

Sec. 4-4-13. Riverfront Zone District.

(a) Statement of concept of riverfront zoning.

(1) The Blue River is the center and principal attraction of the Town. The Riverfront Zone District is intended to promote the Blue River as the central image of the Town. All site development proposals shall use and promote the intrinsic characteristics of the river and the riverfront property. High density residential development that may be mixed with appropriate commercial uses is desired in the Riverfront Zone District. The Riverfront District should be attractive to residents and visitors.

(2) Each site development should be attractive from both the river and the Town Right-of-Way. The Town encourages pedestrian friendly settings in the Riverfront Zone District. Access should be obvious to a pedestrian from either the street or the river. Both new residential and business uses should provide outdoor open space on the riverside. Site design and landscape should be attractively and carefully planned.

(3) The intent of the Riverfront District is to provide a transition from the commercial areas to the south and the residential areas to the north. The Riverfront Zone District is envisioned as a high density residential area with distinct character and a strong relationship to the Blue River. Development on either side of the river shall provide a pedestrian pathway paralleling the Blue River and connecting with adjacent pedestrian paths.

(4) The Town encourages high quality development in the Riverfront Zone District that provides a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials. Building massing, form, length and proportions shall be designed to provide variety of visual interest while maintaining a human scale that is appropriate.

(5) The provisions of this Section only apply to new development or major redevelopment of property within the Riverfront Zone District. Existing and non-conforming uses may continue as long as they remain otherwise lawful.

(a) Permitted uses: consult the use schedule at Section 4-4-17.

(b) Lot frontage, minimum: one hundred (100) feet.

(c) Lot coverage, maximum sixty percent (60%) of total lot area.

(d) Front setback, for fifty percent (50%) of the lot frontage, a zero (0) setback is permitted, for the remaining fifty percent (50%) of the lot frontage, a minimum five (5) foot setback is required.

(e) Side setback, at least five (5) feet from all property lines not abutting the river or street.

APPROVED JULY 8, 2015

- (f) River setback, twenty-five (25) feet measured from the upper bank of the Blue River.
- (g) The maximum building height shall be as stated and described in the Design District Standards and Guidelines.
- (h) Access pathway. There must be a convenient and safe pedestrian path, finished with a surface suitable for walking, at least six (6) feet in width from the side of the site development facing away from the river, through or around buildings, to the riverfront pathway
- (i) Dwelling Unit Density. The maximum number of residential dwelling units permitted per acre of land is twenty-five (25).
- (j) Path connections. All site development adjacent to the Blue River shall provide a twenty-five-foot pedestrian path easement within the minimum setback, from the top of the bank of the Blue River. The developer shall construct the pedestrian path according to the Town Parks, Trails, and Open Space Master Plan and in conformance with Section 4-5-16. All site development shall also provide a continuous six (6) foot concrete sidewalk the length of the property within the Highway 9 right-of-way.