23 Mixed Use Zoning (MU)

23.1 Mixed Use Zoning

Share

23.1.1 Purpose

1. Specified: The purposes of the mixed use zone are to:
    1. Provide for a mix of single-family and multi-family residential uses, together with appropriate scale, compatible commercial development, limited to projects of thirty (30) acres or larger, to serve the nearby neighborhood areas and the Town.
    2. Through a ~~planned center development process~~ Multi-Use Commercial Complex (26.1.5.4), designate appropriate areas for each of the uses identified in subsection ~~A1~~ 1.1 of this section that may be included in the development in relationship to existing housing, roadways and interchanges.
    3. Provide for the creation of developments that combine village scale residential and complementary retail that can serve as the center for surrounding residential neighborhoods.
    4. Provide standards for site design, architecture, landscaping and circulation that are representative of the Town of Leeds rural agricultural heritage and encourage walking and bicycling for recreation and daily errands.
    5. Provide for medium density residential development, where appropriate, to serve as a buffer between single-family and commercial development.
    6. Preserve the residential character of Main Street and protect residential uses within and adjacent to MU zones.
    7. Integrate the Town's Master Transportation Plan with internal traffic circulation and pedestrian pathways to ensure public safety.
2. Intent; Character: The mixed use zone is intended to be used for developments of thirty (30) acres or larger that incorporate a generous mix of uses as described above. The character of the areas of Leeds in which the MU zone may be applied will differ depending on the size and location of the parcel proposed to be rezoned. While the MU zone may be applied to a property through a zoning request, the appropriate locations, proportions and mix of residential and nonresidential uses will be determined for each MU zoned area through a planned center development approval process, as set forth in this chapter, in order to ensure that the purposes of the MU zone are met.

23.1.2 Conflicts

This chapter provides additional provisions to those set forth in the other chapters of this title. In the event of conflict between other provisions of this title and this chapter, the provisions of this chapter shall apply.

23.1.3 Definitions

The following definitions shall have the meaning set forth below:

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MIXED USE: Areas near single-family residential neighborhoods with a mix of single-family, townhouse and medium density multiple-family residential development, as well as limited neighborhood retail within a pedestrian/bicyclist friendly environment.

~~PLANNED CENTER DEVELOPMENT: An area of land, under unified control, master planned for development of a mix of land uses that are internally complementary and are compatible with and complement surrounding land uses by utilizing effective site, structure, circulation and landscaping design in a coordinated manner. For an annexed area that is assigned the MU Zone, the annexed area combined with contiguous land that has the MU Zoning designation shall have its planned center development approved by an annexation and development agreement at the same time the area is annexed into the Town.~~

RETAIL COMMERCIAL USES: The provision of goods, wares and merchandise to the general public. Retail commercial does not include the provision of professional offices or other services.

MULTI-USE COMMERCIAL COMPLEX:

23.1.4 Attainable Housing

1. ~~Minimum Requirement: Developers must provide or set aside dwelling units equal in number to at least ten percent (10%) of the total number of dwelling units approved for the development for attainable housing subject to entering into an agreement with the Town; unless, at the sole discretion of, and by agreement with the Town, the developer provides:~~
    1. ~~Open space;~~
    2. ~~A fee in lieu thereof determined in consideration of factors set forth in Town code; or~~
    3. ~~Some other public benefit;~~
    4. ~~A combination of 1, 2, and 3 above.~~
2. ~~Exemption: Subdivisions resulting in two (2) or fewer additional dwelling are exempt from the minimum moderate-income housing requirements of this Section.~~
3. ~~Additional Dwelling Units: The Town may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide attainable housing as defined.~~

23.1.5 Allowed Uses

The MU zone provides for a broad variety of land uses. The purpose of the MU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will be allowed in an MU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of a planned center development.

1. A. Specified: Among the uses that may be considered for approval as part of a planned center development are the following:

Agriculture.

Athletic or tennis club.

~~Bed and Breakfast.~~

Business and professional offices.

Church, temple, synagogue or other place of worship.

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Convenience store (sale of grocery items, nonprescription drugs, no gasoline sales).

Daycare, preschool.

Dwellings, multiple-family with no more than four (4) units.

Financial institutions.

Fitness center.

Funeral home.

Home occupations as identified in Town code.

Medical or dental clinic.

Neighborhood grocery.

Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry cleaning, hairstyling, coin laundry, pharmacy, art supply/gallery, craft store, photocopy center, etc.).

Nursing home, convalescent center.

Pet store or pet grooming establishment.

Private school.

Public or quasi-public uses, material additions or modifications on a developed site.

Reception center.

Research services.

Residential facilities for the disabled.

Residential facilities for the elderly.

Restaurant.

Single-family dwellings.

~~Temporary uses.~~

Townhouses.

Two-family dwellings.

Uses customarily accessory to a listed use.

2. Commercial and residential dwellings intended for stays less than 30 days are not permitted. This includes, but is not limited to:

- Bed and Breakfasts
- Hotels
- Motels
- Short-Term Rentals

23.1.6 Impact Analysis Studies

1. Traffic Impact Analysis: Upon request by the Town when circumstances warrant, an applicant for a planned center development approval in the MU zone shall provide a thorough traffic impact analysis, prepared by a licensed professional engineer with traffic engineering expertise, which shall be reviewed by the Town engineer. Cost of the analysis, including all reviews and updates, shall be borne by the applicant.
2. Community And Economic Impact Analysis:

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1. Upon request by the Town when circumstances warrant, an applicant for a ~~planned center development~~ Multi-Use Commercial Complex approval in the MU zone shall provide a fiscal impact analysis, prepared by an expert acceptable to the Town. The purpose of assessing community and economic impact is to evaluate the projected benefits and costs to the public and private sectors of the community from the project, and to prescribe mitigation measures, if needed. Cost of the analysis, including all reviews and updates, shall be borne by the applicant.
2. At a minimum the fiscal impact analysis shall include the following:
    1. The estimated net impacts and/or benefits to local employment, wages and salaries, retained profits, land values, property taxes and sales taxes.
    2. The estimated net impacts of increased local consumer spending.
    3. The projected net costs to the Town arising from increased demand for and required improvements to public services and infrastructure.
    4. The value of improvements to public services and infrastructure to be provided by the project.
    5. The impacts projected to occur because of the development.
3. The developer shall demonstrate the ability to complete the project and to achieve long term financial stability. Final determination of the appropriateness of a particular building use and size will take into account the net benefits and impacts to the development itself, to the surrounding neighborhoods, and to the community as a whole.)

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23.1.7 Density and Dimensional Standards

1. Residential Development: The minimum lot size for development of townhouse and single- ~~and two-~~ family dwellings is ten thousand (10,000) square feet. The minimum lot size for a two-family dwelling is twelve thousand (12,000) square feet. The minimum lot size for multiple-family dwellings is ~~twelve~~ fifteen thousand (~~12,000~~ 15,000) ~~square feet for the first two (2) units, two thousand (2,000) additional square feet for each additional unit up to four (4) units and four thousand (4,000) additional square feet for each additional unit beyond four (4) units.~~ ~~Maximum residential density in the MU zone is nine (9) units per acre.~~ Setback, height and other dimensional standards for residential development in the MU zone are as required in this title. Development Agreement may be required. For every multiple-family dwelling unit there shall be an equal number of single family or townhouse units.
2. High Density dwelling units shall make up no more than 10% of the total MU development. High Density is defined as more than 2 units per acre.
3. The maximum height for any residential unit is 35 feet above the finished grade. Entirely below grade basements are not allowed; however, walkout basements are permitted where there are terrain constraints. No residential building shall be more than 2 levels, including any walkout basement area below the finished grade. Setback and other dimensional standards for residential development in the MU zone shall be as provided in the planned center development.
4. Nonresidential Development:
    1. Maximum Single Building Size:
        1. The maximum building footprint for nonresidential structures in areas not abutting major arterial roadways and interchanges shall be seven thousand five hundred (7,500) gross square feet, not exceeding one story in height.

2. In areas abutting major arterial roadways and interchanges, the maximum building footprint shall be ten thousand (10,000) gross square feet per floor with a maximum height of two (2) stories, except as allowed by Subsection (B)(1)(c) of this section.

3. In some areas abutting major arterial roadways and interchanges, a single building with a footprint larger than ten thousand (10,000) square feet, but in no case larger than fifty-five thousand (55,000) square feet, may be appropriate as a part of a planned center development that contains a mix of residential and nonresidential uses. In such areas, a special exception to the ten thousand (10,000) square foot maximum building footprint may be granted on planned center developments, where it can be shown that the overall project and its mix of uses enhance the character of Leeds, protect existing nearby uses, do not overwhelm the surroundings, and will protect and contribute to the health, safety and welfare of the community.

2. Maximum Aggregate Retail Space: The maximum aggregate interior square footage dedicated to retail commercial uses in any one MU zone district shall be limited to one hundred fifty thousand (150,000) square feet. A special exception to this limitation may be granted where it is shown that exceeding the maximum is necessary to provide adequate retail space to meet the city's needs and general plan objectives:

1. The uses within the planned center development are located in such a manner as to prevent adverse off-site impacts, such as noise, dust and fugitive light;

2. The Planning Commission determines, after consideration of all evidence that the proposed additional retail commercial uses above the one hundred fifty thousand (150,000) square foot limit will not cause any public street adjacent to the project to drop in its level of service from the level of service that would have been reached without the additional retail commercial use or uses; and

3. The Planning Commission determines, after consideration of all evidence, that the proposed additional retail commercial uses above the one hundred fifty thousand (150,000) square foot limit will not have an adverse impact on the long-term fiscal viability of the project.

3. Front Yard: Measured from property line or abutting a public street or a private street edge, no front yard setback is required on local or important local streets. On minor collectors and higher classification streets, the front yard setback is twenty-five feet (25').

4. Side Yards: Measured from face of building perpendicular to abutting property line, are not required except to provide access to parking and deliveries behind a building and as deemed necessary by the fire department for emergency access.

5. Rear Yard: No specified requirements, except that a minimum of thirty feet (30') shall be provided when adjacent to a low density residential zone. If the rear yard abuts a minor collector or above street in the case of a double frontage lot, the rear yard setback is twenty-five feet (25').

6. Side Yard Corner: Same as front yard.

7. Lot Size: No requirement.

8. Lot Width: No requirement.

9. Building Height: Maximum building height shall not exceed two (2) stories, thirty-five feet (35') maximum. Nonresidential uses allowed through the planned center development process are limited to single-story buildings or the first floor of multi-story buildings. However, the second story of a building with ground floor retail may be used for offices as well as residential.

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23.1.8 Design Standards

The following design standards shall be implemented throughout the mixed use zone in order to create a cohesive, attractive appearance that is inviting and pedestrian friendly, and which encourages travel by foot, bicycling, and future public transportation, in addition to traditional automobile transport.

1. Site Design:
    1. Site design shall specifically encourage pedestrian friendly development by eliminating large block parking areas and encouraging landscaping and amenities which encourage pedestrian activity.
    2. For residential uses, side load garages and/or garages set back from the primary front facade of the residence are encouraged.
2. Building Design: The height, size, bulk and arrangement of buildings within the MU zone should be designed to invite pedestrian circulation and offer an attractive streetscape. Building design should complement exterior design and be coordinated throughout the project area.
    1. Buildings shall provide a clear visual division between all floors. The top floor of any building shall contain a distinctive finish, consisting of a roof, cornice or other architectural termination.
    2. The facade of every residential floor greater than thirty (30) linear feet and visible from a street shall incorporate features designed to provide human scale and visual interest. Compliance can be achieved through balconies, alcoves or wall segments that create at least a two-foot (2') variation in plane for at least ten (10) linear feet for each thirty feet (30') of facade visible from a street.
    3. For nonresidential buildings and the nonresidential floor of mixed use buildings, approximately fifty percent (50%) of the linear frontage of any wall visible from a street shall incorporate windows, doors or display windows.
    4. The sides and back of nonresidential and multi-family buildings shall receive similar architectural treatment as the front facade to include some openings, overhangs, features, decorative lighting, landscaping, etc., as deemed appropriate for its exposure to surrounding areas.
    5. Building facades of multi-family dwellings shall incorporate colors and materials that are compatible with the neighborhood, including some stone, and shall attempt to screen garage doors from public view. The use of pitched roofs is encouraged.
3. Exterior Materials: Exterior materials shall be durable and require low maintenance, and be of the same or higher quality as surrounding developments, factory finished composite board siding, acrylic stucco (EIFS), standing seam metal roofing, cedar shake shingles, weathering steel, etc.
    1. Details of proposed colors and materials, including color chips, samples and colored building elevations, shall be shown on building plans when a development project application is submitted.
    2. Reflective surfaces shall not be used in locations which may produce excessive reflections or glare that may create a potential safety problem.
    3. Tile, architectural grade asphalt shingles, standing seam metal or similar quality roofing materials shall be used on all visible pitched roofs.
4. Building Entry: Main building entrances shall be easily identifiable and form a transition between inside and outside areas. Building entries shall be provided with adequate lighting for security.
    1. Buildings that are open to the public and are within thirty feet (30') of the street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive and functional, be a distinctive and prominent element of the architectural design and shall be open to the public during all business hours.

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2. Wherever practical, buildings shall incorporate arcades, roofs, alcoves, porticoes and awnings that protect pedestrians from the rain and sun. In plazas and courtyards, lighting shall incorporate fixtures and standards designed for pedestrian areas.

5. Exterior Uses, Storage and Equipment: All uses located in the zone shall be conducted entirely within a fully enclosed building, except for outdoor dining.

1. There shall be no outside storage of materials or equipment, other than motor vehicles licensed for street use except as specifically approved by the planning commission in conjunction with a conditional use application.

2. Trash storage areas, mechanical equipment, transformers, meters and similar devices are not permitted to be visible from the street. Where site constraints would otherwise force these uses into visible locations they shall be screened by decorative walls, earthen berms, landscaping or architectural treatments capable of screening views from streets and sidewalks.

3. If in rooftop locations, mechanical equipment shall be screened by roof components, parapets, cornices or other architectural features.

4. In plazas and courtyards, lighting shall incorporate fixtures and standards designed for pedestrian areas that are compatible in design with adjacent properties.

5. All new utility transmission lines shall be placed underground.

6. Building standards must comply with Leeds Standard Specifications for Design and Construction.

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23.1.9 Pedestrian and Vehicle Circulation

The following site design standards shall apply to all development within the neighborhood mixed use zone:

1. Bike Pathways: Bike pathways at least four feet (4') in width shall be provided in, out and through the MU area to allow easy access to nonresidential buildings. Sidewalks at least six feet (6') in width shall be provided along each public right of way.

2. Pedestrian Sidewalks: Pedestrian sidewalks along major roadways (i.e., Main Street) shall incorporate generous landscaped park strips separating vehicular traffic from pedestrian traffic. Crosswalks shall be clearly marked and, where appropriate, signalized. Special measures shall be incorporated to ensure safety for children as may be recommended by the Town engineer. These measures could include special signage, reflectors or flashing crosswalk indicator lights, handheld flags, etc.

3. Public Seating, Bicycle Racks: Public seating and bicycle racks shall be provided near entrances to all nonresidential buildings or groups of buildings.

4. Bikeway Standards: Bikeways shall meet standards consistent with the Southern Utah Regional Trail Standards. These bikeways shall provide safe and inviting access through MU areas and shall provide continued circulation of trails identified in any local or regional trail master plan, including planned equestrian trails.

23.1.10 Landscaping

The following site landscaping standards shall apply to all new development in the mixed use zone. Species shall be selected from the approved plant list provided by WCWCD herein:

1. Street Trees: Street trees shall be provided on all street frontages at a maximum spacing of thirty feet (30') on center.

2. Planting Of Trees: Street trees shall be planted within a landscape strip of at least six feet (6') in width, between the roadway and sidewalk where feasible, and shall not be planted closer than three feet (3') from back of curb. Trees shall not be planted closer than two feet (2') from any hard surface paving or walkway. Sidewalk cuts for trees shall be at least ten (10) square feet in area.
3. Space Between Hard Surface And Trees: Space between hard surface and trees may be covered by permeable hard surfaces, such as grates, bricks on sand or paver blocks. As they grow, trees shall be pruned to provide at least eight feet (8') of clearance above sidewalks and twelve feet (12') above street roadway surfaces.
4. Distance Of Trees To Light Standards: Street trees shall be planted no closer than fifteen feet (15') to light standards.
5. Approved Landscape Plan: All areas of a developed site not occupied by buildings, required parking, driveways, walkways or service areas shall be landscaped according to an approved landscaping plan. These areas may also incorporate hardscape for patios, plazas and courtyards.
6. Parking Areas: Parking areas shall be shaded by large broadleaf canopied trees placed at a rate of one tree for each twelve (12) parking spaces. Parking shall be adequately screened and buffered from adjacent uses.
7. Multi-Family Housing Areas: Multi-family housing areas shall be fully landscaped in accordance with the water efficient landscape provisions of Town code.
8. Review, Approval: All landscape plant materials must be specifically reviewed and approved by the Town.

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23.1.11 Parking

Parking shall be provided in accordance with Town standards. In addition, the following provisions shall apply in the MU zone:

1. Location: Parking areas shall be located behind or at one side of buildings. Except as approved by the Town, for uses such as a grocery store, parking may not be located between a building and the street but may be located on the street within the public right of way.
2. Pedestrian Walkways: Where feasible, pedestrian walkways shall be incorporated into all parking lots of any size.
3. Bicycle Parking: Bicycle Parking shall be provided as follows:
    1. Bicycle Parking must be located on the same lot as the use it serves.
    2. Access to and from nearby public streets, sidewalks and trails for the target users of the bicycle parking.
    3. Secure bicycle racks shall be provided at likely destination stops to encourage the use of bicycles as a way to access those destinations.
4. Shared Parking: Developments incorporating a mix of uses generally require fewer parking stalls due to shared patronage of retail stores and varying hours of peak use by office users and retail customers. For mixed use projects, developers shall provide an analysis of projected parking needs for consideration to justify any reduction in required parking stalls, with a maximum allowed reduction of twenty percent (20%).

23.1.12 Paving

1. Sidewalks and major crosswalks within the commercial areas of an MU zone shall incorporate variations in pavement to add interest, help slow traffic and increase safety. Pavements may include stained or textured concrete, colored and/or stamped concrete, brick, stone or CMU pavers. Nevertheless, the use of pervious surfaces are encouraged. Other appropriate areas for special paving would include outdoor patio areas and public plazas.
2. Sidewalks must be no less than 6 feet wide.

23.1.13 Signage

In an MU zone, businesses should be identified by an appropriate blend of the six (6) sign types that are permitted hereunder. These include monument, facade mounted, suspended/supported, projecting, awning/canopy and window signs.

1. Character: Sign character will be compatible with the character of surrounding neighborhoods.
2. Material: Wood and similar appearing material, metal, canvas-like materials and window stencil are the materials of preference. Plastic, lexan and other similar appearing materials will be allowed in limited amounts on individual signs. Repetitive use of signs utilizing pan channel letters is not allowed. No plastic face box signs shall be allowed.
3. Exterior Building Signs: All exterior building signs must present the name of the business for that tenant space and may include the business/company logo. The sign may identify products sold or produced by the business. Brand names and logos shall not be allowed in a sign unless they are specifically part of the name/trademark of the business in that tenant space.
4. Address Numbers: Address numbers shall be a maximum of six inches (6") in vertical dimension but may be larger if required by the city. The location of the address sign shall be in close proximity to the main entrance to the business/tenant space.
5. Sign Lighting:
    1. Light may be cast directly onto the face of the sign by an external light source. In such instances, the light must be focused on the sign face.
    2. Halo signs are permitted.
    3. Backlighting through routed letters/copy or through the material that comprises the letters/copy in the sign face is permitted as long as the light source is screened from direct view.
    4. Exposed neon tubing and/or individual light bulbs forming the sign copy shall not be permitted on any sign. Exposed neon signs shall be permitted inside a business/tenant space but shall not be placed within ten feet (10') of the inside surface of the storefront window.
6. Number: Number of signs permitted per business/tenant space shall be as follows:
    1. Highway orientation: Up to two (2) of the six (6) sign types permitted.
    2. Parking lot orientation: Up to two (2) of the six (6) sign types permitted.
    3. Pedestrian area orientation: Up to three (3) of the six (6) sign types permitted.
7. Prohibited Signs: Handwritten and taped signs to storefronts are prohibited.

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8. Temporary Or Promotional Signs: Individual business temporary event, sale or promotional signs are permitted for the duration of the sales event not to exceed thirty (30) days per sales event and four (4) times per year or alternatively in conjunction with planned sales events carried out by a retail business through its system of stores. Such signs shall be located in a window display area and shall not exceed fifteen (15) square feet.

9. Restaurants And Food Service Tenants: Restaurants and food service tenants shall be permitted one freestanding A-frame, signboard, which can be placed on the sidewalk, provided the sign does not interfere with pedestrian movement. The sign shall not exceed two feet (2') in width and three feet (3') in height.

10. Awnings, Canopies: Awnings and canopies are permitted without signs. Once letters and/or graphics are attached, it must comply with the provisions of this regulation.

11. Sign Types:

    1. Facade Mounted Signs:

        1. Up to two (2) facade mounted signs are permitted per tenant space with a maximum of one per twenty (20) linear feet of frontage.

        2. Restaurants may have one additional facade mounted menu sign, which shall be a maximum of three (3) square feet in area.

    2. Projecting Signs:

        1. a. One pedestrian oriented projecting sign (shingle) may be attached to a building perpendicular to the facade facing a pedestrian sidewalk.

        2. b. A projecting sign may extend up to four feet (4') from the facade.

        3. c. Projecting signs shall not exceed twelve (12) square feet in size.

        4. d. Projecting signs shall be a minimum of eight feet (8') above any pedestrian walkway.

    3. Suspended Or Supported Signs:

        1. One pedestrian area oriented suspended sign or more supported sign may be placed so as to be supported by building canopies of other elements near the entrance to the business/tenant space.

        2. Signs shall be limited in size to one square foot of sign area for each four (4) linear feet of business/tenant space frontage, not to exceed twenty five (25) square feet in size. Letters will not exceed twelve inches (12") in height.

    4. Window Signs:

        1. A window sign may be up to eighteen inches (18") in height and four feet (4') wide.

        2. A window sign may be stenciled on two (2) windows of the facade on which the sign will be located.

        3. Storefront windows and doors shall be limited to a maximum of two (2) square feet of coverage with stickers, credit card decals, hours of operation, etc.

        4. There may be one window sign listing the names of tenants of the second floor commercial space near the entrance to the elevator/stairs to the second floor. This sign shall not exceed six (6) square feet in size.

        5. A second-floor tenant may have two (2) stenciled window signs not to exceed six (6) square feet, one with a parking lot orientation and one with a pedestrian area orientation.

    5. Awning/Canopy Signs:

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1. The vertical drip of an awning or canopy may be stenciled with letters that are up to seven inches (7") in vertical dimension by any length. When the vertical drip of an awning exceeds the vertical dimension of the slope, then it may be stenciled with letters that are up to nine inches (9") in height.
2. The sloped portion of an awning may be stenciled with business logo or graphic representation of nine (9) square feet.
3. All awning or canopy signs shall be constructed of a canvas like material or architectural metal. Primary colors and glossy finishes on the fabric are not permitted.

6. Entry Arch Sign: An entry arch sign may be permitted for a planned center development project, depending on the character and proximity of existing uses in the vicinity of the MU zone area.
7. Directional And Street Name Signs: Street name identification signs may be provided at key intersections. The street name signs shall be of a design that is compatible with the neighborhood.

23.1.14 Site Furniture / Artwork

The scale of the MU zone is established with the pedestrian in mind. Places to sit, gather, enjoy artwork and the outdoors should be provided to encourage people out of their automobiles.

1. Placement Of Benches: Benches should be provided at locations where they are most likely to be used, rather than at regular intervals along the sidewalk. They should be within view of the action, but out of the way of the pedestrian traffic.
2. Grouping Of Benches: Benches should not be lined up in a row but may be grouped in pairs, generally set at ninety (90) to one hundred twenty degrees (120°) from each other. Where possible, benches should be positioned to allow space for a wheelchair to be accommodated at one side.
3. Common Theme: Benches should be placed together with other street amenities such as light poles, kiosks, waste receptacles, planters, etc. All street amenities should share a common theme in their design that is representative of the development.
4. Public Art: Public art may be provided at key locations in an MU zone area.
5. Mailboxes: Mailboxes should be grouped together where possible, away from public view, and in accordance with U.S. postal service requirements.

23.1.15 Outdoor Lighting

Outdoor lighting shall meet the requirements of the Town of Leeds set forth in said code.

23.1.16 Storm Drainage and Natural Springs

1. Engineering; Landscaping: Storm drainage shall be engineered to Town standards and may include detention in parking areas and designated detention ponds. All detention pond areas shall be landscaped and stabilized as approved by the city engineer. Where detention is near drainage from natural springs, the streambed shall be reestablished with a streambed appearance approved by the Town's engineer.
2. Maintenance Of Drainage: Natural spring drainage shall be maintained above grade where possible.

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23.1.17 Fencing and Retaining Walls

1. Between Residential, Commercial Areas: Fencing between primarily residential areas and commercial areas may be constructed up to seventy-two inches (72") in height. Appropriate materials include stone, precast molded concrete panels embossed and stained with a stone pattern (both sides of wall), wrought iron or colored masonry. Solid wood or solid vinyl fencing is not permitted. Fencing should be augmented by a substantial landscape buffer.
2. Perimeter Of Planned Center Development Project: Fencing around the perimeter of a planned center development project may be constructed up to forty-two inches (42") in height. Appropriate materials would include stone, rail fencing or combinations of those materials.
3. Multi-Family Areas: Fencing within multi-family areas within an MU zone between buildings or along streets is not permitted. Private patio areas may be screened with fencing not to exceed sixty inches (60") in height and not enclosing more than one hundred fifty (150) square feet in area. Generous landscaping should be provided around any such enclosures.
4. Single-Family Residential Areas: Fencing within single-family residential areas within an MU zone shall be governed by the residential sections of this code.
5. Retaining Walls Over Thirty Inches: If necessary, within an MU zone area, retaining walls over thirty inches (30") in height shall be constructed of landscape boulders, stone or concrete faced with stone or cultured stone. Walls should generally not exceed four feet (4') in height unless terraced with a planting area at least three feet (3') wide between tiers.

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23.1.18 Project Review and Approval

All projects proposed within the MU zone shall be reviewed and approved as a ~~planned center development~~ Multi-Use Commercial Complex pursuant to applicable sections of this chapter, For projects proposed to be phased, each individual phase approved must meet all of the standards and criteria of this chapter and the objectives of this mixed use zone. Revisions to approved ~~planned center development~~ Multi-Use Commercial Complex projects must be reviewed and approved as new development applications subject to the applicable regulations then in effect.