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2 12. Mixed Use
3 MU
4 13. Commercial C
5 14. Open Space OS
6 15. In accordance with the desires of the majority of the Leeds residents and of the Town
7 Officials there is no Industrial Zone within the Town of Leeds. This decision was based on inputs from
8 members of the Town who wanted Leeds to remain a residential community with commercial
9 enterprises that would provide jobs for some of the residents and would provide the services that the
10 community desired. This will prevent those activities that would create noises, odors, and
11 environmental
12 problems and unsightly areas in an attempt to keep the Town an attractive residential community.

13 HISTORY:

14 ...

15 SECTION 4: **Amendment.** Section "23.1.1 Purpose" is hereby amended as follows.

16 1. Specified: The purposes of the mixed use zone (MU) are to:

17 1. Provide for a mix of single family and multi family residential uses, together with
18 appropriate scale, compatible commercial development, limited to projects of thirty (30) acres or
19 larger, to serve the nearby neighborhood areas and the Town.

20 2. Through a planned center development process Multi Use Commercial Complex
21 (26.1.5.4), designate appropriate areas for each of the uses identified in subsection A1 1.1 of this
22 section that may be included in the development in relationship to existing housing, roadways and
23 interchanges.

24 3. Provide for the creation of developments that combine village scale residential and
25 complementary retail that can serve as the center for surrounding residential neighborhoods.

26 4. Provide standards for site design, architecture, landscaping and circulation that are
27 representative of the Town of Leeds rural agricultural heritage and encourage walking and bicycling
28 for recreation and daily errands.

29 5. Provide for medium density residential development, where appropriate, to serve as a
30 buffer between single family and commercial development.

31 6. Preserve the residential character of Main Street and protect residential uses within
32 and adjacent to MU zones.

33 7. Integrate the Town's Master Transportation Plan with internal traffic circulation and
34 pedestrian pathways to ensure public safety.

35 2. Intent; Character: The mixed use zone is intended to be used for developments of thirty (30)
36 acres or larger that incorporate a generous mix of uses as described above. The character of the areas
37 of Leeds in which the MU zone may be applied will differ depending on the size and location of the
38 parcel proposed to be rezoned. While the MU zone may be applied to a property through a zoning
39 request, the appropriate locations, proportions and mix of residential and nonresidential uses will be
40 determined for each MU zoned area through a planned center development Multi Use Commercial
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42 Complex approval process, as set forth in this chapter, in order to ensure that the purposes of the MU
43 zone are met.

44 SECTION 5: **Amendment.** Section "23.1.2 Conflicts" is hereby amended as follows.

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

48 SECTION 6: **Amendment.** Section "23.1.3 Definitions" is hereby amended as follows.

49 The following definitions shall have the meaning set forth below:

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

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

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

62 MULTI-USE COMMERCIAL COMPLEX: An area of land, under unified control, master planned
63 for development of a mix of land uses that are internally complementary and are compatible with and
64 complement surrounding land uses by utilizing effective site, structure, circulation and Landscaping
65 design in a coordinated manner. For an annexed area that is assigned the MU Zone, the annexed area
66 combined with contiguous land that has the MU Zoning designation shall have its Multi-Use
67 Commercial Complex approved by an annexation and development agreement at the same time the
68 area is annexed into the Town.

69 SECTION 7: **Amendment.** Section "23.1.4 Attainable Housing" is hereby amended as follows.

70 1. Minimum Requirement: Developers must provide or set aside dwelling units equal in number
71 to at least ten percent (10%) of the total number of dwelling units approved for the development for
72 attainable housing subject to entering into an agreement with the Town; unless, at the sole discretion
73 of, and by agreement with the Town, the developer provides:

74 1. Open space;

75 2. A fee in lieu thereof determined in consideration of factors set forth in Town
76 code; or

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78 3. Some other public benefit;

79 4. A combination of 1, 2, and 3 above.

80 2. Exemption: Subdivisions resulting in two (2) or fewer additional dwelling are exempt from
81 the minimum moderate income housing requirements of this Section.

82 3. Additional Dwelling Units: The Town may approve additional dwelling units than what is
83 conventionally allowed in the underlying zone as an incentive to a developer to provide attainable
84 housing as defined.

85 SECTION 8: **Amendment.** Section "23.1.5 Allowed Uses" is hereby amended as follows.

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

92 1. A. Specified: Among the uses that may be considered for approval as part of a planned
93 center development multi-use commercial complex are the following:

94 Agriculture.

95 Athletic or tennis club.

96 Bed and Breakfast.

97 Business and professional offices.
98 Church, temple, synagogue or other place of worship.
99 Convenience store (sale of grocery items, nonprescription drugs, no gasoline sales).
100 Daycare, preschool.
101 Dwellings, multiple family with no more than four (4) units.
102 Financial institutions.
103 Fitness center.
104 Funeral home.
105 Home occupations as identified in Town code.
106 Medical or dental clinic.
107 Neighborhood grocery.
108 Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore,
109 dry cleaning, hairstyling, coin laundry, pharmacy, art supply/gallery, craft store, photocopy center,
110 etc.).
111 Nursing home, convalescent center.
112 Pet store or pet grooming establishment.
113 Private school.
114 Public or quasi-public uses, material additions or modifications on a developed site.
115 Reception center.
116 Research services.
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118 Residential facilities for the disabled.
119 Residential facilities for the elderly.
120 Restaurant.
121 Single family dwellings.
122 Temporary uses.
123 Townhouses.
124 Two-family dwellings.
125 Uses customarily accessory to a listed use.
126 2. Commercial and residential dwellings intended for stays less than 30 days are not permitted.
127 This includes, but is not limited to:
128 –Bed and Breakfasts
129 –Hotels
130 –Motels
131 –Short Term Rentals
132 SECTION 9: **Amendment.** Section "23.1.6 Impact Analysis Studies" is hereby amended as
133 follows.
134 1. Traffic Impact Analysis: Upon request by the Town when circumstances warrant, an
135 applicant for a planned center development Multi-Use Commercial Complex approval in the MU
136 zone shall provide a thorough traffic impact analysis including parking capacity, prepared by a
137 licensed professional engineer with traffic engineering expertise, which shall be reviewed by the Town
138 engineer. Cost of the analysis, including all reviews and updates, shall be borne by the applicant.
139 Analysis shall accompany developer agreement.
140 2. Community And Economic Impact Analysis:
141 1. Upon request by the Town when circumstances warrant, an applicant for a planned
142 center development Multi-Use Commercial Complex approval in the MU zone shall provide a fiscal
143 impact analysis, prepared by an expert acceptable to the Town. The purpose of assessing community
144 and economic impact is to evaluate the projected benefits and costs to the public and private sectors of

145 the community from the project, and to prescribe mitigation measures, if needed. Cost of the analysis,
146 including all reviews and updates, shall be borne by the applicant.

147 2. At a minimum the fiscal impact analysis shall include the following:

148 1. The estimated net impacts and/or benefits to local employment, wages and
149 salaries, retained profits, land values, property taxes and sales taxes.

150 2. The estimated net impacts of increased local consumer spending.

151 3. The projected net costs to the Town arising from increased demand for and
152 required improvements to public services and infrastructure.

153 4. The value of improvements to public services and infrastructure to be provided
154 by the project.

155 5. The impacts projected to occur because of the development.

156 3. The developer shall demonstrate the ability to complete the project and to achieve long term

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158 financial stability. Final determination of the appropriateness of a particular building use and size will
159 take into account the net benefits and impacts to the development itself, to the surrounding
160 neighborhoods, and to the community as a whole.)

161 SECTION 10: **Amendment.** Section "23.1.7 Density and Dimensional Standards" is hereby
162 amended as follows.

163 1. Residential Development: The minimum lot size for development of townhouse is five
164 thousand (5,000) square feet. and single and two family dwellings is ten thousand (10,000) square feet.

165 The minimum lot size for a two family dwelling is twelve thousand (12,000) square feet. The minimum
166 lot size for multiple family dwellings is twelve fifteen thousand (12,000-15,000) square feet square feet

167 for the first two (2) units, two thousand (2,000) additional square feet for each additional unit up to
168 four (4) units and four thousand (4,000) additional square feet for each additional unit beyond four (4)

169 units. Maximum residential density in the MU zone is nine (9) units per acre. Setback, height and
170 other dimensional standards for residential development in the MU zone are as required in this title.

171 Development Agreement may shall be required. For every multiple family dwelling unit or town house
172 there shall be an equal number of single family dwelling or townhouse units.

173 2. High Density dwelling units shall make up no more than 10% of the total MU development.

174 High Density is defined as more than 2 units per acre. The maximum residential density in a Multi-
175 Use Commercial Complex shall be 2.75 units/acre.

176 3. The maximum height for any residential unit is 35 feet above the finished grade. Entirely
177 below grade basements are not allowed; however, walkout basements are permitted where there are

178 terrain constraints. No residential building shall be more than 2 levels, as a level, including any
179 walkout basement area below the finished grade. Setback and other dimensional standards for

180 residential development in the MU zone shall be as provided in the Multi Use Commercial Complex
181 planned center development.

182 4. Nonresidential Development:

183 1. Maximum Single Building Size:

184 1. The maximum building footprint for nonresidential structures in areas not
185 abutting major arterial roadways and interchanges shall be seven thousand five hundred (7,500) gross
186 square feet, not exceeding one story in height.

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

190 3. In some areas abutting major arterial roadways and interchanges, a single
191 building with a footprint larger than ten thousand (10,000) square feet, but in no case larger than fifty-

192 five thousand (55,000) square feet, may be appropriate as a part of a Multi-Use Commercial Complex

193 planned center development that contains a mix of residential and nonresidential uses. In such areas, a
194 special exception to the ten thousand (10,000) square foot maximum building footprint may be
195 granted on planned center developments Multi-Use Commercial Complex's, where it can be shown
196 that the overall project and its mix of uses enhance the character of Leeds, protect existing nearby
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198 uses, do not overwhelm the surroundings, and will protect and contribute to the health, safety and
199 welfare of the community.

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

205 1. The uses within the Multi-Use Commercial Complex planned center

206 development are located in such a manner as to prevent adverse off-site impacts, such as noise, dust
207 and fugitive light.

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

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

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

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

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

224 6. Side Yard Corner: Same as front yard.

225 7. Lot Size: No requirement.

226 8. Lot Width: No requirement.

227 9. Building Height: Maximum building height shall not exceed two (2) stories, thirty five feet
228 (35') maximum. Nonresidential uses allowed through the Multi-Use Commercial Complex planned
229 center development process are limited to single-story buildings or the first floor of multi-story
230 buildings. However, the second story of a building with ground floor retail may be used for offices as
231 well as residential.

232 SECTION 11: **Amendment.** Section "23.1.8 Design Standards" is hereby amended as follows.

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

236 1. Site Design:

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238 1. Site design shall specifically encourage pedestrian friendly development by eliminating
239 large block parking areas and encouraging landscaping and amenities which encourage pedestrian
240 activity.

241 2. For residential uses, side load garages and/or garages set back from the primary front
242 facade of the residence are encouraged.

243 2. Building Design: The height, size, bulk and arrangement of buildings within the MU zone
244 should be designed to invite pedestrian circulation and offer an attractive streetscape. Building design
245 should complement exterior design and be coordinated throughout the project area.

246 1. Buildings shall provide a clear visual division between all floors. The top floor of any
247 building shall contain a distinctive finish, consisting of a roof, cornice or other architectural
248 termination.

249 2. The facade of every residential floor greater than thirty (30) linear feet and visible
250 from a street shall incorporate features designed to provide human scale and visual interest.
251 Compliance can be achieved through balconies, alcoves or wall segments that create at least a two-foot
252 (2') variation in plane for at least ten (10) linear feet for each thirty feet (30') of facade visible from a
253 street.

254 3. For nonresidential buildings and the nonresidential floor of mixed-use buildings,
255 approximately fifty percent (50%) of the linear frontage of any wall visible from a street shall
256 incorporate windows, doors or display windows.

257 4. The sides and back of nonresidential and multi-family buildings shall receive similar
258 architectural treatment as the front facade to include some openings, overhangs, features, decorative
259 lighting, landscaping, etc., as deemed appropriate for its exposure to surrounding areas.

260 5. Building facades of multi-family dwellings shall incorporate colors and materials that
261 are compatible with the neighborhood, including some stone, and shall attempt to screen garage doors
262 from public view. The use of pitched roofs is encouraged.

263 3. Exterior Materials: Exterior materials shall be durable and require low maintenance, and be
264 of the same or higher quality as surrounding developments, factory finished composite board siding,
265 acrylic stucco (EIFS), standing seam metal roofing, cedar shake shingles, weathering steel, etc.

266 1. Details of proposed colors and materials, including color chips, samples and colored
267 building elevations, shall be shown on building plans when a development project application is
268 submitted.

269 2. Reflective surfaces shall not be used in locations which may produce excessive
270 reflections or glare that may create a potential safety problem.

271 3. Tile, architectural grade asphalt shingles, standing seam metal or similar quality
272 roofing materials shall be used on all visible pitched roofs.

273 4. Building Entry: Main building entrances shall be easily identifiable and form a transition
274 between inside and outside areas. Building entries shall be provided with adequate lighting for
275 security.

276 1. Buildings that are open to the public and are within thirty feet (30') of the street shall
277 have an entrance for pedestrians from the street to the building interior. This entrance shall be
278 designed to be attractive and functional, be a distinctive and prominent element of the architectural
279 design and shall be open to the public during all business hours.

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

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

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

- 289 2. Trash storage areas, mechanical equipment, transformers, meters and similar devices
290 are not permitted to be visible from the street. Where site constraints would otherwise force these uses
291 into visible locations they shall be screened by decorative walls, earthen berms, landscaping or
292 architectural treatments capable of screening views from streets and sidewalks.
293 3. If in rooftop locations, mechanical equipment shall be screened by roof components,
294 parapets, cornices or other architectural features.
295 4. In plazas and courtyards, lighting shall incorporate fixtures and standards designed
296 for pedestrian areas that are compatible in design with adjacent properties.
297 5. All new utility transmission lines shall be placed underground.
298 6. Building standards must comply with Leeds Standard Specifications for Design and
299 Construction.

300 SECTION 12: **Amendment.** Section "23.1.9 Pedestrian and Vehicle Circulation" is hereby
301 amended as follows:

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

- 304 1. Bike Pathways: Bike pathways at least four feet (4') in width shall be provided in, out and
305 through the MU area to allow easy access to nonresidential buildings. Sidewalks at least six feet (6') in
306 width shall be provided along each public right of way.
307 2. Pedestrian Sidewalks: Pedestrian sidewalks along major roadways (i.e., Main Street) shall
308 incorporate generous landscaped park strips separating vehicular traffic from pedestrian traffic.
309 Crosswalks shall be clearly marked and, where appropriate, signalized. Special measures shall be
310 incorporated to ensure safety for children as may be recommended by the Town engineer. These
311 measures could include special signage, reflectors or flashing crosswalk indicator lights, handheld
312 flags, etc.
313 3. Public Seating, Bicycle Racks: Public seating and bicycle racks shall be provided near
314 entrances to all nonresidential buildings or groups of buildings.
315 4. Bikeway Standards: Bikeways shall meet standards consistent with the Southern Utah
316 Regional Trail Standards. These bikeways shall provide safe and inviting access through MU areas
317 and shall provide continued circulation of trails identified in any local or regional trail master plan,
318 including planned equestrian trails.

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320 SECTION 13: **Amendment.** Section "23.1.10 Landscaping" is hereby amended as follows.

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

- 323 1. Street Trees: Street trees shall be provided on all street frontages at a maximum spacing of
324 thirty feet (30') on center.
325 2. Planting Of Trees: Street trees shall be planted within a landscape strip of at least six feet (6')
326 in width, between the roadway and sidewalk where feasible, and shall not be planted closer than three
327 feet (3') from back of curb. Trees shall not be planted closer than two feet (2') from any hard surface
328 paving or walkway. Sidewalk cuts for trees shall be at least ten (10) square feet in area.
329 3. Space Between Hard Surface and Trees: Space between hard surface and trees may be
330 covered by permeable hard surfaces, such as grates, bricks on sand or paver blocks. As they grow,
331 trees shall be pruned to provide at least eight feet (8') of clearance above sidewalks and twelve feet
332 (12')
333 above street roadway surfaces.
334 4. Distance Of Trees to Light Standards: Street trees shall be planted no closer than fifteen feet
335 (15') to light standards.
336 5. Approved Landscape Plan: All areas of a developed site not occupied by buildings, required

337 parking, driveways, walkways or service areas shall be landscaped according to an approved
338 landscaping plan. These areas may also incorporate hardscape for patios, plazas and courtyards.
339 6. Parking Areas: Parking areas shall be shaded by large broadleaf canopied trees placed at a
340 rate of one tree for each twelve (12) parking spaces. Parking shall be adequately screened and buffered
341 from adjacent uses.
342 7. Multi-Family Housing Areas: Multi-family housing areas shall be fully landscaped in
343 accordance with the water efficient landscape provisions of Town code.
344 8. Review, Approval: All landscape plant materials must be specifically reviewed and approved
345 by the Town.

346 SECTION 14: **Amendment.** Section "23.1.11 Parking" is hereby amended as follows.
347 Parking shall be provided in accordance with Town standards. In addition, the following provisions
348 shall apply in the MU zone:

349 1. Location: Parking areas shall be located behind or at one side of buildings. Except as
350 approved by the Town, for uses such as a grocery store, parking may not be located between a
351 building and the street but may be located on the street within the public right of way.

352 2. Pedestrian Walkways: Where feasible, pedestrian walkways shall be incorporated into all
353 parking lots of any size.

354 3. Bicycle Parking: Bicycle Parking shall be provided as follows:

355 1. Bicycle Parking must be located on the same lot as the use it serves.

356 2. Access to and from nearby public streets, sidewalks and trails for the target users of the
357 bicycle parking.

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359 3. Secure bicycle racks shall be provided at likely destination stops to encourage the use of
360 bicycles as a way to access those destinations.

361 4. Shared Parking: Developments incorporating a mix of uses generally require fewer parking
362 stalls due to shared patronage of retail stores and varying hours of peak use by office users and retail
363 customers. For mixed use projects, developers shall provide an analysis of projected parking needs for
364 consideration to justify any reduction in required parking stalls, with a maximum allowed reduction of
365 twenty percent (20%).

366 5. Parking per resident shall be quantified at 2.5 spaces per residence: 2 spaces per unit, 0.5 as
367 aggregate overflow.

368 SECTION 15: **Amendment.** Section "23.1.12 Paving" is hereby amended as follows.

369 1. Sidewalks and major crosswalks within the commercial areas of an MU zone shall incorporate
370 variations in pavement to add interest, help slow traffic and increase safety. Pavements may include
371 stained or textured concrete, colored and/or stamped concrete, brick, stone or CMU pavers.
372 Nevertheless, the use of pervious surfaces are encouraged. Other appropriate areas for special paving
373 would include outdoor patio areas and public plazas.

374 2. Sidewalks must be no less than 6 feet wide.

375 SECTION 16: **Amendment.** Section "23.1.13 Signage" is hereby amended as follows.

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

379 1. Character: Sign character will be compatible with the character of surrounding
380 neighborhoods.

381 2. Material: Wood and similar appearing material, metal, canvas-like materials and window
382 stencil are the materials of preference. Plastic, lexan and other similar appearing materials will be
383 allowed in limited amounts on individual signs. Repetitive use of signs utilizing pan channel letters is
384 not allowed. No plastic face box signs shall be allowed.

385 3. Exterior Building Signs: All exterior building signs must present the name of the business for
386 that tenant space and may include the business/company logo. The sign may identify products sold or
387 produced by the business. Brand names and logos shall not be allowed in a sign unless they are
388 specifically part of the name/trademark of the business in that tenant space.

389 4. Address Numbers: Address numbers shall be a maximum of six inches (6") in vertical
390 dimension but may be larger if required by the city. The location of the address sign shall be in close
391 proximity to the main entrance to the business/tenant space.

392 5. Sign Lighting:

393 1. Light may be cast directly onto the face of the sign by an external light source. In
394 such instances, the light must be focused on the sign face.

395 2. Halo signs are permitted.

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397 3. Backlighting through routed letters/copy or through the material that comprises the
398 letters/copy in the sign face is permitted as long as the light source is screened from direct view.

399 4. Exposed neon tubing and/or individual light bulbs forming the sign copy shall not be
400 permitted on any sign. Exposed neon signs shall be permitted inside a business/tenant space but shall
401 not be placed within ten feet (10') of the inside surface of the storefront window.

402 6. Number: Number of signs permitted per business/tenant space shall be as follows:

403 1. Highway orientation: Up to two (2) of the six (6) sign types permitted.

404 2. Parking lot orientation: Up to two (2) of the six (6) sign types permitted.

405 3. Pedestrian area orientation: Up to three (3) of the six (6) sign types permitted.

406 7. Prohibited Signs: Handwritten and taped signs to storefronts are prohibited.

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

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

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

418 11. Sign Types:

419 1. Facade Mounted Signs:

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

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

424 2. Projecting Signs:

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

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

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

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

431 3. Suspended Or Supported Signs:

432 1. One pedestrian area oriented suspended sign or more supported sign may be

433 placed so as to be supported by building canopies or other elements near the entrance to the
434 business/tenant space.
435 2. Signs shall be limited in size to one square foot of sign area for each four (4)
436 linear feet of business/tenant space frontage, not to exceed twenty-five (25) square feet in size. Letters
437 will not exceed twelve inches (12") in height.

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439 4. Window Signs:

- 440 1. A window sign may be up to eighteen inches (18") in height and four feet (4')
441 wide.
- 442 2. A window sign may be stenciled on two (2) windows of the facade on which
443 the sign will be located.
- 444 3. Storefront windows and doors shall be limited to a maximum of two (2) square
445 feet of coverage with stickers, credit card decals, hours of operation, etc.
- 446 4. There may be one window sign listing the names of tenants of the second floor
447 commercial space near the entrance to the elevator/stairs to the second floor. This sign shall not exceed
448 six (6) square feet in size.
- 449 5. A second floor tenant may have two (2) stenciled window signs not to exceed
450 six (6) square feet, one with a parking lot orientation and one with a pedestrian area orientation.

451 5. Awning/Canopy Signs:

- 452 1. The vertical drip of an awning or canopy may be stenciled with letters that are
453 up to seven inches (7") in vertical dimension by any length. When the vertical drip of an awning
454 exceeds the vertical dimension of the slope, then it may be stenciled with letters that are up to nine
455 inches (9") in height.
- 456 2. The sloped portion of an awning may be stenciled with business logo or
457 graphic representation of nine (9) square feet.
- 458 3. All awning or canopy signs shall be constructed of a canvas like material or
459 architectural metal. Primary colors and glossy finishes on the fabric are not permitted.
- 460 6. Entry Arch Sign: An entry arch sign may be permitted for a Multi-Use Commercial
461 Complex planned center development project, depending on the character and proximity of existing
462 uses in the vicinity of the MU zone area.

- 463 7. Directional And Street Name Signs: Street name identification signs may be provided
464 at key intersections. The street name signs shall be of a design that is compatible with the
465 neighborhood.

466 SECTION 17: **Amendment.** Section "23.1.14 Site Furniture / Artwork" is hereby amended as
467 follows.

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

- 470 1. Placement Of Benches: Benches should be provided at locations where they are most likely to
471 be used, rather than at regular intervals along the sidewalk. They should be within view of the action,
472 but out of the way of the pedestrian traffic.
- 473 2. Grouping Of Benches: Benches should not be lined up in a row but may be grouped in pairs,
474 generally set at ninety (90) to one hundred twenty degrees (120°) from each other. Where possible,
475 benches should be positioned to allow space for a wheelchair to be accommodated at one side.
- 476 3. Common Theme: Benches should be placed together with other street amenities such as light
477 poles, kiosks, waste receptacles, planters, etc. All street amenities should share a common theme in

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479 their design that is representative of the development.

- 480 4. Public Art: Public art may be provided at key locations in an MU zone area.

481 5. Mailboxes: Mailboxes should be grouped together where possible, away from public view,
482 and in accordance with U.S. postal service requirements.

483 SECTION 18: **Amendment.** Section "23.1.15 Outdoor Lighting" is hereby amended as follows.
484 Outdoor lighting shall meet the requirements of the Town of Leeds set forth in said code. ORD 03-07

485 SECTION 19: **Amendment.** Section "23.1.16 Storm Drainage and Natural Springs" is hereby
486 amended as follows:

487 1. Engineering; Landscaping: Storm drainage shall be engineered to Town standards and may
488 include detention in parking areas and designated detention ponds. All detention pond areas shall be
489 landscaped and stabilized as approved by the city engineer. Where detention is near drainage from
490 natural springs, the streambed shall be reestablished with a streambed appearance approved by the
491 Town's engineer.

492 2. Maintenance Of Drainage: Natural spring drainage shall be maintained above grade where
493 possible.

494 SECTION 20: **Amendment.** Section "23.1.17 Fencing and Retaining Walls" is hereby amended
495 as follows:

496 1. Between Residential, Commercial Areas: Fencing between primarily residential areas and
497 commercial areas may be constructed up to seventy two inches (72") in height. Appropriate materials
498 include stone, precast molded concrete panels embossed and stained with a stone pattern (both sides of
499 wall), wrought iron or colored masonry. Solid wood or solid vinyl fencing is not permitted. Fencing
500 should be augmented by a substantial landscape buffer.

501 2. Perimeter Of Multi-Use Commercial Complex Planned Center Development Project:
502 Fencing around the perimeter of a Multi Use Commercial Complex planned center development
503 project may be constructed up to forty two inches (42") in height. Appropriate materials would include
504 stone, rail fencing or combinations of those materials.

505 3. Multi-Family Areas: Fencing within multi-family areas within an MU zone between
506 buildings or along streets is not permitted. Private patio areas may be screened with fencing not to
507 exceed sixty inches (60") in height and not enclosing more than one hundred fifty (150) square feet in
508 area. Generous landscaping should be provided around any such enclosures.

509 4. Single-Family Residential Areas: Fencing within single-family residential areas within an
510 MU zone shall be governed by the residential sections of this code.

511 5. Retaining Walls Over Thirty Inches: If necessary, within an MU zone area, retaining walls
512 over thirty inches (30") in height shall be constructed of landscape boulders, stone or concrete faced

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514 with stone or cultured stone. Walls should generally not exceed four feet (4') in height unless terraced
515 with a planting area at least three feet (3') wide between tiers.

516 SECTION 21: **Amendment.** Section "23.1.18 Project Review and Approval" is hereby amended
517 as follows:

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

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CHAPTER 12.1.15
MIXED USE (MU) ZONE

- 529
- 530 SECTION:
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- 532 12.1.15.2: Conflicts
- 533 12.1.15.3: Definitions
- 534 12.1.15.4: Attainable Housing
- 535 12.1.15.5: Allowed Uses
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- 538 12.1.15.8: Design Standards
- 539 12.1.15.9: Pedestrian And Vehicle Circulation
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- 543 12.1.15.13: Signage
- 544 12.1.15.14: Site Furniture/Artwork
- 545 12.1.15.15: Outdoor Lighting
- 546 12.1.15.16: Storm Drainage And Natural Springs
- 547 12.1.15.17: Fencing And Retaining Walls
- 548 12.1.15.18: Project Review And Approval

549

550 12.1.15.1: PURPOSES:

551

- 552 A. Specified: The purposes of the mixed use zone are to:
- 553 1. Provide for a mix of single-family and multi-family residential uses, together with
- 554 appropriate scale, compatible commercial development, limited in area, height and
- 555 materials, as appropriate, to serve the nearby neighborhood areas.
- 556 2. Through a planned center development process, designate appropriate areas for
- 557 each of the uses identified in subsection A1 of this section that may be included in the
- 558 development in relationship to existing housing, roadways and interchanges.
- 559 3. Provide for the creation of developments that combine village scale residential and
- 560 complementary retail that can serve as the center for surrounding residential
- 561 neighborhoods.
- 562 4. Provide standards for site design, architecture, landscaping and circulation that are
- 563 representative of the Town of Leeds rural agricultural heritage and encourage walking and
- 564 bicycling for recreation and daily errands.
- 565 5. Provide for medium density residential development, where appropriate, to serve as
- 566 a buffer between single-family and commercial development.
- 567 6. Preserve the residential character of main street and protect residential uses within
- 568 and adjacent to MU zones.
- 569 7. Integrate the Town's master transportation plans with internal traffic circulation
- 570 and pedestrian pathways to ensure public safety.
- 571 B. Intent; Character: The mixed use zone is intended to be used for developments that
- 572 incorporate a generous mix of uses as described above. The character of the areas of Leeds
- 573 in which the MU zone may be applied will differ depending on the size and location of the
- 574 parcel proposed to be rezoned. While the MU zone may be applied to a property through a

575 zoning request, the appropriate locations, proportions and mix of residential and
576 nonresidential uses will be determined for each MU zoned area through a planned center
577 site plan approval process, as set forth in this chapter, in order to ensure that the purposes
578 of the MU zone are met.

579

580 12.1.15.2: CONFLICTS:

581

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

585

586 12.1.15.3: DEFINITIONS:

587

588 The following definitions shall have the meaning set forth below:

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

592

593 PLANNED CENTER DEVELOPMENT: An area of land, under unified control, master planned
594 for development of a mix of land uses that are internally complementary and are
595 compatible with and complement surrounding land uses by utilizing effective site,
596 structure, circulation and landscaping design in a coordinated manner.

597

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

601

602 12.1.15.4: ATTAINABLE HOUSING:

603

604 A. Minimum Requirement: Developers must provide or set aside dwelling units equal in
605 number to at least ten percent (10%) of the total number of dwelling units approved for
606 the development for attainable housing subject to entering into an agreement with the
607 Town; unless, at the sole discretion of, and by agreement with the Town, the developer
608 provides:

609 1. Open space;

610 2. A fee in lieu thereof determined in consideration of factors set forth in town code; or

611 3. Some other public benefit;

612 4. A combination of 1, 2, and 3 above.

613 B. Exemption: Subdivisions resulting in two (2) or fewer additional dwelling are exempt
614 from the minimum moderate-income housing requirements of this Section.

615 C. Additional Dwelling Units: The Town may approve additional dwelling units than
616 what is conventionally allowed in the underlying zone as an incentive to a developer to
617 provide attainable housing as defined.

618

619 12.1.15.5: ALLOWED USES:

620

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

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

629 Agriculture.

630 Athletic or tennis club.

631 Bed and breakfasts.

632 Business and professional offices.

633 Church, temple, synagogue or other place of worship.

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

635 Daycare, preschool.

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

637 Financial institutions.

638 Fitness center.

639 Funeral home.

640 Home occupations as identified in town code.

641 Medical or dental clinic.

642 Neighborhood grocery.

643 Neighborhood service establishments (low impact retail and service uses such as bakery,

644 bookstore, dry cleaning, hairstyling, coin laundry, pharmacy, art supply/gallery, craft store,

645 photocopy center, etc.).

646 Nursing home, convalescent center.

647 Pet store or pet grooming establishment.

648 Private school.

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

650 Reception center.

651 Research services.

652 Residential facilities for the disabled.

653 Residential facilities for the elderly.

654 Restaurant.

655 Single-family dwellings.

656 Temporary uses.

657 Two-family dwellings.

658 Uses customarily accessory to a listed conditional use.

659

660 12.1.15.6: IMPACT ANALYSIS STUDIES:

661

662 A. Traffic Impact Analysis: Upon request by the Town when circumstances warrant, an

663 applicant for planned unit or planned center development approval in the NMU zone shall

664 provide a thorough traffic impact analysis, prepared by a licensed professional engineer

665 with traffic engineering expertise, which shall be reviewed by the town engineer. Cost of

666 the analysis, including all reviews and updates, shall be borne by the applicant.

667 B. Community And Economic Impact Analysis:
668 1. Upon request by the town when circumstances warrant, an applicant for planned
669 unit development or planned center development approval in the MU zone shall provide a
670 fiscal impact analysis, prepared by an expert acceptable to the Town. The purpose of
671 assessing community and economic impact is to evaluate the projected benefits and costs
672 to the public and private sectors of the community from the project, and to prescribe
673 mitigation measures, if needed. Cost of the analysis, including all reviews and updates, shall
674 be borne by the applicant.
675 2. At a minimum the fiscal impact analysis shall include the following:
676 a. The estimated net impacts and/or benefits to local employment, wages and
677 salaries, retained profits, land values, property taxes and sales taxes.
678 b. The estimated net impacts of increased local consumer spending.
679 c. The projected net costs to the Town arising from increased demand for and
680 required improvements to public services and infrastructure.
681 d. The value of improvements to public services and infrastructure to be provided by
682 the project.
683 e. The impacts projected to occur because of the development.
684 3. The developer shall demonstrate the ability to complete the project and to achieve
685 long term financial stability. Final determination of the appropriateness of a particular
686 building use and size will take into account the net benefits and impacts to the
687 development itself, to the surrounding neighborhoods, and to the community as a whole.)
688

689 12.1.15.7: DENSITY AND DIMENSIONAL STANDARDS:

690
691 A. Residential Development: The minimum lot size for development of single- and two-
692 family dwellings is nine thousand (9,000) square feet. The minimum lot size for a
693 townhome is six thousand (6,000) square feet. The minimum lot size for multiple-family
694 dwellings is twelve thousand (12,000) square feet for the first two (2) units, two thousand
695 (2,000) additional square feet for each additional unit up to four (4) units and four
696 thousand (4,000) additional square feet for each additional unit beyond four (4) units.
697 Maximum residential density in the MU zone is nine (9) units per acre. Setback, height and
698 other dimensional standards for residential development in the MU zone are as required in
699 this title. Additional dwelling units may be approved by the Town as incentive for
700 providing moderate income housing (attainable housing).

701 B. Nonresidential Development:

702 1. Maximum Single Building Size:
703 a. The maximum building footprint for nonresidential structures in areas not abutting
704 major arterial roadways and interchanges shall be seven thousand five hundred (7,500)
705 gross square feet, not exceeding one story in height.
706 b. In areas abutting major arterial roadways and interchanges, the maximum building
707 footprint shall be ten thousand (10,000) gross square feet per floor with a maximum height
708 of two (2) stories, except as allowed by subsection B1c of this section.
709 c. In some areas abutting major arterial roadways and interchanges, a single building
710 with a footprint larger than ten thousand (10,000) square feet, but in no case larger than
711 fifty-five thousand (55,000) square feet, may be appropriate as a part of a planned center
712 development that contains a mix of residential and nonresidential uses. In such areas, a

713 special exception to the ten thousand (10,000) square foot maximum building footprint
714 may be granted on planned center developments thirty (30) acres or larger in size, where it
715 can be shown that the overall project and its mix of uses enhance the character of Leeds,
716 protect existing nearby uses, do not overwhelm the surroundings, and will protect and
717 contribute to the health, safety and welfare of the community.

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

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

725 b. The planning commission determines, after consideration of all evidence that the
726 proposed additional retail commercial uses above the one hundred fifty thousand
727 (150,000) square foot limit will not cause any public street adjacent to the project to drop
728 in its level of service from the level of service that would have been reached without the
729 additional retail commercial use or uses; and

730 c. The planning commission determines, after consideration of all evidence, that the
731 proposed additional retail commercial uses above the one hundred fifty thousand
732 (150,000) square foot limit will not have an adverse impact on the long-term fiscal viability
733 of the project.

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

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

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

744 6. Side Yard Corner: Same as front yard.

745 7. Lot Size: No requirement.

746 8. Lot Width: No requirement.

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

752

753 12.1.15.8: DESIGN STANDARDS:

754

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

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

804 element of the architectural design and shall be open to the public during all business
805 hours.

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

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

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

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

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

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

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

824

825 12.1.15.9: PEDESTRIAN AND VEHICLE CIRCULATION:

826

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

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

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

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

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

844

845 12.1.15.10: LANDSCAPING:

846

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

- 850 A. Street Trees: Street trees shall be provided on all street frontages at a maximum
851 spacing of thirty feet (30') on center.
- 852 B. Planting Of Trees: Street trees shall be planted within a landscape strip of at least six
853 feet (6') in width, between the roadway and sidewalk where feasible, and shall not be
854 planted closer than three feet (3') from back of curb. Trees shall not be planted closer than
855 two feet (2') from any hard surface paving or walkway. Sidewalk cuts for trees shall be at
856 least ten (10) square feet in area.
- 857 C. Space Between Hard Surface And Trees: Space between hard surface and trees may be
858 covered by permeable hard surfaces, such as grates, bricks on sand or paver blocks. As they
859 grow, trees shall be pruned to provide at least eight feet (8') of clearance above sidewalks
860 and twelve feet (12') above street roadway surfaces.
- 861 D. Distance Of Trees To Light Standards: Street trees shall be planted no closer than
862 fifteen feet (15') to light standards.
- 863 E. Approved Landscape Plan: All areas of a developed site not occupied by buildings,
864 required parking, driveways, walkways or service areas shall be landscaped according to
865 an approved landscaping plan. These areas may also incorporate hardscape for patios,
866 plazas and courtyards.
- 867 F. Parking Areas: Parking areas shall be shaded by large broadleaf canopied trees placed
868 at a rate of one tree for each twelve (12) parking spaces. Parking shall be adequately
869 screened and buffered from adjacent uses.
- 870 G. Multi-Family Housing Areas: Multi-family housing areas shall be fully landscaped in
871 accordance with the water efficient landscape provisions of Town code.
- 872 H. Review, Approval: All landscape plant materials must be specifically reviewed and
873 approved by the town.

874
875 12.1.15.11: PARKING:
876

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

- 879 A. Location: Parking areas shall be located behind or at one side of buildings. Parking
880 may not be located between a building and the street but may be located on the street
881 within the public right of way.
- 882 B. Pedestrian Walkways: Where feasible, pedestrian walkways shall be incorporated into
883 all parking lots of any size.
- 884 C. Bicycle Parking: Bicycle Parking shall be provided as follows:
- 885 1. Bicycle Parking must be located on the same lot as the use it serves.
 - 886 2. Access to and from nearby public streets, sidewalks and trails for the target
887 users of the bicycle parking.
 - 888 3. Secure bicycle racks shall be provided at likely destination stops to encourage
889 the use of bicycles as a way to access those destinations.
- 890 D. Shared Parking: Developments incorporating a mix of uses generally require fewer
891 parking stalls due to shared patronage of retail stores and varying hours of peak use by
892 office users and retail customers. For mixed use projects, developers shall provide an
893 analysis of projected parking needs for consideration to justify any reduction in required
894 parking stalls, with a maximum allowed reduction of twenty percent (20%).
895

896 12.1.15.12: PAVING:

897
898 Sidewalks and major crosswalks within the commercial areas of an MU zone shall
899 incorporate variations in pavement to add interest, help slow traffic and increase safety.
900 Pavements may include stained or textured concrete, colored and/or stamped concrete,
901 brick, stone or CMU pavers. Nevertheless, the use of pervious surfaces are encouraged.
902 Other appropriate areas for special paving would include outdoor patio areas and public
903 plazas.

904
905 12.1.15.13: SIGNAGE:

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

909 A. Character: Sign character will be compatible with the character of surrounding
910 neighborhoods.

911 B. Material: Wood and similar appearing material, metal, canvas-like materials and
912 window stencil are the materials of preference. Plastic, lexan and other similar appearing
913 materials will be allowed in limited amounts on individual signs. Repetitive use of signs
914 utilizing pan channel letters is not allowed. No plastic face box signs shall be allowed.

915 C. Exterior Building Signs: All exterior building signs must present the name of the
916 business for that tenant space and may include the business/company logo. The sign may
917 identify products sold or produced by the business. Brand names and logos shall not be
918 allowed in a sign unless they are specifically part of the name/trademark of the business in
919 that tenant space.

920 D. Address Numbers: Address numbers shall be a maximum of six inches (6") in vertical
921 dimension but may be larger if required by the city. The location of the address sign shall
922 be in close proximity to the main entrance to the business/tenant space.

923 E. Sign Lighting:

924 1. Light may be cast directly onto the face of the sign by an external light source. In
925 such instances, the light must be focused on the sign face.

926 2. Halo signs are permitted.

927 3. Backlighting through routed letters/copy or through the material that comprises the
928 letters/copy in the sign face is permitted as long as the light source is screened from direct
929 view.

930 4. Exposed neon tubing and/or individual light bulbs forming the sign copy shall not be
931 permitted on any sign. Exposed neon signs shall be permitted inside a business/tenant
932 space but shall not be placed within ten feet (10') of the inside surface of the storefront
933 window.

934 F. Number: Number of signs permitted per business/tenant space shall be as follows:

935 1. Highway orientation: Up to two (2) of the six (6) sign types permitted.

936 2. Parking lot orientation: Up to two (2) of the six (6) sign types permitted.

937 3. Pedestrian area orientation: Up to three (3) of the six (6) sign types permitted.

938 G. Prohibited Signs: Handwritten and taped signs to storefronts are prohibited.

939 H. Temporary Or Promotional Signs: Individual business temporary event, sale or
940 promotional signs are permitted for the duration of the sales event not to exceed thirty
941 (30) days per sales event and four (4) times per year or alternatively in conjunction with

942 planned sales events carried out by a retail business through its system of stores. Such
943 signs shall be located in a window display area and shall not exceed fifteen (15) square feet.

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

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

950 K. Sign Types:

951 1. Facade Mounted Signs:

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

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

956 2. Projecting Signs:

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

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

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

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

963 3. Suspended Or Supported Signs:

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

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

970 4. Window Signs:

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

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

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

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

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

982 5. Awning/Canopy Signs:

983 a. The vertical drip of an awning or canopy may be stenciled with letters that are up
984 to seven inches (7") in vertical dimension by any length. When the vertical drip of an
985 awning exceeds the vertical dimension of the slope, then it may be stenciled with letters
986 that are up to nine inches (9") in height.

987 b. The sloped portion of an awning may be stenciled with business logo or graphic
988 representation of nine (9) square feet.

989 c. All awning or canopy signs shall be constructed of a canvas like material or
990 architectural metal. Primary colors and glossy finishes on the fabric are not permitted.

991 6. Entry Arch Sign: An entry arch sign may be permitted for a master planned project,
992 depending on the character and proximity of existing uses in the vicinity of the MU zone
993 area.

994 7. Directional And Street Name Signs: Street name identification signs may be provided
995 at key intersections. The street name signs shall be of a design that is compatible with the
996 neighborhood.

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998 12.1.15.14: SITE FURNITURE/ARTWORK:

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1000 The scale of the MU zone is established with the pedestrian in mind. Places to sit, gather,
1001 enjoy artwork and the outdoors should be provided to encourage people out of their
1002 automobiles.

1003 A. Placement Of Benches: Benches should be provided at locations where they are most
1004 likely to be used, rather than at regular intervals along the sidewalk. They should be within
1005 view of the action, but out of the way of the pedestrian traffic.

1006 B. Grouping Of Benches: Benches should not be lined up in a row but may be grouped in
1007 pairs, generally set at ninety (90) to one hundred twenty degrees (120°) from each other.
1008 Where possible, benches should be positioned to allow space for a wheelchair to be
1009 accommodated at one side.

1010 C. Common Theme: Benches should be placed together with other street amenities such
1011 as light poles, kiosks, waste receptacles, planters, etc. All street amenities should share a
1012 common theme in their design that is representative of the development.

1013 D. Public Art: Public art may be provided at key locations in an MU zone area.

1014 E. Mailboxes: Mailboxes should be grouped together where possible, away from public
1015 view, and in accordance with U.S. postal service requirements.

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1017 12.1.15.15: OUTDOOR LIGHTING:

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1019 Outdoor lighting shall meet the requirements of the Town of Leeds set forth in said code.

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1021 12.1.15.16: STORM DRAINAGE AND NATURAL SPRINGS:

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1023 A. Engineering; Landscaping: Storm drainage shall be engineered to town standards and
1024 may include detention in parking areas and designated detention ponds. All detention pond
1025 areas shall be landscaped and stabilized as approved by the city engineer. Where detention
1026 is near drainage from natural springs, the streambed shall be reestablished with a
1027 streambed appearance approved by the Town's engineer.

1028 B. Maintenance Of Drainage: Natural spring drainage shall be maintained above grade
1029 where possible.

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1031 12.1.15.17: FENCING AND RETAINING WALLS:

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1033 A. Between Residential, Commercial Areas: Fencing between primarily residential areas
1034 and commercial areas may be constructed up to seventy-two inches (72") in height.
1035 Appropriate materials include stone, precast molded concrete panels embossed and
1036 stained with a stone pattern (both sides of wall), wrought iron or colored masonry. Solid
1037 wood or solid vinyl fencing is not permitted. Fencing should be augmented by a substantial
1038 landscape buffer.

1039 B. Perimeter Of Master Planned Project: Fencing around the perimeter of a master
1040 planned project may be constructed up to forty-two inches (42") in height. Appropriate
1041 materials would include stone, rail fencing or combinations of those materials.

1042 C. Multi-Family Areas: Fencing within multi-family areas within an MU zone between
1043 buildings or along streets is not permitted. Private patio areas may be screened with
1044 fencing not to exceed sixty inches (60") in height and not enclosing more than one hundred
1045 fifty (150) square feet in area. Generous landscaping should be provided around any such
1046 enclosures.

1047 D. Single-Family Residential Areas: Fencing within single-family residential areas within
1048 an MU zone shall be governed by the residential sections of this code.

1049 E. Retaining Walls Over Thirty Inches: If necessary, within an MU zone area, retaining
1050 walls over thirty inches (30") in height shall be constructed of landscape boulders, stone or
1051 concrete faced with stone or cultured stone. Walls should generally not exceed four feet
1052 (4') in height unless terraced with a planting area at least three feet (3') wide between
1053 tiers.

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1055 12.1.15.18: PROJECT REVIEW AND APPROVAL:

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1057 All projects proposed within the MU zone shall be reviewed and approved either as a
1058 planned unit development pursuant to applicable sections of this title. For projects
1059 proposed to be phased, each individual phase approved must meet all of the standards and
1060 criteria of this title and the objectives of this neighborhood mixed use zone. Revisions to
1061 approved planned unit or planned center development projects must be reviewed and
1062 approved as new development applications subject to the applicable regulations then in
1063 effect.

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