**Planning Commission Meeting**

**Wednesday**

**26 February 2024**

**6pm**

**Proposed Zoning Ordinance Revisions**

**Item #1:**

Intent:

The Planning Commission will hear a Town-initiated proposal to change to the Resort Specially Planned Area (RSPA) zoning designation as detailed in Section 12.30.06 of the Hideout Municipal Code (HMC) to allow a fire station or similar public facility as a Conditional Use subject to the conditions detailed in Section 12.26.

Proposed new code section:

**12.30.06.20 Conditional Use Categories**

The following are conditional uses within the RSPA zoning designation that must meet the conditions and requirements of HMC section 12.26:

* Fire station
* Police station
* Town Hall
* Public Works facility
* Library or Library Branch
* Similar public building or facility

Move 12.30.06.20 Application Process to a new section number to keep this language at the end of Title 12:

**12.30.06.21 Application Process**

No change to existing language, just move the code section number down one position.

**Item #2**

Correction to code reference for section 12.30.06.19. This section should reference the uses in the RSPA that are in the Former Town Code – the code that includes the original language for the RSPA which is the zoning designation for all land included within the Master Development Agreement (MDA) with Mustang Development.

Recommended revisions to the existing code language:

**12.30.06.19 Permitted Use Categories**

Specific permitted uses within each category are indicated in ~~HMC 12.14.420 through HMC 12.14.500~~ the Former Town Code, HMC 11.07.142 through HMC 11.07.150.

**Item #3**

When the Town updated the Zoning Ordinance in 2020, the Planning Commission and Town Council recognized that the majority of the Town’s land had already been entitled and changing the existing zoning district designations was not necessary. The zoning ordinance (e.g., language, development standards, subdivision language, new districts established for future annexations, etc.) was updated but the zoning map remained in place (the adopted zoning map from 2009 – Ordinance No. 09-03) with the annexation of Deer Springs (zoned Mountain [M] with and MDA) being the only major addition added to the map.

The Zoning Map (dated and adopted January 13, 2022) on the Town’s website includes five (5) zoning district designations that carried over from the Former Town Code to address all existing properties within the Town – the zoning remained unchanged as a result of the Zoning Ordinance update in 2020. The five (5) zoning district designations that carried over include:

* Mountain (M)
* Open Space (OS)
* Residential Medium Density (RMD)
* Resort Specially Planned Area (RSPA) – for the Master HOA area governed by the 2010 MDA
* Planned Performance Development (PPD) – overlay district

These were included in the new section of the code as “Limited Future Application Zones” in Section 12.30. The RMD and OS language that was supposed to be carried over was inadvertently left out of this section. The following revisions are proposed:

New sections:

Carry over all language, unchanged, contained within section 11.07.143 of the Former Town Code.

12.03.08 Residential Medium Density (RMD)

The RMD Classification is provided to allow for greater density near recreational facilities such as the golf course and near the Resort Villages.

1. Permitted Uses. Permitted uses within this Zone include residential attached, town homes, timeshares and other shared ownership facilities, condominiums, apartments, flats, seasonal employee housing, recreational, trails, parks and other Resort Features.
2. Density per Acre. The maximum Gross Density for the RMD Zone is 6 to 20 Units per acre.
3. Building Height. Building heights are limited to forty-two (42) feet or 3½ Stories, whichever is greater.
4. Setback. Front setbacks shall be taken from the back of curb or edge of road asphalt if there is no curb. All other setbacks shall be taken from property lines. Minimum setback shall be 10 feet; the rear yard minimum shall be 20 feet and front yard minimum setback shall be 20 feet. Larger houses should be located further from roads to avoid dominating the streetscape and to provide room of sensitive grading transitions into existing slopes. Multi-unit structures should be set at the setback line to provide a more urban pedestrian environment.

12.03.10 Open Space (OS)

Carry over all language contained within section 11.07.149 of the Former Town Code which includes:

The OS Classification has as objectives to preserve visual corridors, to provide recreational opportunities, and enhance the "open" feeling of the RSPA.

1. Permitted Uses. Permitted uses include ski areas, golf courses and ancillary uses, trails including equestrian/pedestrian/bicycle/cross-country uses, parks, overlooks, amphitheaters, developed and natural parks, ancillary park facilities, and natural terrain.
2. Density. Not applicable.
3. Height. Not applicable.
4. Setbacks. Not applicable.
5. Roof Slopes. Not applicable.

And correct section 11.07.149 of the Former Town Code to read (OS) and not (OP):

11.07.149 Open Space (O~~P~~S)

A second change is required to update the Zoning Map: The legend lists “Proposed Zoning” and should just read “Zoning Districts”.

**Item #4**

Correction of section referencing performance bonds.

Proposed language:

**10.10.06 Required Improvements**

The following improvements shall be constructed at the expense of the Applicant, in accordance with the provisions of this Title and the Zoning Ordinance. A performance bond as described in Section ~~10.10.08~~ 11.06.14 Fees (and specifically detailed in the Town’s Fee Schedule adopted by resolution) shall be secured to ensure installation of required improvements.

**Item #5**

Add the following to section **10.08.10 Lot Design:**

K. No lot shall have more than one driveway entrance unless the topography and/or lot layout requires a second entrance to ensure safe movements as determined by the Town Planner.

**Item #6**

Add the following to section **10.08.18 Retaining Walls:**

B. All retaining walls must be set back a minimum of 5’-0” from all property lines.

C. All retaining walls shall be constructed of natural stacked rock unless deemed unsafe by the Town Planner and Town Engineer. All retaining walls must be reviewed and approved for structural integrity and safety by the Town Engineer. A detailed geotechnical report, prepared by a licensed engineer, may be required dependent upon the Town Engineer’s review.

**Item #7**

Remove the requirement for the Town Planner to sign a plat before recordation. This is not necessary, nor common, in Utah. Remove Legislative Body and just keep the Mayor since only the Mayor signs plats.

**11.06.30 Recording of the Plat**

Final Plat Recordation. After gaining final approval, a Final Plat shall be prepared on reproducible Mylar drawn in accordance with the Town Standards at a scale not smaller than one inch equals one hundred feet (1" = 100') that meet the minimum legal standards for survey as defined in Utah Code Annotated section 17-23-20, and shall show the following:

1. Boundaries of the development and location of all required survey monuments; and
2. Location of all lot lines; and
3. Location and extent of all road and other parcels of land to be dedicated to the public and to be retained in private Ownership; and
4. Location and extent of all Easements; and
5. The certifications previously proposed and approved as part of the Final Documentation provided; and
6. The following Signature Blocks:
	1. Required
		1. Surveyors Certificate
		2. Owner's Dedication, Lien Holder, and Acknowledgement
		3. ~~Legislative Body,~~
		4. Administrative Approval: Mayor and Attestation
		5. Planning Commission Approval
		6. Town Attorney
		7. Town Engineer
		8. ~~Town Planner~~
		9. Wasatch County Surveyor
		10. Wasatch County Recorder
	2. Optional (to be included based on the circumstances indicated):
		1. Jordanelle Special Services District (when services are directly provided to the subdivision by JSSD)
		2. Wasatch County Housing Authority (when the subdivision contains an Affordable Housing component)

**Item #8**

* + 1. **Application and General Submittal ~~Notice~~ Requirements**
1. ~~If any citizen or applicant desires to have an item placed on the agenda for the regular meeting of the Planning Commission, a description of the agenda item must be delivered to the Town Clerk no later than 10:00 a.m. fifteen (15) calendar days prior to the Planning Commission's regularly scheduled meeting. All supporting content (electronic or otherwise), if any, must be submitted to the Town Clerk no later than 10:00 a.m. seven (7) calendar days prior to the date of the regularly scheduled Planning Commission meeting. If agenda items or materials supporting such agenda items are delivered after the time set forth in this section, such agenda items will be placed on the agenda for the following regular meeting of the Planning Commission.~~
2. If any applicant desires to have an item placed on the agenda for the regular meeting of the Planning Commission, a complete application (inclusive of all supporting content and required documents such as site plans, building elevations, etc.) and all associated fees and escrow funds must be submitted to the Recorders Office no later than 10:00am forty-five (45) calendar days prior to the Planning Commission's regularly scheduled meeting. If any required application items are delivered after the time set forth in this section, such application items will be placed on the agenda for the following regular meeting of the Planning Commission.
3. No changes to B.
4. All applications for property development and/or use permits shall be actively pursued to a final decision by the town. If no activity such as plan submittals, reviews, meetings, or communication by the applicant has occurred on an application for one hundred eighty (180) days, the application will be deemed as inactive, and the file closed. The applicant may submit a written request to maintain the application as active, wherein upon finding that there is good cause and reasonable belief that the application will be pursued to completion, the Town Planner, or their designee may grant a one-time ninety (90) day extension. Once a file is closed, an applicant will be required to pay all applicable fees and reapply for permits or development.

**Item #9**

Correct the HMC, section 12.26.08, to reflect the updated State Statute language regarding noticing.

**12.26.08 Notification of a Conditional Use Permit**

~~At least seven (7) days prior to the planning commission meeting during which the conditional use will be considered by the commission, a designated agent shall publish a notice in a newspaper of general circulation stating the proposed or requested use, and the date, time and location of the planning commission meeting in which the conditional use will be considered.~~

When the Town Staff determines that the application is complete and ready for Planning Commission review, Town Staff will notify the Commission’s Authority Representative and the Commission’s Authority Representative will establish a date for a public hearing providing sufficient public notice as required under Section 11.06.06

**Item #10**

The following requirements meet the State of Utah’s Landscape Conversion Incentive Program (LCIP). This allows municipalities to be designated as an Eligible Location for possible Utah Water Rebates.

**10.06.02 Landscaping and Maintenance Requirements**

New “E” (and then move existing E thru Q down to F thru R)

E. The following water-efficient landscape standards for new construction are required:

* No lawn is permitted on parking strips or areas less than eight (8) feet in width in new development.
* No more than 35% of front and side yard landscaped areas in new residential developments may be lawn/turf/mowed grass. This lawn limitation does not apply to small residential lots with less than 250 square feet of landscaped area.
* In new commercial, industrial, institutional and multi-family development common area landscapes, lawn/turf/mowed grass areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

**Item #11**

Recommended language regarding locating hot tubs and swim spas.

New section:

**10.08.08.15 Hot Tubs, Swim Spas, and Swimming Pools**

1. All hot tubs, swim spas, and swimming pools, inground and above-ground, must meet the following setback and screening requirements:
	1. No hot tubs, swim spas, and swimming pools are allowed in the front yard or side yards of any structure. They must be located in the rear yard only.
	2. All hot tubs, swim spas, and swimming pools must meet building setbacks as required in the applicable zoning district.
	3. All swimming pools must have a fence of at least six (6’) feet high surrounding the complete perimeter of the pool. Utah law (Utah Office of Administrative Rules (R392-302-14) specifies that this fence “may not permit a sphere greater than 4 inches” through any part of the fence. The door for the gate must be self-closing, self-latching, and require a key, electronic sensor, or combination to be opened. Chain link fencing is not a permitted fence type; any fencing must be decorative in terms of material and design. The fence must be approved by the Town Planner and meet the Town’s Development Standards and Design Guidelines.

**Item #12**

Recommended revision of what constitutes landscaping and/or groundcover.

**10.08.36 Landscaping and Irrigation**

1. Natural Topping of Landscape Areas. All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: groundcover, planting, ~~pavers,~~ or wood mulch. Decorative rock (commonly known as rice gravel, pea gravel or decomposed granite [DG]) may be used as a ground cover for up to 25% of a property’s landscape area (exclusive of building footprint and driveway/parking area).

**Item #13**

Water and JSSD language should be updated in the Building and Development Standards section (Title 10) to ensure that JSSD water (will serve letter) is required at time of subdivision recordation.

**10.14 Impact Fees and Confirmation of Water for Development**

This section remains the same for payments:

**10.14.020 Time of Payment**

Building permits shall not be issued until the applicant has paid all impact fees imposed by the Town of Hideout, the Jordanelle Special Service District (“JSSD”), and the Wasatch County Fire Protection Special Service District (“Wasatch County Fire”). Payments to JSSD and Wasatch County Fire shall be made directly to those districts, and the Town of Hideout shall not issue a building permit until it receives evidence that such payments have been made.

New section just after the above section:

**10.14.020 Confirmation of JSSD Water**

At the time an applicant submits an application for a plat for any phase of a development, the applicant shall provide satisfactory evidence confirming that they have sufficient dedicated or reserved water with Jordanelle Special Service District (“JSSD”) to service the proposed development phase as reflected on the plat to be recorded.  As a condition of approval of the plat, the applicant shall, at the time of the recordation of the plat, provide a will serve letter from JSSD and execute all necessary documents to transfer any water reservation agreement to the Town.

Necessary change to a referenced section to ensure similar language:

**10.08.26 Utility Connections**

G. 2. A. As a condition of Subdivision ~~approval~~ recordation under this Chapter, the Applicant shall convey to the Town of Hideout water rights that entitle the Owner to an annual quantity and rate of flow which is sufficient in amount to meet the water use requirements of the occupants of the Subdivision

**Item #14**

New language added to clarify that RVs and boats are not allowed to be parked or stored on any properties in Hideout.

**7.16.160 Parking of Oversized Vehicles in Residential and Agricultural Zones Prohibited; With Exceptions Noted**

1. No recreational vehicles (RV) or trucks greater than 18’ in length, boats, trailers, snowmobiles, or similar shall be stored on any property in Hideout.

D. The Town of Hideout’s Public Works facility and the local fire station are exempted from this zoning restriction to allow large trucks, trailers, snow plows, fire trucks, etc. to park on the property in properly designated and designed spaces.

**Item #15**

Include a requirement for platting subdivisions to identify on the subdivision map where postal service gang boxes will be located.

**11.06.22.01 Preliminary Plan Application Package**

1. Maps. As a part of the Preliminary Plan application package, the Applicant shall prepare the following maps according to the following criteria:
	1. General Location Map. The map shall show the following information and conform to the following standards.
		1. All drawings shall be 22" x 34' in size.
		2. Map shall provide sufficient detail to identify drainage flows entering and leaving the development and general drainage patterns.
		3. Scale of 1" 500' to 1" = 4000' and show the path of all drainage from the upper end of any offsite basins to the defined major drainage ways.
		4. Identify all major facilities (i.e., irrigation ditches, existing detention facilities, storm water quality facilities, culverts, storm sewers) downstream of the Property along the flow path to the nearest major drainage way.
		5. Basins, basin identification numbers, drainage divides, and topographic contours are to be included.
		6. Location of postal service gang boxes and pull-out area or parking delineated.
			1. **Final Plat Application Package**
2. Maps. As a part of the Final Plat application package, the Applicant shall prepare the following maps according to the following criteria:

Add a new #4 under ‘maps’:

4. Location of postal service gang boxes and pull-out area or parking delineated.

**Item #16**

For each zoning district designation in Title 12, there are references to the Building and Development Standards (Title 10) that include some incorrectly referenced sections. The following language is recommended to replace this language for each zoning district.

12.08 MOUNTAIN RESIDENTIAL (MR) ZONE

**~~12.08.08 Landscaping and Maintenance Requirements~~**

~~Unless otherwise specified, the Landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Section 10.08.32 in Title 10 of the Town Code.~~

**~~12.08.10 Open Space and Public Space Requirements~~**

~~Unless otherwise specified, the Open Space and Public Space requirements within the Mountain Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.~~

**~~12.08.12 Design Requirements~~**

~~Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.~~

**12.08.08 Building, Development, Design, and Landscaping Requirements**

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

**Similar revisions are proposed for the following zoning districts:**

12.10 RESIDENTIAL 3 (R3) ZONE

Remove 12.10.08, 12.10.10, and 12.10.12 and replace with:

**12.10.08 Building, Development, Design, and Landscaping Requirements**

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

12.12 RESIDENTIAL 6 (R6) ZONE

Remove 12.12.08, 12.12.10, and 12.12.12 and replace with:

**12.12.08 Building, Development, Design, and Landscaping Requirements**

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

12.14 RESIDENTIAL 20 (R20) ZONE

Remove 12.14.08, 12.14.10, and 12.14.12 and replace with:

**12.14.08 Building, Development, Design, and Landscaping Requirements**

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

12.16 NEIGHBORHOOD MIXED USE (NMU) ZONE

Remove 12.16.08, 12.16.10, and 12.16.12 and replace with:

**12.16.08 Building, Development, Design, and Landscaping Requirements**

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

* + - 1. Additional Landscaping requirements within the Neighborhood Commercial Zone are as follows:
1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.

12.18 COMMERCIAL (C) ZONE

Remove 12.18.08, 12.18.10, and 12.18.12 and replace with:

**12.18.08 Building, Development, Design, and Landscaping Requirements**

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

* + - 1. Additional Landscaping requirements within the Commercial Zone are as follows:
1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.

12.20 LIGHT INDUSTRIAL (LI) ZONE

Remove 12.20.08, 12.20.10, and 12.20.12 and replace with:

**12.20.08 Building, Development, Design, and Landscaping Requirements**

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

* + - 1. Additional Landscaping requirements within the Light Industrial Zone are as follows:
1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.
3. Installation of a berm or vegetative hedge to obscure visibility into the area. Such installation should obscure a minimum of 70% of the area.

12.22 COMMUNITY RECREATION (CR) ZONE

Remove 12.22.08, 12.22.10, and 12.22.12 and replace with:

**12.22.08 Building, Development, Design, and Landscaping Requirements**

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

* + - 1. Additional Landscaping requirements within the Community Recreation Zone are as follows:
1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.

12.24 NATURAL PRESERVATION (NP) ZONE

Remove 12.24.08, 12.24.10, and 12.24.12 and replace with:

**12.24.08 Building, Development, Design, and Landscaping Requirements**

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

* + - 1. Additional Landscaping requirements within the Natural Preservation Zone are as follows:
1. If any structure is placed on the land, the landscaping requirements listed in Section 10 apply within the boundaries of the disturbed soil.
2. The natural state of the soil satisfies the landscaping requirements; except as noted in Section A.1 above.
3. Public Space is not required in the Natural Preservation zone.
4. Open Space requirements may include public trails.
5. The property owner(s) shall maintain all Natural Preservation, Open Space, and Public Space areas.

**Item #17**

Correct a reference for the RSPA Equivalent Residential Unit (ERU) calculations to reference the Former Town Code Section 11.07.140. The following clarification is proposed:

**12.30.06.07 ERU CALCULATIONS**

Calculations of ERUs will be made pursuant to the procedures described and the ERU/Equivalent Residential Units found in Appendix 6 in the Former Town Code, section 11.07.140.

**Item #18**

Correct the Mountain zone to read: Mountain Residential zone:

**12.08.06 Dimensional Standards**

Development in the Mountain Residential Zone shall comply with the following standards table.

**Item #19**

Signs:

The code section addressing sign requirements is currently under Title 8, Public Ways and Property, as section 8.14. This entire section should be moved to 10.04.34.

The following shall be moved from 10.04.24 to 8.14:

**~~10.04.34~~ 8.14 Signage**

1. Any signs erected on the lot shall be in accordance with HMC ~~12.22~~ 10.04.34 outlining sign regulations.
2. A permit board shall be erected on the lot upon which the building permit shall be posted. The permit shall include permit number, name of General Contractor with contact information and street address of property being built on. The Contractor shall keep the posted lot number sign in place until work is complete. The sign size shall be two feet by three feet (2'x3') and shall not exceed a letter type of four inches (4").

**Item #20**

Correct code reference sections as follows:

**12.30.06.14 Neighborhood Commercial (NC)**

1. Permitted Uses. Permitted uses include convenience stores, restaurants, neighborhood services, offices, parks and Resort Features (as defined in HMC ~~12.14.500~~ 12.30.06.17).

**12.30.06.19 Permitted Use Categories**

Specific permitted uses within each category are indicated in HMC ~~12.14.420~~ 12.30.06.09 through HMC ~~12.14.500~~ 12.30.06.17:

* RSF - Residential Single Family
* MD - Residential Medium Density
* HC - Hospitality Casita
* RVMD- Resort Village Medium Density
* RVHD - Resort Village High Density
* NC - Neighborhood Commercial
* CS - Community Site
* OS - Open Space
* RF - Resort Feature

Former Town Code recommended clarifications:

**11.07.147: Neighborhood Commercial (NC)**

1. Permitted Uses. Permitted uses include convenience stores, restaurants, neighborhood services, offices, parks and Resort Features (as defined in Section ~~1.07.03~~ 11.7.150 herein).

**11.07.152: Permitted Use Categories**

Specific permitted uses within each category are indicated in sections ~~1.07.10~~ 11.07.142 through ~~1.07.18~~ 11.07.150 of this title:

* RSF - Residential Single Family
* MD - Residential Medium Density
* HC - Hospitality Casita
* RVMD- Resort Village Medium Density
* RVHD - Resort Village High Density
* NC - Neighborhood Commercial
* CS - Community Site
* OS - Open Space
* RF - Resort Feature

**Item #21**

Clean up and clarification of the ERU table and add this table to a newly created section in 12.02.30:

**10.12 General Terms and Definitions**

**Equivalent Residential Units (ERU).** The number of residential equivalents to determine density - based on sewer, water and square footage of a Structure.

ERU calculations shall be based upon the Unit Equivalent Chart:

|  |  |  |
| --- | --- | --- |
| Configuration | Notes | ERU’s |
| **Motel/Hotel Room, Apartment or Condo** | Up to 500 gross ~~sf~~ square feet ~~including bathroom areas~~ | .25 |
| **Motel/Hotel Room, Apartment or Condo** | Between 501 and 1,000 gross ~~sf~~  square feet ~~including bathroom areas~~ | .50 |
| **Motel/Hotel Room, Apartment or Condo** | Between 1,001 and 1,500 gross ~~sf~~ square feet ~~including bathroom areas~~ | .75 |
| **Motel/Hotel Room, Apartment or Condo** | Over 1,500 gross ~~sf~~ square feet; add this total ERU value for each part of an additional 1,500 gross ~~sf~~  interval (rounded up)  | 1.00 |
| **Single Family Residences (attached or detached)** | Up to 5000 gross ~~sf~~  square feet | 1.00 |
| **Single Family Residences (attached or detached)** | For residences over 5,000 gross ~~sf~~ square feet, add this total ERU value for each part of each additional 2,000 gross ~~sf~~ square feet interval (rounded up) | .50 |
| **Commercial** | For each 2,000 gross ~~sf~~ square feet of gross floor area, or for each part of an additional 2,000 gross ~~sf~~ square feet interval, add this total ERU value (rounded up) | .75 |

**Item #22**

Allow Hotels as a permitted use in the Commercial District (to match the NMU District) and to make gasoline stations a conditional use rather than a permitted use:

**12.18 Commercial (C) Zone**

**12.18.04 Land Uses**

1. The Commercial Zone use table lists where the use type is permitted (P), allowed through the provision of a Conditional Use permit (C). If not indicated with either a (P) or (C), the land use is prohibited.

|  |  |
| --- | --- |
| Hotel | ~~C~~ P |
| Gasoline Stations  | ~~P~~ C |

**Item #23**

Allow fitness centers as a permitted use in the Neighborhood Commercial District:

**12.16 Neighborhood Mixed Use (NMU) Zone**

[**12.16.04 Land Uses**](https://hideout.municipalcodeonline.com/book?type=ordinances#name=12.16.04_LAND_USES)

1. The Neighborhood Mixed Use Zone use table lists where the use type is permitted (P), allowed through the provision of a Conditional Use permit (C). If not indicated with either a (P) or (C), the land use is prohibited.

|  |  |
| --- | --- |
| Fitness / Wellness Center | ~~C~~ P |