

Railyards Special Planning District – Zone Comparisons

*Modifications made since the May 2016
Commission Meetings are shown in track changes*

The following is a summary of how the zones in the Railyards Special Planning District differ than what is applied citywide in those zones.

High-Rise Residential (R-5) Zone in the Railyards

Uses prohibited in Railyards project area but allowed in R-5 zone outside of the project area:

- Cemetery
- Check-cashing center
- Correctional facility
- Golf course; driving range
- Mobilehome park
- Mortuary; crematory
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• Development Standards	Railyards SPD	Citywide
Minimum Density	61 du/na	Not Applicable
Maximum Density	450 du/na	175 du/na
Maximum FAR for Non-Residential Uses	Ground floor only	Limited to 25% of gross floor area or 6,400 square feet of building, whichever is greater.
Maximum Street Wall Height	65 feet, except as provided below:	Not Applicable
Parcels fronting Railyards Blvd. west of 7th Street.	85 feet	Not Applicable
Minimum Setbacks	No minimum setback	3 feet for single unit or duplex dwellings 5 feet for multi-unit dwellings
Maximum Setback for Residential Uses	10 feet	25 feet
Maximum Setback for non-residential Uses	0 feet	25 feet
Minimum % of Street Wall Frontage (Build-To Line)*	75% of Building Frontage	Not Applicable
Lot Size	No lot size, width or depth requirement	Minimum lot size of 3,200 square feet

* Public open space which is part of or adjacent to the building frontage is not calculated in the minimum build-to line percentage.

Transportation Corridor (TC) and Heavy Industrial (M-2) zones.

The Transportation Corridor (TC) and Heavy Industrial (M-2) zones within the Railyard project area do not differ from the citywide zones.

Limited Commercial (C-1) Zone in the Railyards

The only site that has the C-1 zone is on Vista Park to provide for commercial services that serve park visitors.

- Limits non-residential uses to a floor area ratio of 1.0.
- Limits maximum height to 35 feet.

Uses prohibited in Railyards project area, but allowed in C-1 zone outside of the Railyards project area:

- Bed and breakfast inn
- Cemetery
- Check-cashing center
- Correctional facility
- Dormitory
- Drive-in theater
- Laundromat, self-service
- Mobilehome park
- Office
- Superstore

General Commercial (C-2) Zone in the Railyards

Uses prohibited in Railyards project area, but are allowed in the C-2 zone outside of the Railyards project area:

- Auto—service, repair
- Drive-in theater
- Drive-through restaurant
- Equipment rental, sales yard
- Gas station
- Mini storage
- Mobilehome – sales, storage
- Towing service; vehicle storage yard
- Wholesale store and distributor

Development Standards	Railyards SPD	Citywide
Maximum Density	60 du/na	Determined by General Plan as “Not Applicable” for Employment Center Low Rise land use designation
Maximum Height	120 feet	65 feet
Maximum Street Wall Height	65 feet	Not applicable

Central Business District (C-3) Zone in the Railyards

Uses prohibited in Railyards project area, but allowed in the in C-3 Zone outside of the Railyards project areas:

- Auto – service, repair
- Check-cashing center
- Correctional facility
- Gas Station

Development Standards	Railyards SPD	Citywide
Maximum Height	Unrestricted except as shown on the height map and as shown below:	No maximum height limits.
Depot District – Parcel 40	205 feet	Not Applicable
Depot District – Parcel 46	85 feet	Not Applicable
Central Shops Transition Zone Area – Parcel 9a	100 feet	Not Applicable
Central Shops Transition Zone Area – Parcel 9b	85 feet	Not Applicable
Central Shops Transition Zone Area – Parcel 18	40 feet	Not Applicable
Central Shops Historic District	24 feet	Not Applicable
West End District, parcels 15a, 15b, 15c and 15d	85 feet	Not Applicable
East End District – South side of Railyards Blvd. to east of 7th Street	120 feet	Not Applicable
Riverfront District	450 feet, with stepdown towards river	Not Applicable
Maximum Street Wall Height	65 feet, except as provided below:	Not Applicable
Parcels fronting Railyards Blvd. west of 7th Street.	85 feet	Not Applicable
Maximum % of Street Wall Frontage (Build-to Line)*	100 %	Not Applicable
Minimum % of Street Wall Frontage (Build-To Line)*		Not Applicable
Depot District	75%	Not Applicable
West End	75%	Not Applicable
East End	75%	Not Applicable
Minimum Set Back	0 except as noted below	No min. front-yard setback.
Central Shops Historic District – Parcel 9b	Separated by no less than 30 feet from any historic structure located on Parcel 26	Not Applicable
River District	80 feet from property line adjacent to the waterfront	Not Applicable

* Public open space which is part of or adjacent to the building frontage is not calculated in the minimum build-to line percentage.

Hospital (H) Zone in the Railyards

Uses permitted in the Hospital (H) Zone by right in the Railyards project area, but requires a conditional use permit in the "H" Zone outside of the Railyards project area.

- Major Medical Facility with the following limitations (Phase 1, Lots 2a, 2b, 2c, and 2d):

Improvements (subject to Site Plan and Design Review)

- Structures
 - Hospital of 658,000 square feet (420 beds)
 - Medical office building(s) of 210,000 square feet
 - Central utilities building of 60,000 square feet
- Parking
 - Structured parking of 1,500 vehicle parking spaces
 - Surface parking with 200 surface parking spaces for easy emergency room access, disabled persons and pregnant women

Operations

- No fully enclosed perimeter fence locked allowed during business hours except for the central utilities building
- Signage with a 24-hour emergency number and contact information
- Provide and operate a surveillance system
- Onsite security during business hours.
- Reasonably control the conduct of patients and other invitees at such facilities
- Operating with a patient discharge plan
- Nonresidential care facility
 - Signage with a 24-hour emergency number and contact information
 - Operate a surveillance system
- Produce stand
- Outdoor market
- Athletic club; fitness studio
- Commercial service
- Restaurant
- Retail store not exceeding 6,400 square feet
- Residential care facility located on parcels that front 5th Street
 - Signage with a 24-hour emergency number and contact information
 - Operate a surveillance system

Uses permitted in the Hospital (H) Zone with a conditional use permit:

- Major medical facility (Phase 2, Lots 2e, 2f, and 2g) in excess of permitted improvements listed above
- Hotel; motel
- Dwelling, multi-unit
- School, vocational
- Retail store exceeding 6,400 square feet
- Residential care facilities on parcels that do not front 5th Street
- Helistop

Development Standards	Railyards SPD	Citywide
Maximum Density	450 du/na	Not Applicable
Maximum Height	No limit.	45-120 feet, higher with CUP
Maximum Street Wall Height		Not Applicable
Lot 2a, Lot 2b (fronting Bercut Street) and 2c	125 feet	Not Applicable
Lot 2b (fronting Railyards Blvd.), 2d, 2e (fronting Railyards Blvd.) and 2g	85 feet	Not Applicable
Lots 2b, 2e (fronting South Park Street) and 2f	65 feet	Not Applicable
Maximum % of Street Wall Frontage (Build-To Line)	100 %	Not Applicable