



# RICAP 10

Regulatory Improvement Code Amendment  
Package 10

Planning Commission

March 26, 2024

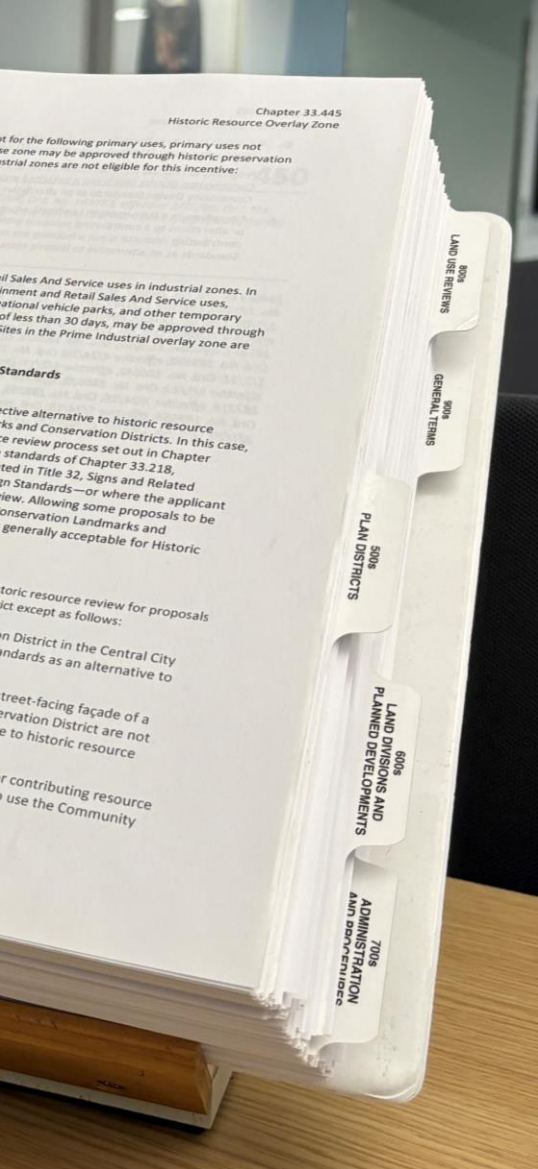
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City Planner



THE BUREAU OF  
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Planning Commission | March 26, 2024



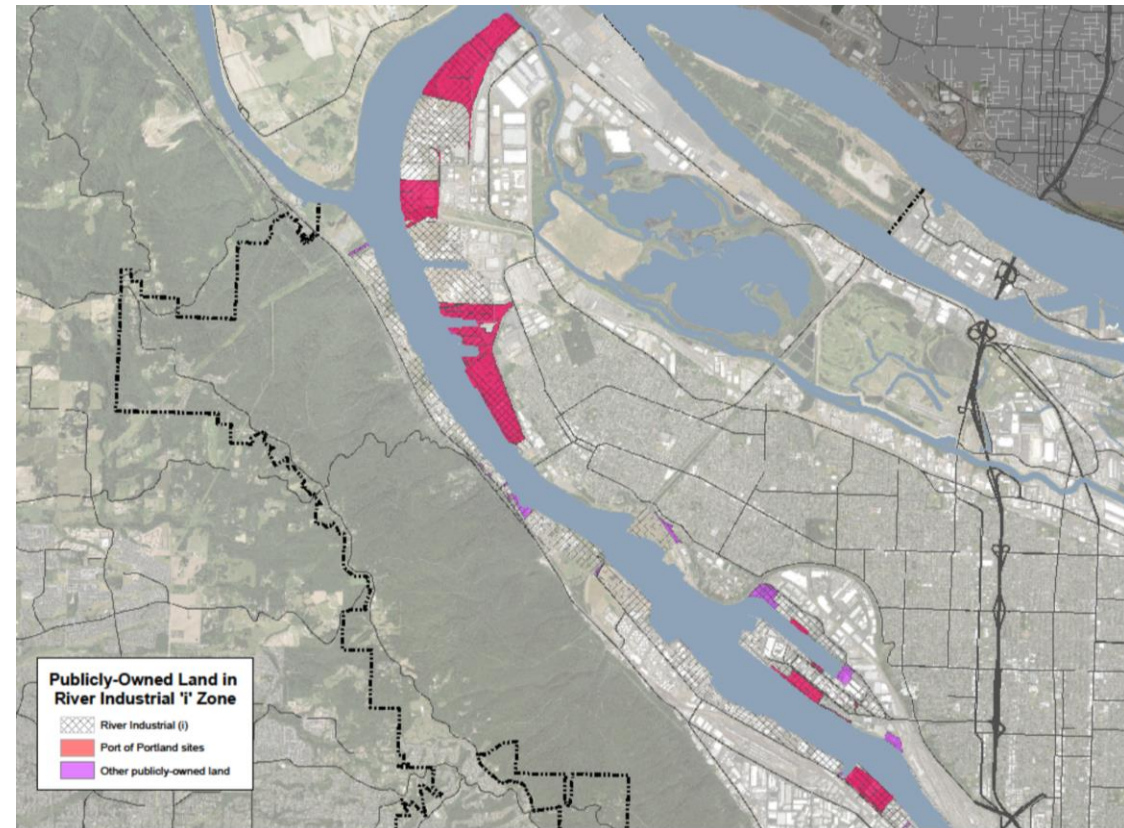
# Item #76 Proposed Amendment

- Amendment to Item #76, River Industrial Uses
- Narrows the applicability of the exception to providing river-dependent uses to one site.



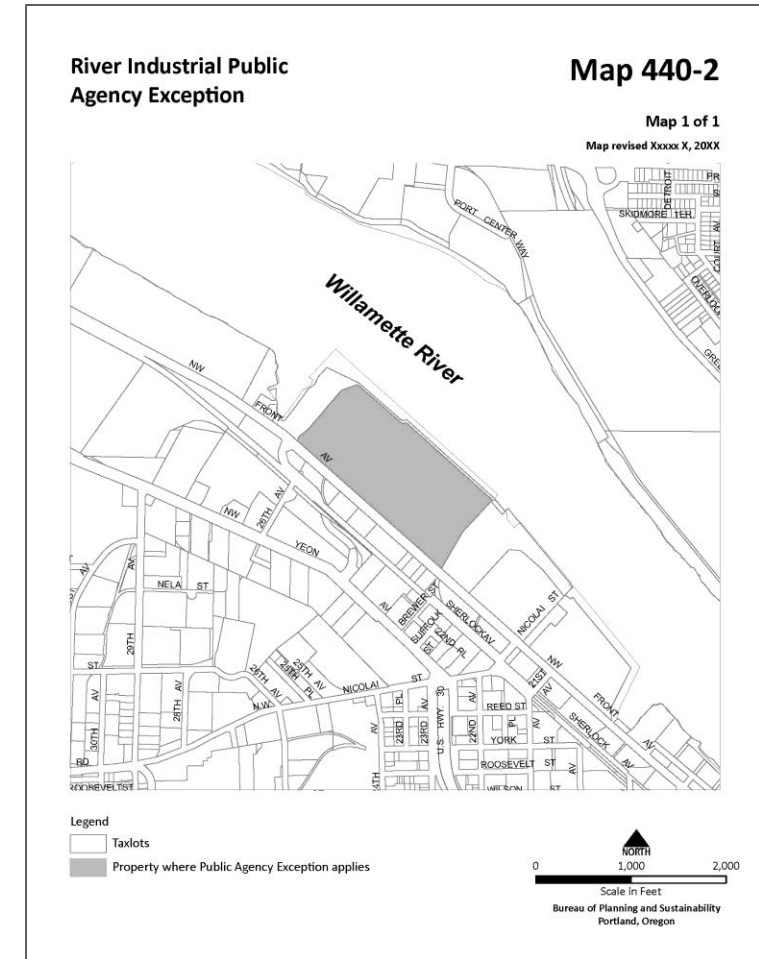
# Item #76 – River Industrial Use – Original Proposal

**River Industrial Uses:** Allow non-river dependent uses in the River Industrial zone on sites owned by a public agency and on lots within that site that do not have river frontage.



# Item #76 – River Industrial Uses – Proposed Amendment

2. River Industrial zone.
  - a. In the River Industrial zone, river-dependent and river-related primary uses are allowed by right on sites that front the river.
  - b. Primary uses that are not river-dependent or river-related are allowed by right on sites that front the river when:
    - (1) The non-river-dependent or non-river-related use is located entirely on lots within the site that do not have river frontage; and
    - (2) The site is owned by a public agency.
    - (3) The site is shown on Map 440-2.
  - c. Primary uses that are not river-dependent or river-related may be allowed on sites that front the river if they are approved through greenway review. They must comply with the approval criteria of 33.440.350.B. below.
  - d. There are no special use restrictions on sites that do not have river frontage.



# Proposal

## Staff proposes that the Planning Commission recommend to City Council to:

- Adopt this report.
- Amend Title 33, Planning and Zoning per the Proposed Draft as amended.
- Amend Policy 2.20 of the 2035 Comprehensive Plan.
- Amend the Zoning Map to remove the Special Street Setbacks and repeal six ordinances related to Special Street Setbacks



# Next Steps

- Transmittal letter
- Recommended Draft – Late April
- City Council hearing – Late May





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