

Regulating Plan for the EAST RIVERSIDE CORRIDOR ZONING DISTRICT



DATE ADOPTED: xxxxxxxx

DATE EFFECTIVE: xxxxxxxx

BASED ON THE EAST RIVERSIDE CORRIDOR MASTER PLAN:
Adopted February 25, 2010

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**Regulating Plan
for the
EAST RIVERSIDE CORRIDOR ZONING DISTRICT**

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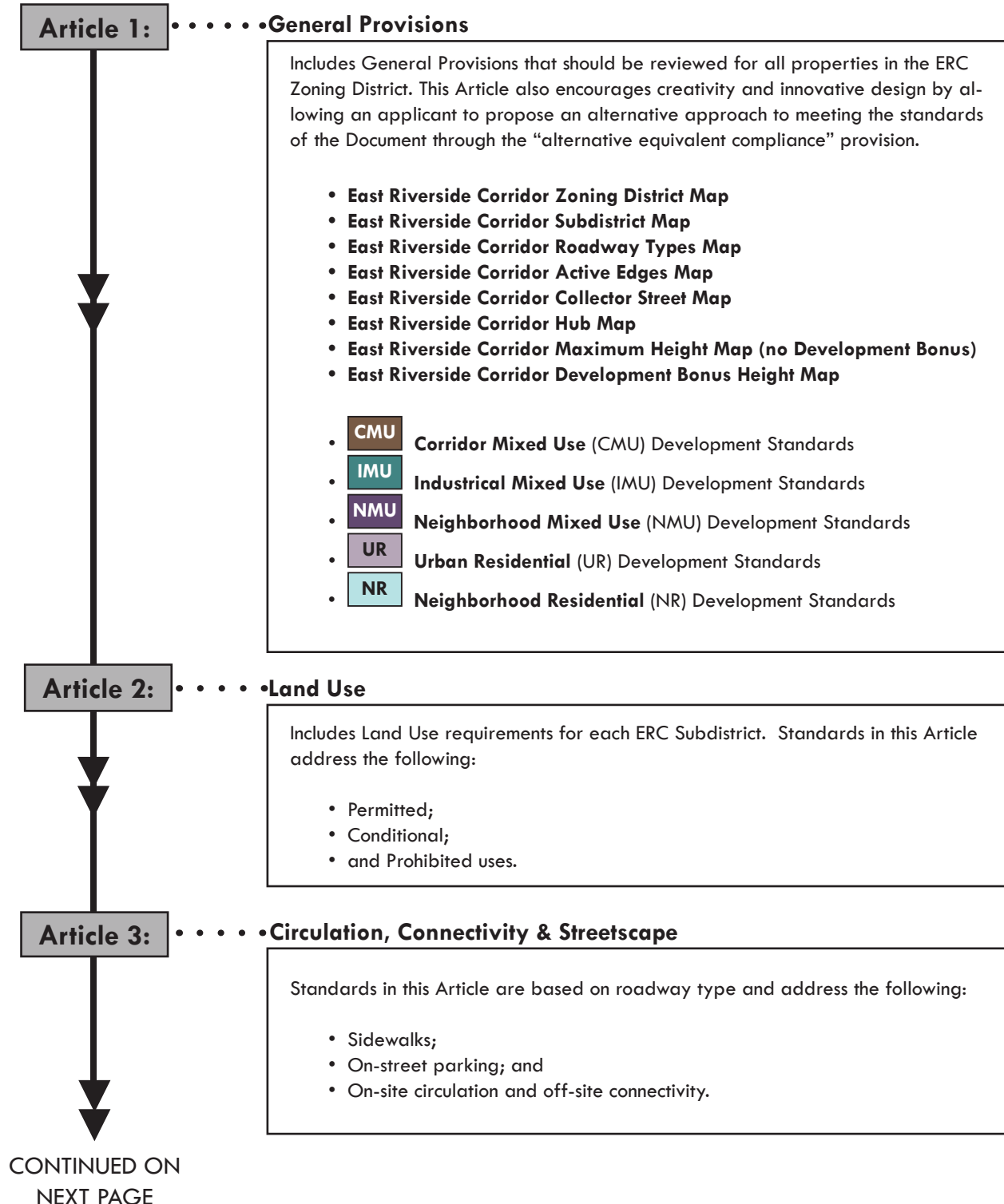
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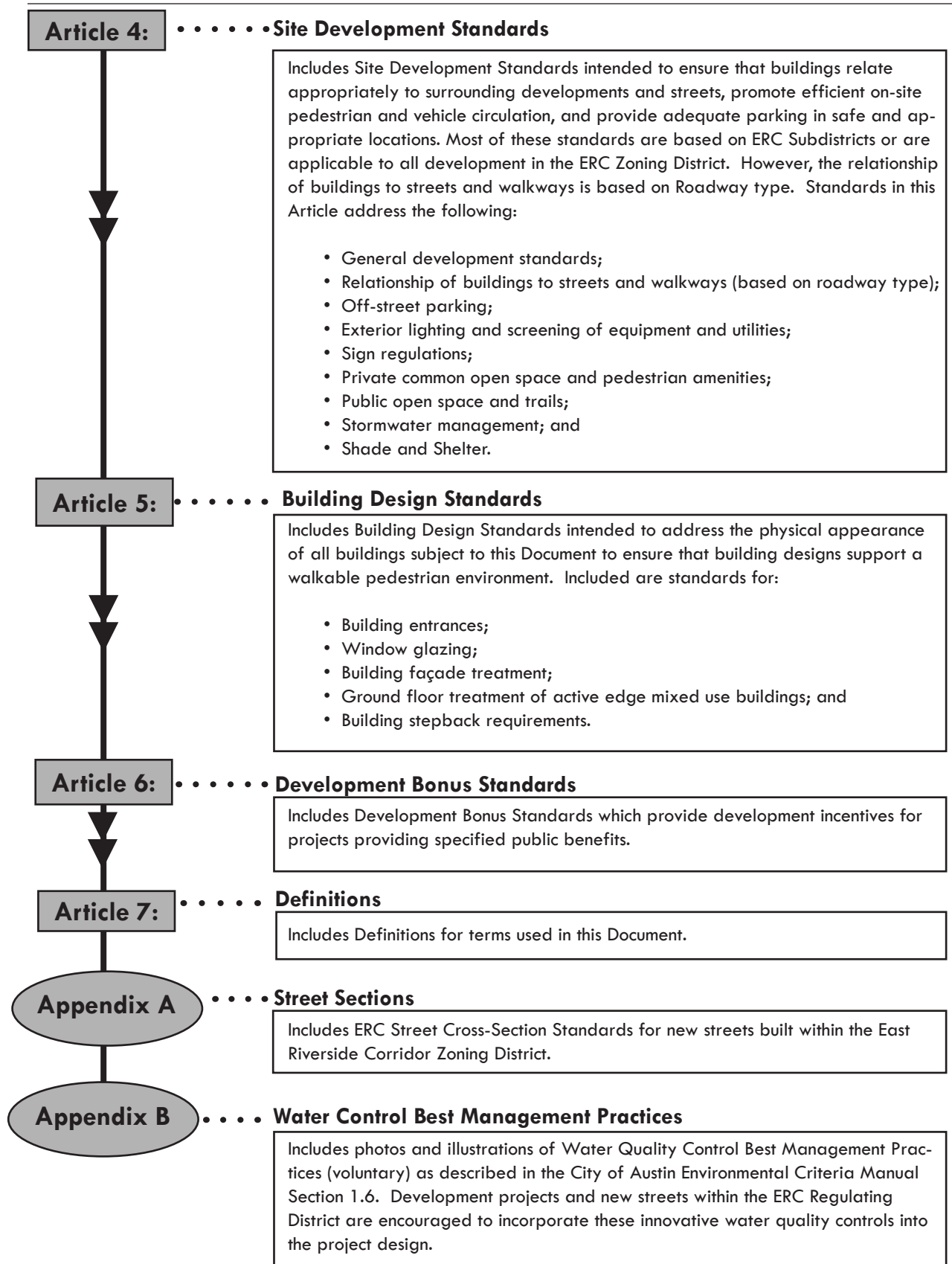
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INTRODUCTION TO THIS DOCUMENT

This Document is divided into seven Articles. The Diagram below provides an overview of the organization and a short summary of the standards addressed within each Article. Two appendices located at the end of the document contain 1) Street Cross Sections for new Collector streets within the ERC Zoning Boundary and 2) optional Water Quality Standards.





Determining Applicability:

Applicability of the Standards included in this document is determined largely by The East Riverside Corridor (ERC) Subdistrict of the property in question, whether a property is within an ERC Hub, and the roadway type(s) adjacent to it. Therefore an important first step in the development process is to identify a property's subdistrict, adjacent roadway type(s), and whether the property is within a Hub. The size of the site and the type of development (residential, commercial, mixed use, etc.) also need to be considered, since different standards may apply. The applicability at the beginning section of each article summarizes the applicability of the standards described in that article.

1 ERC Subdistricts

The ERC Subdistricts are shown in Figure 1-2. Permitted land uses and general development and urban design standards for a property are based upon the applicable ERC Subdistrict. The five subdistricts in the East Riverside Corridor Zoning District are listed below and described in Section 2.3.4.

-  **Corridor Mixed Use**
-  **Industrial Mixed-Use (IMU)**
-  **Neighborhood Mixed Use**
-  **Urban Residential (UR)**
-  **Neighborhood Residential (NR)**

2 Roadway Types

All existing and future streets in the ERC Zoning District will have one of four roadway type designations, which establish many of the sidewalk, streetscape and building placement standards in this Document. The four ERC roadway types are shown on the ERC Roadway Type Map in Figure 1-3 and are listed below. See Section 3.2.2 for Roadway Type descriptions.

ERC Core Transit Corridors 

ERC Pedestrian Priority Collector 

ERC Urban Roadway 

ERC Highways 

3 ERC Hubs

Within the ERC Zoning District, there are four designated Hubs, or areas where the most intensive development within the corridor is encouraged. These are shown on the ERC Hubs Map in Figure 1-6. Properties within the Hub boundaries are eligible for development bonuses in exchange for the provision of specified community benefits (See Article 6).