

Amendment to Ordinance 2025-16
Presented by Councilman Thevenow

Section 6.31 – Riverfront District (RF)

A. General restrictions

1. Floor Area Ratio – No restriction
2. Lot Area – No restriction
3. Lot Width – No restriction
4. Side Yard and Rear Yard Setback – ~~0 feet with recorded 5-ft maintenance easement for adjoining parcel, measured from the property line inward or~~ minimum of 3-ft
5. Front Yard Setback – ~~0-ft~~ not less than 10 feet from the right-of-way.
6. Height Restriction – 35-ft, ~~measured from the average of the highest and lowest~~ inclusive of Flood Protection Grade (FPG) on the parcel.
7. Signage within the Historic district – All signs within the Historical District require a Certificate of Appropriateness and must comply with the signage requirements of the City's Historic Ordinance 151.36.
8. Visibility at intersections – On a corner lot, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of three (3) and twelve (12) feet above the established grade determined by a diagonal line connecting two (2) points measured fifteen (15) feet equidistant from the street corner along each lot line.
9. All uses shall have a parking and occupancy contingency and evacuation plan for flood events approved by the Plan Commission prior to the start of construction.
9. All uses permitted in the Official Schedule of Uses for this district shall be considered a conditional use.

~~B. Restrictions for Permitted Use (Delete this section – all uses are conditional)~~

~~C. B.~~ B. Restrictions for Conditional Uses

1. All conditional uses permitted in the Official Schedule of Uses shall conform to the General Restrictions. In addition, the following restrictions, as appropriate, shall be observed.
 - i. Signs intended to be seen outside of the lot line:
 1. Shall not be obstructed in any way a driver's vision of the road or hinder his passage in any way. Further, no sign shall be placed so as to hinder or obstruct any pedestrian path. Preferably, the signs should be flush with the building façade.
 2. Signs shall meet the requirements of the Historic District and always be properly maintained.
 - ii. Fences, Walls and Hedges:
 1. Notwithstanding other provision of this ordinance, fences, wall and hedges may be permitted in a yard or along the edge of any yard, providing that driveway entrances are not shielded by

fences, wall and hedges in such a way as to obstruct the view of a driver entering a public road from the driveway. All fences and walls must meet the requirements of the Historic District.

- iii. Parking areas. All areas used for parking shall be located in the rear or side yard unless located in a parking structure that is integrated into the primary structure. All parking areas shall be screened from the view of the surrounding dwelling units. **No parking area shall be located within fifteen (15) feet of surrounding dwelling units.**
- iv. Lighting. Lighted areas shall be approved prior to development and shall be placed in such a way that they do not infringe upon the rights of adjacent property owners.

2. Apartments and Condominiums (130)

- a. For all apartments adjacent to dwelling structures side and back yards must be twenty (20) feet.
- b. Necessary lighting should not adversely affect any adjacent property. Such devices should be approved by the Plan Commission prior to installation
- c. No central trash collection points or dumpsters shall be placed within twenty (20) feet of adjacent structures.
- d. The structure(s) should be designed and landscaped so as not to destroy the continuity of the district. Plans would require Board of Zoning Appeals approval prior to construction.
- e. No unsafe, uncomfortable, or offensive vibrations, noises, visual effects, odors, or air pollutants shall be allowed to radiate across lot lines.

3. Manufacturing – Brewpub, Manufacturing – Glass & Glassware, Manufacturing – Pottery & Related Products, Retail – Hotels, Tourist Courts, Tourist Home, Residential Hotel, Motels & other Transient Housing, Retail – Eating Places, Retail – Drinking Places, Nursery, Primary & Secondary Education (220, 322, 325, 581, 582, 583, 681)

- a. No structure shall be placed within twenty (20) feet of surrounding dwelling units.
- b. Lighted areas shall be approved prior to development and shall be placed in such a way that they do not infringe upon the rights of adjacent property owners. It is recommended that no light standard be placed closer than fifty (50) feet from any adjacent property line.
- c. No central trash collection points or dumpsters shall be placed within twenty (20) feet of adjacent structures.
- d. The structure(s) should be designed and landscaped so as not to destroy the continuity of the district. Plans would require Board of Zoning Appeals approval prior to construction.

- e. No unsafe, uncomfortable, or offensive vibrations, noises, visual effects, odors, or air pollutants shall be allowed to radiate across lot lines.
- 4. Parks, Playgrounds and Recreating Areas (711, 712, 719, 721, 722, 723, 729, 742, 761, 762, 769, 790)
 - a. No structure shall be placed within twenty (20) feet of surrounding dwelling units.
 - b. Light areas shall be approved prior to development and shall be placed in such a way that they do not infringe upon the rights of adjacent property owners. It is recommended that no light standard be placed closer than (50) feet from any adjacent property line.