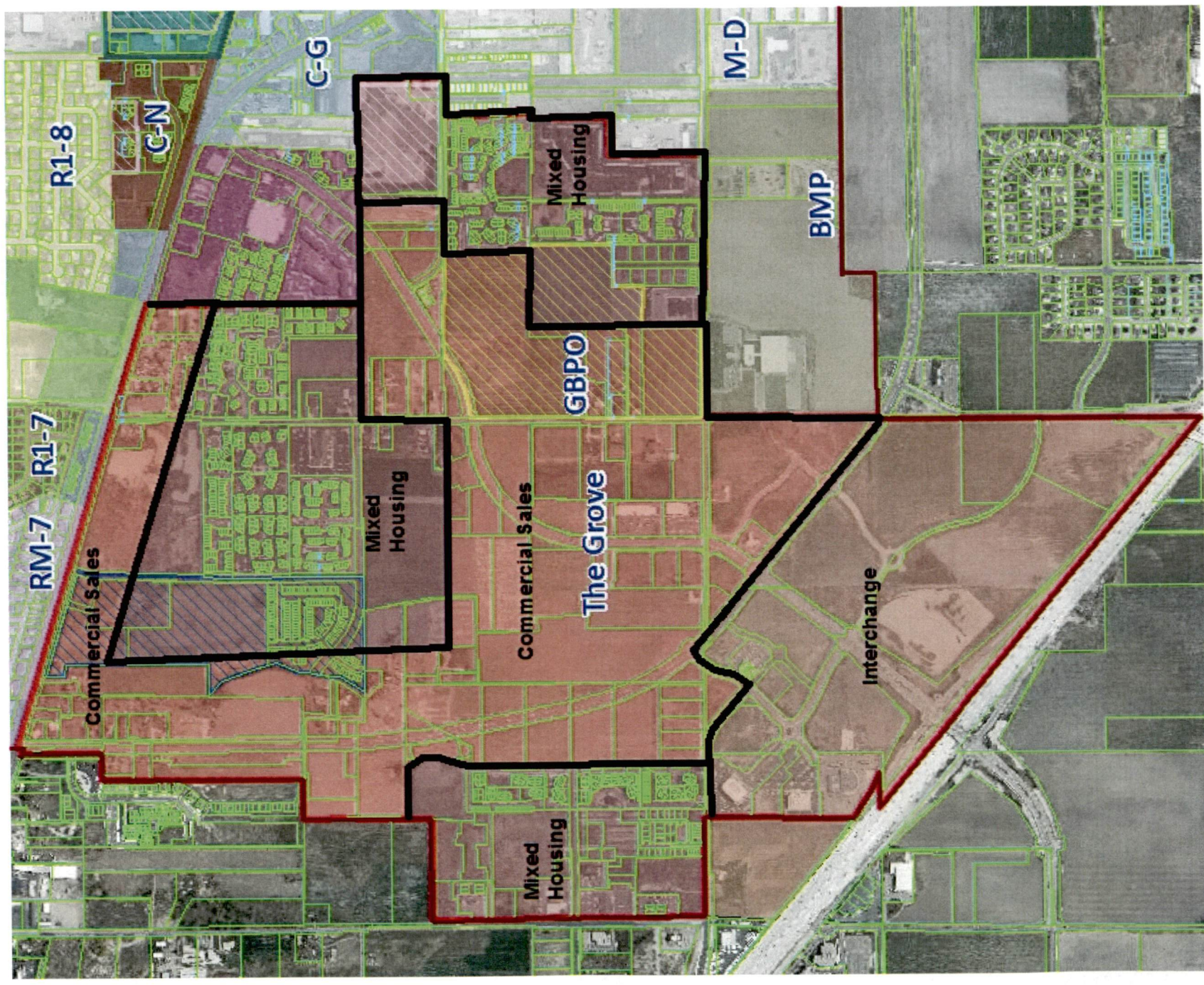


# THE GROVE ZONE

## Subdistrict Purposes and Summary

5/19/15



## **The Interchange Subdistrict**

### Purpose:

The purpose of the Grove Interchange Subdistrict is to promote the development of a regional center for retail, hotel/convention, and professional office uses with high quality architecture and site design, and to create an attractive gateway from I-15 into the city, creating a unique "signature image" for the city. (City Code Section 10-14-24-3)

### Summary:

- Between I-15 and North County Boulevard, south of 700 South.
- Approx. 122 acres are undeveloped, (20 of which are planned).
- Intended for high-end, quality retail, professional office and lodging developments.
- Some areas are designated for less than 50% available for professional offices.
- Fast food restaurants are not permitted.
- Limited commercial uses are permitted.

## **The Commercial Sales Subdistrict**

Purpose: The Grove Commercial Sales Subdistrict is established to create attractive grove district commercial areas, allowing for a mix of land uses including office, retail and civic/public, and utilizing the highest quality architecture and site design. The city council may also authorize residential uses above the first level of commercial buildings. Development in this subdistrict should contribute to the creation of a unique "signature image" for the city that encourages pedestrian activity, social interaction and a quality shopping experience. (City Code Section 10-14-24-1)

### Summary:

- Along State Street, North County Boulevard, and Pleasant Grove Boulevard.
- Approx. 200 acres are undeveloped
- Many types of commercial uses permitted, with restrictions (no storage, auto repair, etc.).

## **The Mixed Housing Subdistrict**

Purpose: The purpose of the Grove Mixed Housing Subdistrict is to create a compact, pedestrian friendly environment of mixed residential uses, including, a mix of various multi-family and single-family dwellings, public spaces, parks and paths. Commercial developments are also permitted to develop in this subdistrict, either as a mixed use project with residential uses, or separately. (City Code Section 10-14-24-2)

### Summary:

- Three separate mixed housing areas.
- Approx. 38 acres undeveloped (8 of which are planned for development).
- Permitted uses similar to Commercial Sales Subdistrict, plus permits multi-family housing.
- Housing developments over 5 acres require 3 types of housing, with the lowest density type using larger percentage of project area. Must include single or two-family dwellings.