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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.
 117 Page 10, Ordinance 2025-05
 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.

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

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

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

288

- 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:
- 531 12.1.15.1: Purposes
- 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
- 536 12.1.15.6: Impact Analysis Studies
- 537 12.1.15.7: Density And Dimensional Standards
- 538 12.1.15.8: Design Standards
- 539 12.1.15.9: Pedestrian And Vehicle Circulation
- 540 12.1.15.10: Landscaping
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- 542 12.1.15.12: Paving
- 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.

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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 TOWNHOME: A single or two (2) family dwelling on its own lot, served by its own
603 exclusive exterior pedestrian entrance, and attached to one (1) or more other such units by
604 common bearing walls.

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606 12.1.15.4: ATTAINABLE HOUSING:

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

- 613 1. Open space;
- 614 2. A fee in lieu thereof determined in consideration of factors set forth in town code; or
- 615 3. Some other public benefit;
- 616 4. A combination of 1, 2, and 3 above.

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

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

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623 12.1.15.5: ALLOWED USES:

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

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

633 Agriculture.

634 Athletic or tennis club.

635 Bed and breakfasts.

636 Business and professional offices.

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

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

639 Daycare, preschool.

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

641 Financial institutions.

642 Fitness center.

643 Funeral home.

644 Home occupations as identified in town code.

645 Medical or dental clinic.

646 Neighborhood grocery.

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

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

649 photocopy center, etc.).

650 Nursing home, convalescent center.

651 Pet store or pet grooming establishment.

652 Private school.

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

654 Reception center.

655 Research services.

656 Residential facilities for the disabled.

657 Residential facilities for the elderly.

658 Restaurant.

659 Single-family dwellings.

660 Temporary uses.

661 Two-family dwellings.

662 Uses customarily accessory to a listed conditional use.

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664 12.1.15.6: IMPACT ANALYSIS STUDIES:

665
666 A. Traffic Impact Analysis: Upon request by the Town when circumstances warrant, an
667 applicant for planned unit or planned center development approval in the NMU zone shall
668 provide a thorough traffic impact analysis, prepared by a licensed professional engineer
669 with traffic engineering expertise, which shall be reviewed by the town engineer. Cost of
670 the analysis, including all reviews and updates, shall be borne by the applicant.

671 B. Community And Economic Impact Analysis:

672 1. Upon request by the town when circumstances warrant, an applicant for planned
673 unit development or planned center development approval in the MU zone shall provide a
674 fiscal impact analysis, prepared by an expert acceptable to the Town. The purpose of
675 assessing community and economic impact is to evaluate the projected benefits and costs
676 to the public and private sectors of the community from the project, and to prescribe
677 mitigation measures, if needed. Cost of the analysis, including all reviews and updates, shall
678 be borne by the applicant.

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

680 a. The estimated net impacts and/or benefits to local employment, wages and
681 salaries, retained profits, land values, property taxes and sales taxes.

682 b. The estimated net impacts of increased local consumer spending.

683 c. The projected net costs to the Town arising from increased demand for and
684 required improvements to public services and infrastructure.

685 d. The value of improvements to public services and infrastructure to be provided by
686 the project.

687 e. The impacts projected to occur because of the development.

688 3. The developer shall demonstrate the ability to complete the project and to achieve
689 long term financial stability. Final determination of the appropriateness of a particular
690 building use and size will take into account the net benefits and impacts to the
691 development itself, to the surrounding neighborhoods, and to the community as a whole.)

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693 12.1.15.7: DENSITY AND DIMENSIONAL STANDARDS:

694
695 A. Residential Development: The minimum lot size for development of single- and two-
696 family dwellings is nine thousand (9,000) square feet. The minimum lot size for a
697 townhome is six thousand (6,000) square feet. The minimum lot size for multiple-family
698 dwellings is twelve thousand (12,000) square feet for the first two (2) units, two thousand
699 (2,000) additional square feet for each additional unit up to four (4) units and four
700 thousand (4,000) additional square feet for each additional unit beyond four (4) units.
701 There shall be one single family dwelling for every multi-family dwelling. Maximum
702 residential density in the MU zone is five (5) units per acre. Setback, height and other
703 dimensional standards for residential development in the MU zone are as required in this
704 title. Additional dwelling units may be approved by the Town as incentive for providing
705 moderate income housing (attainable housing)

706 B. Nonresidential Development:

707 1. Maximum Single Building Size:

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

711 b. In areas abutting major arterial roadways and interchanges, the maximum building
712 footprint shall be ten thousand (10,000) gross square feet per floor with a maximum height
713 of two (2) stories, except as allowed by subsection B1c of this section.

714 c. In some areas abutting major arterial roadways and interchanges, a single building
715 with a footprint larger than ten thousand (10,000) square feet, but in no case larger than
716 fifty-five thousand (55,000) square feet, may be appropriate as a part of a planned center
717 development that contains a mix of residential and nonresidential uses. In such areas, a
718 special exception to the ten thousand (10,000) square foot maximum building footprint
719 may be granted on planned center developments thirty (30) acres or larger in size, where it
720 can be shown that the overall project and its mix of uses enhance the character of Leeds,
721 protect existing nearby uses, do not overwhelm the surroundings, and will protect and
722 contribute to the health, safety and welfare of the community.

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

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

730 b. 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 cause any public street adjacent to the project to drop
733 in its level of service from the level of service that would have been reached without the
734 additional retail commercial use or uses; and

735 c. The planning commission determines, after consideration of all evidence, that the
736 proposed additional retail commercial uses above the one hundred fifty thousand
737 (150,000) square foot limit will not have an adverse impact on the long-term fiscal viability
738 of the project.

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

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

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

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

750 7. Lot Size: No requirement.

751 8. Lot Width: No requirement.

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

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12.1.15.8: 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.

A. 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.

B. 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.

C. 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.

803 D. Building Entry: Main building entrances shall be easily identifiable and form a
804 transition between inside and outside areas. Building entries shall be provided with
805 adequate lighting for security.

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

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

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

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

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

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

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

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

829

830 12.1.15.9: PEDESTRIAN AND VEHICLE CIRCULATION:

831

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

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

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

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

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

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12.1.15.10: 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:

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

B. 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.

C. 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.

D. Distance Of Trees To Light Standards: Street trees shall be planted no closer than fifteen feet (15') to light standards.

E. 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.

F. 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.

G. Multi-Family Housing Areas: Multi-family housing areas shall be fully landscaped in accordance with the water efficient landscape provisions of Town code.

H. Review, Approval: All landscape plant materials must be specifically reviewed and approved by the town.

12.1.15.11: PARKING:

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

A. Location: Parking areas shall be located behind or at one side of buildings. Parking may not be located between a building and the street but may be located on the street within the public right of way.

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

C. 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.

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

900
901 12.1.15.12: PAVING:

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

909
910 12.1.15.13: SIGNAGE:

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

914 A. Character: Sign character will be compatible with the character of surrounding
915 neighborhoods.

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

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

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

928 E. Sign Lighting:

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

931 2. Halo signs are permitted.

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

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

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

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

941 2. Parking lot orientation: Up to two (2) of the six (6) sign types permitted.
942 3. Pedestrian area orientation: Up to three (3) of the six (6) sign types permitted.
943 G. Prohibited Signs: Handwritten and taped signs to storefronts are prohibited.
944 H. Temporary Or Promotional Signs: Individual business temporary event, sale or
945 promotional signs are permitted for the duration of the sales event not to exceed thirty
946 (30) days per sales event and four (4) times per year or alternatively in conjunction with
947 planned sales events carried out by a retail business through its system of stores. Such
948 signs shall be located in a window display area and shall not exceed fifteen (15) square feet.
949 I. Restaurants And Food Service Tenants: Restaurants and food service tenants shall be
950 permitted one freestanding A-frame, signboard, which can be placed on the sidewalk,
951 provided the sign does not interfere with pedestrian movement. The sign shall not exceed
952 two feet (2') in width and three feet (3') in height.
953 J. Awnings, Canopies: Awnings and canopies are permitted without signs. Once letters
954 and/or graphics are attached, it must comply with the provisions of this regulation.
955 K. Sign Types:
956 1. Facade Mounted Signs:
957 a. Up to two (2) facade mounted signs are permitted per tenant space with a
958 maximum of one per twenty (20) linear feet of frontage.
959 b. Restaurants may have one additional facade mounted menu sign, which shall be a
960 maximum of three (3) square feet in area.
961 2. Projecting Signs:
962 a. One pedestrian oriented projecting sign (shingle) may be attached to a building
963 perpendicular to the facade facing a pedestrian sidewalk.
964 b. A projecting sign may extend up to four feet (4') from the facade.
965 c. Projecting signs shall not exceed twelve (12) square feet in size.
966 d. Projecting signs shall be a minimum of eight feet (8') above any pedestrian
967 walkway.
968 3. Suspended Or Supported Signs:
969 a. One pedestrian area oriented suspended sign or more supported sign may be
970 placed so as to be supported by building canopies of other elements near the entrance to
971 the business/tenant space.
972 b. Signs shall be limited in size to one square foot of sign area for each four (4) linear
973 feet of business/tenant space frontage, not to exceed twenty five (25) square feet in size.
974 Letters will not exceed twelve inches (12") in height.
975 4. Window Signs:
976 a. A window sign may be up to eighteen inches (18") in height and four feet (4') wide.
977 b. A window sign may be stenciled on two (2) windows of the facade on which the
978 sign will be located.
979 c. Storefront windows and doors shall be limited to a maximum of two (2) square feet
980 of coverage with stickers, credit card decals, hours of operation, etc.
981 d. There may be one window sign listing the names of tenants of the second floor
982 commercial space near the entrance to the elevator/stairs to the second floor. This sign
983 shall not exceed six (6) square feet in size.
984 e. A second-floor tenant may have two (2) stenciled window signs not to exceed six
985 (6) square feet, one with a parking lot orientation and one with a pedestrian area
986 orientation.

- 987 5. Awning/Canopy Signs:
988 a. The vertical drip of an awning or canopy may be stenciled with letters that are up
989 to seven inches (7") in vertical dimension by any length. When the vertical drip of an
990 awning exceeds the vertical dimension of the slope, then it may be stenciled with letters
991 that are up to nine inches (9") in height.
992 b. The sloped portion of an awning may be stenciled with business logo or graphic
993 representation of nine (9) square feet.
994 c. All awning or canopy signs shall be constructed of a canvas like material or
995 architectural metal. Primary colors and glossy finishes on the fabric are not permitted.
996 6. Entry Arch Sign: An entry arch sign may be permitted for a master planned project,
997 depending on the character and proximity of existing uses in the vicinity of the MU zone
998 area.
999 7. Directional And Street Name Signs: Street name identification signs may be provided
1000 at key intersections. The street name signs shall be of a design that is compatible with the
1001 neighborhood.

1002
1003 12.1.15.14: SITE FURNITURE/ARTWORK:

1004
1005 The scale of the MU zone is established with the pedestrian in mind. Places to sit, gather,
1006 enjoy artwork and the outdoors should be provided to encourage people out of their
1007 automobiles.

1008 A. Placement Of Benches: Benches should be provided at locations where they are most
1009 likely to be used, rather than at regular intervals along the sidewalk. They should be within
1010 view of the action, but out of the way of the pedestrian traffic.

1011 B. Grouping Of Benches: Benches should not be lined up in a row but may be grouped in
1012 pairs, generally set at ninety (90) to one hundred twenty degrees (120°) from each other.
1013 Where possible, benches should be positioned to allow space for a wheelchair to be
1014 accommodated at one side.

1015 C. Common Theme: Benches should be placed together with other street amenities such
1016 as light poles, kiosks, waste receptacles, planters, etc. All street amenities should share a
1017 common theme in their design that is representative of the development.

1018 D. Public Art: Public art may be provided at key locations in an MU zone area.

1019 E. Mailboxes: Mailboxes should be grouped together where possible, away from public
1020 view, and in accordance with U.S. postal service requirements.

1021
1022 12.1.15.15: OUTDOOR LIGHTING:

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1024 Outdoor lighting shall meet the requirements of the Town of Leeds set forth in said code.

1025
1026 12.1.15.16: STORM DRAINAGE AND NATURAL SPRINGS:

1027
1028 A. Engineering; Landscaping: Storm drainage shall be engineered to town standards and
1029 may include detention in parking areas and designated detention ponds. All detention pond
1030 areas shall be landscaped and stabilized as approved by the city engineer. Where detention
1031 is near drainage from natural springs, the streambed shall be reestablished with a
1032 streambed appearance approved by the Town's engineer.

1033 B. Maintenance Of Drainage: Natural spring drainage shall be maintained above grade
1034 where possible.

1035
1036 12.1.15.17: FENCING AND RETAINING WALLS:
1037

1038 A. Between Residential, Commercial Areas: Fencing between primarily residential areas
1039 and commercial areas may be constructed up to seventy-two inches (72") in height.
1040 Appropriate materials include stone, precast molded concrete panels embossed and
1041 stained with a stone pattern (both sides of wall), wrought iron or colored masonry. Solid
1042 wood or solid vinyl fencing is not permitted. Fencing should be augmented by a substantial
1043 landscape buffer.

1044 B. Perimeter Of Master Planned Project: Fencing around the perimeter of a master
1045 planned project may be constructed up to forty-two inches (42") in height. Appropriate
1046 materials would include stone, rail fencing or combinations of those materials.

1047 C. Multi-Family Areas: Fencing within multi-family areas within an MU zone between
1048 buildings or along streets is not permitted. Private patio areas may be screened with
1049 fencing not to exceed sixty inches (60") in height and not enclosing more than one hundred
1050 fifty (150) square feet in area. Generous landscaping should be provided around any such
1051 enclosures.

1052 D. Single-Family Residential Areas: Fencing within single-family residential areas within
1053 an MU zone shall be governed by the residential sections of this code.

1054 E. Retaining Walls Over Thirty Inches: If necessary, within an MU zone area, retaining
1055 walls over thirty inches (30") in height shall be constructed of landscape boulders, stone or
1056 concrete faced with stone or cultured stone. Walls should generally not exceed four feet
1057 (4') in height unless terraced with a planting area at least three feet (3') wide between
1058 tiers.

1059
1060 12.1.15.18: PROJECT REVIEW AND APPROVAL:
1061

1062 All projects proposed within the MU zone shall be reviewed and approved either as a
1063 planned unit development pursuant to applicable sections of this title. For projects
1064 proposed to be phased, each individual phase approved must meet all of the standards and
1065 criteria of this title and the objectives of this neighborhood mixed use zone. Revisions to
1066 approved planned unit or planned center development projects must be reviewed and
1067 approved as new development applications subject to the applicable regulations then in
1068 effect.

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