in the River Influence Area. Facades of parking structures that face the River Corridor Area shall be screened with permitted residential and/or commercial structures for the full height and width of the parking structure.
Picnic Areas and Overlooks	N/A	To be provided along the River Pathway at locations that provide educational or cultural interest, and at a minimum shall be provided at intervals not to exceed one-half mile.
Site Furniture	N/A	Parcels that do not have picnic areas or overlooks shall provide a minimum of one type of site furniture for every 200' linear feet of the River Pathway.

<p>Fences</p>	<p>N/A</p>	<p>Within the River Corridor: Fences shall be provided in the River Corridor only as required to protect sensitive habitat and shall be wood peeler log type with a maximum height of 4'. Within the River Influence Area: Within the 10' building setback area only the following fences are permitted: A solid fence not to exceed 3 in height; A 75% open fence not to exceed 6' in height; or a combination of a 3' tall solid fence topped with a 3' tall 75% open fence. Chain link fencing is prohibited within the first 100' of the River Influence Area.</p>
<p>Curb Cut and Driveways</p>	<p>Per the Street Design Manual</p>	<p>See Streets that Abut or are Parallel to the River Corridor</p>
<p>Pedestrian Access</p>	<p>A continuous 10' wide ped/bike path within the min. 20' setback</p>	<p>A continuous 14' wide ped/bike path within the 35' River Corridor</p>
	<p>All structures within 150' of the floodway shall provide at least one pedestrian entrance from structure to river path</p>	<p>Building Access to the River Corridor Area. Development parcels that abut the River Corridor Area shall provide building access paths connecting the primary structure with the River Pathway consistent with the following: One building access path for every 300 linear feet of river frontage, or fraction thereof; and the building access path shall be to the primary building entrance or to a secondary entrance designed to the same quality as the primary entrance.</p>

		<p>Public Access Pathway Across a Development Site. Development on parcels that abut the River Corridor Area shall provide public access pathways connecting the public street and the River Corridor consistent with the following: Provide at least one public access pathway for every 1,000 linear feet of frontage along the River Corridor area; The Public access pathway shall be designed to the same quality as the primary on site pathways; and provide a public access pathway sign at the public street and at the intersection of the River Pathway.</p>
		<p>Public Access Pathways from Streets that Abut or are Parallel to the River Corridor. Multi-use paths shall connect the street right of way to the river pathway at every street intersection and, at a minimum, provide a connection every 1,000 linear feet of frontage along the River Corridor.</p>
Signs	Signs to conform to Citywide Sign Regulations	In addition to meeting the Citywide Sign Regulations, within the River Influence Area: All building signs within 100' of the River Corridor Area shall be located no higher than 15' above finished grade.
		Ground signs between a building and the River Corridor Area shall be monument signs not to exceed 5' in height and to be located within a landscaped area at least equivalent to the sign face.
		Signs on buildings facades facing the River Corridor Area shall be either face lighted or internally lighted.

Landscape	Landscape per the Citywide Landscape Ordinance	Within the River Corridor Area plant material shall be mixture of native plants and trees that are consistent with the surrounding habitat type. Non-native grasses and lawn areas are allowed only within public parks located on the non-river side of the River Pathway.
	Street trees in the right of way to be per the list in the community plan	No change
		Plant materials shall be selected and located so that visual openings with views to the river are provided along at least 50% of the river side of the river pathway of each parcel. Plant materials that do not exceed a maximum height of 30" at full maturity shall be selected to be located within the visual openings.
		Non-native grasses and lawn areas are allowed only within public parks located on the non-river side of the river pathway.
		Within the River Influence Area plant materials shall transition from native species within the River Corridor Area to non-invasive drought tolerant species.

Lighting	N/A	Within the River Corridor: Lighting shall be provided along the River Pathway as necessary to provide for security and personal safety. Light posts shall not exceed 12' in height. All lighting shall be shielded and directed ways from the Floodway. Within the River Influence Area: All lighting within 100' of the River Corridor shall be shielded with down cast lighting or the requirements of the LDC 142.0740, Outdoor Lighting Regulations which ever is more restrictive.
Streets that Abut or are Parallel to the River Corridor	N/A	Streets shall be a minimum width necessary consistent with the Street Design Manual of the LDM. Curb cuts and driveways shall be minimized. On street parking shall be provided in clusters of parking bays along the river side of the street.
Streets that Abut or are Parallel to the River Corridor	N/A	Streets shall be a minimum width necessary consistent with the Street Design Manual of the LDM. Curb cuts and driveways shall be minimized. On street parking shall be provided in clusters of parking bays along the river side of the street.
INDUSTRIAL ZONE (Additional Development Regulations)		
Offsetting Planes and Façade Variations	Any building facing the river shall have a minimum of 3 offset building planes or 3 distinct building façade variations, or a combination of offset building planes and façade variations which meet the intent of this requirement	No change

	An offset building plane is distinguished by an average horizontal or vertical difference of 2 feet measured perpendicular to the adjacent plane. Each offset plan shall constitute at least 20%, but not more than 50%, of each building façade.	No change
	A building façade variation is distinguished by a district change in materials, textures, colors, or any combination thereof. Each variation shall constitute at least 20% but not more than 50% of each building façade.	No change
Design Guidelines: Buffer	Development adjacent to the River should be designed to avoid impacts to riparian species including noise, glare and shading impacts. Buildings should be set back 150 feet from the riparian habitat. A buffer of 100 feet should be provided in which no improvements are permitted. This buffer should be planted with vegetation native to the river to provide separation and screening for the protection of wildlife habitat from human disturbance. Passive uses such as pathways or viewing areas should be provided within the next 50 feet. Paths within this 50' buffer should be designed to focus activity (and potential access) away from sensitive habitat areas. Viewing or picnic areas should be located where they will not impact the riparian habitat. Access to habitat should be discouraged through the use of planting clusters and screens.	See requirements for River Corridor and River Influence Areas.