



7505 S Holden Street  
Midvale, UT 84047  
801-567-7200 ext. 1022  
Midvale.Utah.gov

---

**Midvale Planning Commission Meeting  
Notice and Agenda  
May 13, 2026  
6:00 p.m.**

Public notice is hereby given that the Midvale City Planning Commission will consider the items listed below during their regularly scheduled meeting on Wednesday, May 13, 2026, at 6:00 p.m. This meeting will be held in person at Midvale City Hall, 7505 S Holden Street, Midvale, Utah or electronically with an anchor location at Midvale City Hall, 7505 S Holden Street, Midvale, Utah. The meeting will be broadcast at the following link:  
[Midvale.Utah.gov/YouTube](https://Midvale.Utah.gov/YouTube).

Midvale City Staff publishes a packet of information containing item specific details by 6:00 p.m. the Thursday prior to the meeting date on the [Planning Commission Agendas & Minutes](#) page. The QR code included on the right will also take you to this webpage.



Public comments for Public Hearing items may be done in person on the scheduled meeting date, submitted electronically on the Agendas & Minutes webpage, or by emailing [planning@midvaleut.gov](mailto:planning@midvaleut.gov) by 5:00 p.m. on May 12, 2026 to be included in the record.

- I. Pledge of Allegiance**
- II. Roll Call**
- III. Minutes**
  - a. Review and Approval of Minutes from the April 22, 2026 Meeting.

**IV. Public Hearing**

*If items marked with \*\* are forwarded, the City Council will hear them on June 2, 2026 after 6 p.m.*

- a. \*\*Austin Cooper, representing JDH Development, requests rezone approval for parcels located at 52, 30, & 24 W Center St and 7710 S State St from Transit-Oriented Development zone to Transit-Oriented Development Overlay zone. Information regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in Midvale City Code 17-7-17.  
*[Elizabeth Arnold, Senior Planner]*

- b. \*\*Midvale City initiated zoning code text amendment modifying setback exceptions in various sections of Title 17 based on changes in the Utah State Code from HB476 in the 2024 General Session. [*Jonathan Anderson, Planner II*]
- c. \*\*Midvale City initiated text amendment to Title 17 of the Midvale City Municipal Code relating to home-based microschoools and micro-education entities. [*Elizabeth Arnold, Senior Planner*]

**V. Staff Update/Other Business**

- a. Planning Department Report.

**VI. Adjourn**

All meetings are open to the public; however, there is no public participation except during public hearings. Members of the public will be given an opportunity to address the Commission during each public hearing item. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 9:30 p.m. without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda.

A copy of the foregoing agenda was posted in the City Hall Lobby, the 2<sup>nd</sup> Floor City Hall Lobby, on the City's website at [Midvale.Utah.gov](http://Midvale.Utah.gov) and the State Public Notice website at <http://pmn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the Community Development Executive Assistant at (801) 567-7211, providing at least three working days' notice of the meeting.

Any owners of real property affected by the proposed map amendment may file a written objection to the inclusion of the owner's property in the proposed map amendment with the Community Development Department no later than 10 days after the day of the public hearing. Each written objection filed will be provided to the City Council.



7505 South Holden Street  
Midvale, UT 84047  
Phone (801) 567-7200  
Midvale.Utah.gov

---

**Midvale City  
PLANNING AND ZONING COMMISSION**

*Minutes*

**22<sup>nd</sup> Day of April 2026  
Council Chambers  
7505 South Holden Street  
Midvale, Utah 84047**

---

***COMMISSION CHAIR:*** Michael Edwards

***COMMISSION VICE CHAIR:*** Shane Liedtke

***COMMISSION MEMBERS:*** Robyn Anderson  
Candice Erickson  
Candace Tippetts  
Chase Brauchie

***STAFF:*** Adam Olsen, Community Development Director  
Katie Thorne, Community Development Exec. Assistant  
Daniel Van Beuge, Deputy City Attorney  
Wendelin Knobloch, Planning Director  
Jonathan Anderson, Planner II  
Josh Short, IT Network Administrator

**REGULAR MEETING**

Chair Edwards called the Planning & Zoning Commission meeting to order at 6:00 p.m. He explained how the meeting would proceed. First, the Planning Department would brief the Commission; then the applicant would speak to the Commission; the item will be opened to the public for their comments on public hearing agenda items; the Midvale Deputy City Attorney will then brief the Commission on their role on the given item; and then the Commission would deliberate and decide.

**ROLL CALL**

Chair Edwards	Present
Vice Chair Liedtke	Present
Commissioner Tippetts	Present
Commissioner Anderson	Present
Commissioner Erickson	Present
Commissioner Snow	Excused
Commissioner Brauchie	Present

\*\*\*

**MINUTES****1. REVIEW AND APPROVE MINUTES OF MARCH 25, 2026.**

**MOTION:** Commissioner Liedtke MOVED to approve the minutes of March 25, 2026. SECONDED by Commissioner Anderson. Chair Edwards called for a voice vote.

The motion passed unanimously with all voting in favor.

\*\*\*

**PUBLIC HEARINGS****1. Dean Cardinale requests a zoning code text amendment to Table 17-7-12.10 of the Regional Commercial (RC) Zone to increase the allowed percentage of changeable copy signs.**

The application proposes a “request to modify the monument sign regulations to allow up to 85% changeable copy” see Attachment 2. Exhibits B-G shown in Attachment 2 along with Union Park Avenue and in the surrounding area, identify signs that are not within Midvale City’s limits (Cottonwood Heights for the billboard-Exhibit B, and Sandy for the remaining signs-Exhibits C-G) and thus not applicable as they are regulated by different jurisdictions.

The current language in Table 17-7-12.10 permits 25% of a sign’s area for wall or monument sign types as changeable copy, which is reasonable to keep signs from being a nuisance or distraction for vehicular traffic.

Public Notice has been sent to affected entities as required in 17-3-9(B) of the Midvale Municipal Code. No comments have been received as of the writing of this report.

**-ZONING MAP AMENDMENT CRITERIA-**

Midvale City Code 17-3-1(F) outlines the criteria necessary for the amendments to the zoning code.

F. Zoning Code Text Amendment Criteria. To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment demonstrates on or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlines in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or mistake of fact.

Staff finds that this proposal does not meet the required criteria, see the responses below for each related above-criteria.

1. The current sign standards permit reasonable signage of various types to be constructed to facilitate commercial business activity and already promote the objectives of the general plan.
2. The current sign standards permit reasonable signage of various types to be constructed to facilitate commercial business activity and already promote the purposes of UCA 10-20-101 (renumbered from 10-9a-102).
3. The existing language of “25%” is already clear and does not need to be amended to be interpreted more straightforward.
4. The existing language of “25%” is not a clerical error or a mistake of fact.

\*\*\*

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission recommend denial of the zoning code text amendment with the following finding:

Findings:

1. The amendment does not comply with Midvale City Code 17-3-1(F).

\*\*\*

**APPLICANT:**

Dean Cardinale, owner of Worldwide Trekking, stated that the current 25% sign limitation does not reflect existing signage within the area, including signs located within Midvale City limits and along the Union Park corridor in both Midvale and Sandy. Mr. Cardinale explained that the request is intended to address inconsistencies between the current regulations and existing conditions, noting that several areas within Midvale do not comply with current sign standards. He stated that the proposed amendment meets the City's criteria for text amendments by promoting consistency, supporting business activity, and aligning with existing development patterns.

\*\*\*

**PUBLIC HEARING:**

No Comment.

\*\*\*

**MOTION: Commissioner Erickson MOVED to close the public hearing. The motion was SECONDED by Vice Chair Liedtke. Chair Edwards called for a voice vote. The motion passed unanimously with all voting in favor.**

\*\*\*

**DISCUSSION:**

Daniel Van Buege, Deputy City Attorney, informed the commissioners that this is a legislative decision and that the Planning Commission will provide a recommendation to City Council for final approval and/or denial.

Commissioner Anderson requested clarification regarding whether the sign in question conformed to current sign regulations.

Dean Cardinale stated that when the sign was installed, the plans submitted with the building permit application matched the sign currently installed outside his business and met all setback requirements for the zone. He explained that the only revision requested during permit review was to update the plans to include a professional engineering stamp.

Commissioner Anderson requested clarification regarding the building permit requirements for the sign and whether a permit had been obtained prior to installation.

Jonathan Anderson, Planner II, and Wendelin Knobloch, Planning Director, stated that plans were reviewed and a building permit application was received and approved; however, the electrical components of the sign were not included in the original permit submittal.

Mr. Cardinale stated he is willing to modify the sign and work with Midvale City due to his substantial investment. He further stated that, based on receiving approved plan sets bearing a Midvale City stamp and an active building permit, he operated under the assumption the installed sign, including electrical components, had been reviewed and was compliant with applicable regulations. He noted that after concerns were raised, the sign was turned off after approximately four months of operation.

Chair Edwards stated that the Planning Commission must evaluate the proposed text amendment in relation to the current zoning regulations, which were drafted in compliance with the General Plan. Chair Edwards added that the Commission must also consider the long-term vision for the RC Zone and whether that vision supports signs with 85% illumination or changeable copy.

Mr. Cardinale stated he was unable to identify where the Historic Midvale Zoning Code allows the sign located outside Midvale City Hall to operate at 85% illumination and requested clarification regarding how that sign had previously been allowed while his sign is considered nonconforming.

Commissioner Brauchie stated that the primary distinction between the signs is that the sign at Midvale City Hall serves a public information purpose, while the sign on Mr. Cardinale's property is used for private advertising.

Chair Edwards and Vice Chair Liedtke further noted that Midvale City Hall and Mr. Cardinale's property are located in different zoning districts and are therefore subject to different code requirements.

Commissioner Anderson asked whether the building permit would have been approved if the electrical components had been included in the original plans.

Wendelin Knobloch stated that if the electrical components had been included, the sign would have been identified as noncompliant under current sign regulations during the permit review process, and approval would not have been granted as submitted.

Commissioner Erickson stated that questions regarding municipal boundaries or other potentially noncompliant signs within Midvale do not alter the requirements applicable to the sign at issue. Commissioner Erickson added that the existence of other nonconforming signs would not justify amending current sign regulations and noted that if additional noncompliant signs exist, separate enforcement actions may be necessary.

Commissioner Erickson further stated that other mitigating approaches, such as illumination limitations or hours of operation, may be options for future consideration; however, increasing allowable illumination from 25% to 85% does not appear to be the most feasible option at this time.

The Planning Commission further discussed that outside context or actions taken in other forums may not be directly applicable to the proposed text amendment and emphasized that their objective was to reach a decision on the amendment based on the applicable review criteria.

\*\*\*

**MOTION: Vice Chair Liedtke MOVED that we recommend denial of the zoning code text amendment, with the findings noted in the staff report. The motion was SECONDED by Commissioner Erickson. Chair Edwards called for a roll call vote. The vote was as follows:**

Chair Edwards	Yes
Vice Chair Liedtke	Yes
Commissioner Tippetts	Yes
Commissioner Anderson	Yes
Commissioner Erickson	Yes

**The motion passes unanimously.**

\*\*\*

## **PUBLIC HEARINGS**

### **2. Darren Nate requests Conditional Use Permit approval for a 12-unit medium/high density residential development located at 7689 S Center Sq in the Transit-Oriented Development (TOD) Zone.**

The applicant requests a Conditional Use Permit for a 12-unit medium/high density residential development on 0.504 acres located at 7689 S Center Sq. The parcels currently consist of an existing commercial building and asphalt parking areas.

On 3/3/2026, the City Council approved a zoning code text amendment modifying front setback requirements in Midvale Municipal Code 17-7-8.4(A)(1)(a) specific to Center Square. The vacation request for partial right-of-way acquisition was also approved by the City Council of 3/3/2026, with the property transfer documents being recorded with the Salt Lake County Recorder's Office on 4/7/2026.

Midvale Municipal Code 17-7-8.11(A) outlines the criteria necessary for a conditional use permit as follows (Staff responses in **bold**):

1. The application complies with all applicable provisions of this title, state and federal law;

Response: **The application complies with the above-listed criteria.**

2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;

Response: **The application complies with the above-listed criteria, see attached plans for details. The project consists of 3-story townhomes compatible with nearby commercial, apartment, and other residential structures. It is an additional phase of a project to which it abuts on the south and east.**

3. The use is not detrimental to the public health, safety and welfare;

Response: **The application complies with the above-listed criteria.**

4. The use is consistent with the general plan, as amended;

Response: **The use is consistent with Midvale's General Plan.**

5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;

Response: **The application was reviewed by Midvale City's Engineering Department and complies with the above-listed criteria.**

6. Sufficient utility capacity;

Response: **The application was reviewed by Midvale City's Engineering and Public Works Departments and complies with the above-listed criteria.**

7. Sufficient emergency vehicle access;

Response: **Emergency vehicle access was reviewed by the Unified Fire Authority and determined to be adequate.**

8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in Section 17-7-8.8;

Response: **The application complies with the above-listed criteria, see attached plans for detailed information. The project consists of 12 townhome units; all units are 3 bedrooms. The required resident parking is 1.75 stalls per unit, for a total of 21 stalls. 24 parking spaces have been provided in the unit garages. The requirement for guest parking is 1 stall for every 4 units, totaling 3 stalls. 7 guest parking stalls have been provided.**

9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;

Response: **Landscape setbacks have been met for all side and rear setback areas. No conflict in uses has been identified.**

10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site, including compatibility with buildings on adjoining lots and to the street;

Response: **The application complies with the above-listed criteria and is the same mass and bulk as the structures to the south and east sides of the property. It is an additional phase of a project to which it abuts on the south and east.**

11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and

Response: **The application complies with the above-listed criteria. The applicant submitted a photometric plan which was determined to comply with applicable city code.**

12. Within and adjoining the site, impacts on the aquifer, slope retention, flood potential and appropriateness of the proposed structure to the topography of the site.

Response: **The application was reviewed by Midvale City's Engineering and Public Works Departments and complies with the above-listed criteria.**

Public notice has been sent to property owners within 500 feet of the subject parcels; additionally, a sign was placed on the property and will remain until the Planning Commission Hearing of the Preliminary Subdivision. No written public comments have been received as of the writing of this report. Any public comments received will be forwarded to the Planning Commission for consideration and included in the public meeting record.

\*\*\*

#### **STAFF RECOMMENDATION:**

Staff recommends the Planning Commission to approve the Conditional Use Permit with the following findings:

Findings:

1. The application complies with Midvale Municipal Code 17-7-8.
2. The application complies with the conditional use permit procedure outlines in Midvale Municipal Code 17-7-8.11(A).

\*\*\*

#### **APPLICANT:**

Darren Nate stated that the proposed project was designed with the intent of providing opportunities for responsible individual ownership rather than use as rental properties. He further stated that the project is not intended to function as high-density housing, despite the opportunities allowed through the high-density overlay such as located nearby. Mr. Nate added that all parking requirements have been met and exceeded to help ensure the project does not contribute to any existing parking concerns within the neighborhood.

\*\*\*

**PUBLIC HEARING:**

No comment.

\*\*\*

**MOTION: Commissioner Anderson MOVED to close the public hearing. The motion was SECONDED by Vice Chair Liedtke. Chair Edwards called for a voice vote. The motion passed unanimously with all voting in favor.**

**DISCUSSION:**

Daniel Van Buege informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they are outlaid in the city. If the proposed project does meet all requirements, the Planning Commission is required to approve the proposed project. However, if the proposed project does not meet all applicable code requirements, the Planning Commission may apply mitigating conditions to the findings and approve the project subject to those conditions.

\*\*\*

**MOTION: Commissioner Anderson MOVED that we approve the Conditional Use Permit for a 12-unit townhome project located at 7689 S Center Square in the TOD Zone, with the findings included in the staff report. The motion was SECONDED by Vice Chair Liedtke. Chair Edwards called for a roll call vote. The vote was as follows:**

Chair Edwards	Yes
Vice Chair Liedtke	Yes
Commissioner Tippetts	Yes
Commissioner Anderson	Yes
Commissioner Erickson	Yes

**The motion passes unanimously.**

\*\*\*

**PUBLIC HEARINGS**

**3. Darren Nate requests a Preliminary Subdivision approval for a 12-unit medium/high density residential development located at 7689 S Center Sq in the Transit-Oriented Development (TOD) Zone.**

This application has been reviewed by all members of the Development Review Committee (Planning, Engineering, Public Works, Legal, Unified Fire Authority, and the Building Official) for compliance with the respective guidelines, policies, standards, and codes.

The proposed subdivision plat is subdividing the properties located at 7689 S Center Sq into 12 lots and associated common area, to allow for individual ownership of the units. The vacated partial right-of-way of Center Sq the City Council approved on 3/3/2026 is included within the subdivision area.

Staff finds the proposal complies with the preliminary subdivision requirements in MMC 16.02, and the lot size requirements of the TOD Zone in MMC 17-7-8.4(A).

Public Notice has been sent to property owners within 500 feet of the subject parcels; additionally, a sign was placed on the property and will remain until the Planning Commission Hearing of the Preliminary Subdivision. No written public comments have been received as of the writing of this report. Any public comments received will be forwarded to the Planning Commission members for consideration and included in the public meeting record.

\*\*\*

**STAFF RECOMMENDATION:**

Based on compliance with the requirements of Chapter 16.02, and 17-7-8.4(A) of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision application with the following findings:

**Findings:**

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02, and the lot size requirement of 17-7-8.4(A).
2. The Development Review Committee has reviewed the project and forwarded the item for the Planning Commission to render a decision pursuant to Midvale Municipal Code 16.02.040(C).

\*\*\*

**APPLICANT:**

No comment.

\*\*\*

**PUBLIC HEARING:**

No Comment.

\*\*\*

**MOTION:** Commissioner Erickson **MOVED** to close the public hearing. The motion was **SECONDED** by Commissioner Anderson. Chair Edwards called for a voice vote. The motion passed unanimously with all voting in favor.

**DISCUSSION:**

No Comment.

\*\*\*

**MOTION:** Commissioner Tippetts **MOVED** that we approve the Preliminary Subdivision for a 12-lot subdivision located at 7689 S Center Square, with the findings included in the staff report. The motion was **SECONDED** by Commissioner Erickson. Chair Edwards called for a roll call vote. The vote was as follows:

Chair Edwards	Yes
Vice Chair Liedtke	Yes
Commissioner Tippetts	Yes
Commissioner Anderson	Yes
Commissioner Erickson	Yes

**The motion passes unanimously.**

\*\*\*

Commissioner Tippetts was excused from the meeting at 6:26 p.m.

\*\*\*

**STAFF UPDATE/OTHER BUSINESS**

1. American Planning Association Spring Conference Discussion.
  - a. The Planning Commissioners discussed classes that they attended during this

conference that discussed topics such as Fire Code Regulations, Code Enforcement, and Short-Term Rental Regulations, Electronic Bike Speed Differentials, and Parking Regulations.

2. Utah Code Changes Pertaining to Planning Commissions.
  - a. Future review of the changes and potential discussion of changes to the current Midvale City Code Section pertaining to the Planning Commission Bylaws.
  - b. Changes to Ethics and Conflicts of Interest.
  - c. Slight changes to training requirements.

\*\*\*

**ADJOURN**

Commissioner Erickson made the motion to adjourn 6:36 p.m. No one opposed. The meeting adjourned at 6:36 p.m.

\_\_\_\_\_  
Katie Thorne, CD Executive Assistant

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.



7505 S Holden Street  
Midvale, UT 84047  
801-567-7200  
www.MidvaleCity.org

## MIDVALE CITY PLANNING COMMISSION STAFF REPORT 5/13/2026

---

### SUBJECT

Austin Cooper, representing JDH Development, requests rezone approval for parcels located at 52, 30, & 24 W Center St and 7710 S State St from Transit-Oriented Development zone to Transit-Oriented Development Overlay zone. Information regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in [Midvale City Code 17-7-17](#).

### SUBMITTED BY

Elizabeth Arnold, Senior Planner

### BACKGROUND AND ANALYSIS

The project proposal involves a rezone of 4 parcels totaling approximately 3.46 acres. The applicant's justification for the request and supporting documents are included in the attachments.

Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows:

17-3-1 Criteria/Required Findings. ...rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant, a rezoning application only if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:

1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or
3. Land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

Staff has reviewed the proposal against the criteria listed above and finds that the rezone request satisfies the third criterion. The surrounding area has experienced

incremental redevelopment and increased intensity of land uses. These changes indicate a shift toward higher-density and mixed-use development, and support the conclusion that it is in the public interest to recognize the evolving character of the area and encourage continued redevelopment.

The Midvale City General Plan identifies nine Opportunity Areas. Opportunity Areas are where changes in the types and/or intensities of current land uses are anticipated. In these areas, denser residential uses, mixed residential and commercial uses, and larger, taller buildings are anticipated to take advantage of the transportation infrastructure and to generate more tax revenue for the City.

The 2016 Midvale City General Plan identifies the subject property as being in the Middle State Street Opportunity Area and lists eight goals for the area:

1. Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses
2. Develop a small area plan for the development near the TRAX station
3. Support and encourage development to take advantage of transit and transportation opportunities
4. Focus commercial and mixed-use development at the nodes of 7500 South and 7720/7800 South
5. Support redevelopment of the underutilized commercial properties between the commercial nodes into mixed-use residential development
6. Explore the potential for unifying urban-design elements and beautification of the area
7. Employ design elements to buffer the effects of higher intensity uses in the core areas on adjacent existing residential uses
8. Strengthen pedestrian connections to the Center Street TRAX Station

The proposed rezone is consistent with several goals for the Middle State Street Opportunity Area. Specifically, the proposed rezone would facilitate higher-density and mixed-use development (Goal 1), leverage the site's proximity to transit infrastructure (Goal 3), support concentration of development near identified nodes (Goal 4), and encourage redevelopment of underutilized properties into mixed-use residential development (Goal 5).

Public notice has been sent to property owners within 500 feet of the subject area. No written objections have been received as of the writing of this report.

## **STAFF RECOMMENDATION**

Staff recommends the Planning Commission forward the Rezone request on to the City Council with a recommendation of approval with the following findings:

1. The request complies with the rezone procedure outlined in Midvale City Code 17-3-1(E).

## **RECOMMENDED MOTION**

"I move that we recommend approval of the Rezone request for parcels located at 52, 30, & 24 W Center St and 7710 S State St from Transit-Oriented Development zone to

Transit-Oriented Development Overlay zone consistent with the findings included in the staff report.”

**ATTACHMENTS**

1. Justification for Rezone
2. Supporting Documents

Dear Midvale City Planning Commissioners & Council Members,

JDH Development is pleased to submit our design proposal for a mixed-use commercial and multifamily development at 52 W. Center Street, spanning from State Street to Maple Street along the north side of Center Street.

The project features ground-floor commercial/amenity space along State Street and Center Street, with three levels of housing above, activating the streetscape and strengthening Midvale's urban core.



**Project Summary:**

- **Residential:** 144 units (72 Studio/1BR, 66 2BR, 3 3BR)
- **Commercial:** Up to 18,000 sq ft
- **Parking:** 242 stalls (172 covered), located behind commercial frontage
- **Density:** 42 units/acre (well below the 85 units/acre allowed in the TODO zone)
- **Setback:** 10 feet from back of curb along Center Street

Parking will be accommodated on a single level located behind the commercial frontage, allowing for an enhanced streetscape that prioritizes walkability and pedestrian interaction with retail. The two residential buildings are organized around a central courtyard with outdoor amenity spaces where families and residents can gather, complemented by a Club Room, Business Center, and Fitness Center.

The stepping of the new buildings provides thoughtful massing transitions, ensuring compatibility with the surrounding neighborhood context while activating the streetscape with contemporary urban façades. This design reflects Midvale's vision for a dynamic transit-oriented district and supports the broader community goals of housing diversity, economic vitality, and a stronger urban core.

The project requires a rezone from Transit Oriented Development to the Transit Oriented Development Overlay (TODO) zone, consistent with its transit-adjacent location and goals of increased density, improved streetscape character, and housing diversity.

We respectfully submit this proposal for your consideration and look forward to working with the City to bring this important project to life.

Sincerely,



# MIDVALE CITY REZONE APPLICATION

52 W. Center Street, Midvale, Utah

JDH Development • March 2026

---

## TABLE OF CONTENTS

#	Document
1	Basis of Rezone
2	Vicinity Map
3	Zoning Map
4	Conceptual Site Plan
5	Conceptual Building Floor Plans
6	Conceptual Elevations
7	Design Intent Images
<b>EXHIBITS</b>	
<b>A</b>	<b>Elementary School Impact Analysis</b>
<b>B</b>	<b>Parking Study</b>
<b>C</b>	<b>Traffic Study</b>
<b>D</b>	<b>Rezone Application</b>
<b>E</b>	<b>Owner's Affidavit</b>
<b>F</b>	<b>Property Legal Description</b>

# 1. BASIS FOR REZONE

---

## 1. Proposed rezoning promotes objectives of the Midvale City General Plan (2016)

The proposed rezoning from the TOD Zone to the TODO Zone promotes and advances key objectives identified in the Midvale City General Plan (2016), particularly related to economic vitality, housing diversity, and transit-oriented mixed-use development.

The project supports **Goal 2: “Expand the number and type of businesses in the City”** by incorporating ground-floor, street-facing retail and commercial uses that activate the pedestrian environment and provide opportunities for local and small businesses. The mixed-use design strengthens the long-term sustainability of commercial uses by creating a built-in residential customer base and supports the City’s objective to promote economic revitalization and redevelopment in appropriate areas.

The proposal also advances **Goal 5: “Expand housing opportunities and allow for more choices in place and type of residence.”** The project provides attainable multifamily housing for young professionals, essential workers, and residents seeking independence while remaining connected to family, community, and support systems in Midvale. This housing type fills a critical gap in the local market and supports workforce housing needs.

The General Plan recognizes that **additional residential units and higher densities in appropriate locations are necessary to support economic growth and sustainability**, particularly given the limited availability of vacant land in Midvale. The site’s proximity to transit, employment, and existing infrastructure makes it well suited for higher-density mixed-use development. The proposed rezoning reflects the City’s long-term policy direction to accommodate population growth through redevelopment and more efficient land use.

The project further supports Residential and Commercial Development Goals to encourage affordable housing near transit and to promote mixed-use, transit-oriented development. Overall, the proposed rezoning is consistent with and advances the vision of the General Plan by strengthening economic vitality, expanding housing opportunities, and supporting walkable, mixed-use development patterns.

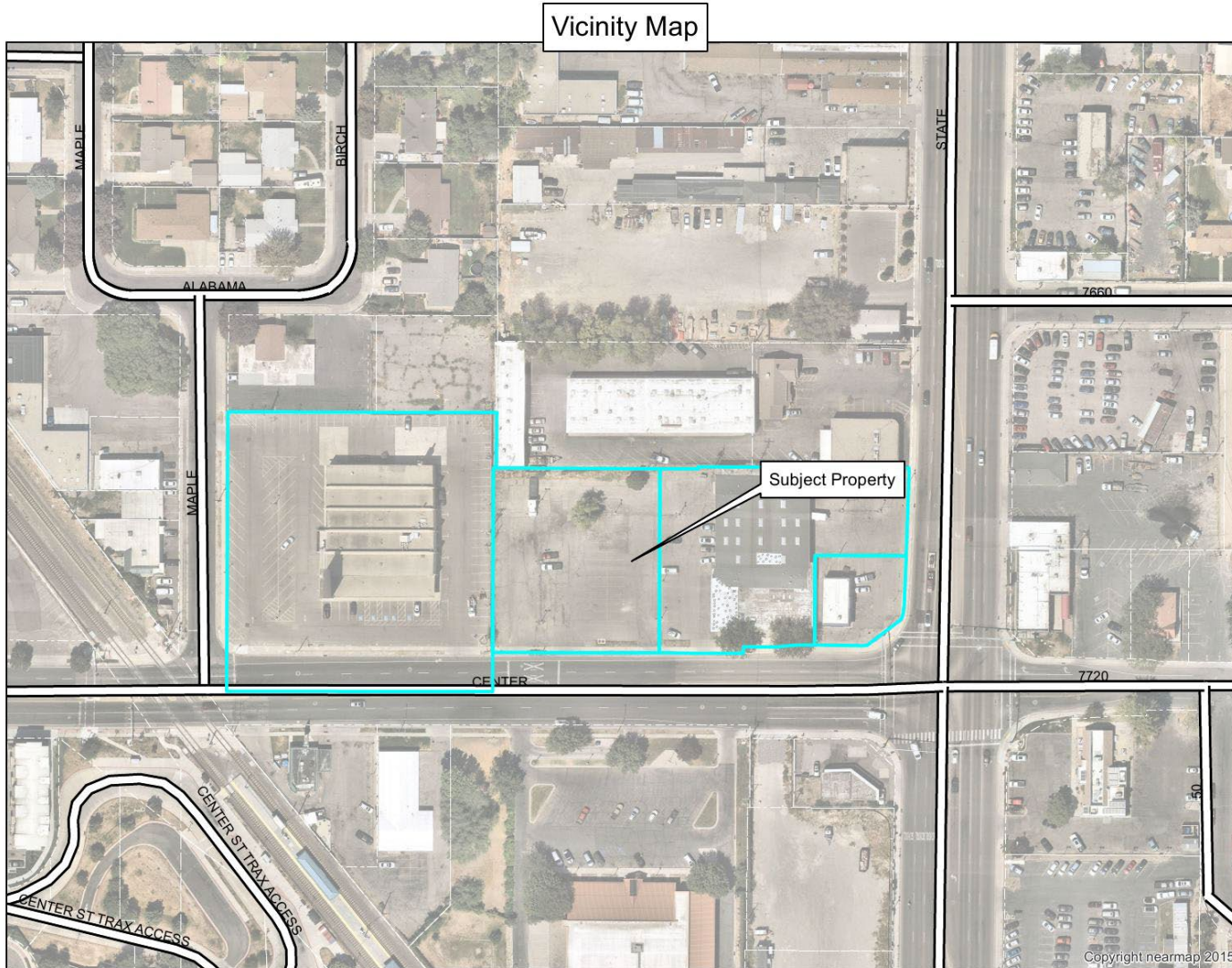
## 2. Land or its surrounding environs have changed or are changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

The surrounding area has experienced significant and sustained change, making it appropriate and in the public interest to encourage redevelopment that reflects the area’s evolving character. The most important catalyst for this transformation has been the establishment and long-term operation of the nearby TRAX light rail station. This public investment has fundamentally shifted the corridor from an auto-oriented environment to a transit-supported growth area.

Over time, the presence of fixed transit infrastructure has attracted new residential, commercial, and employment uses, creating increased demand for walkable, mixed-use, and higher-density development. The City’s adoption of the TODO zoning framework reflects this shift and identifies these areas as appropriate for redevelopment that leverages transit access, activates the street, and supports a more urban development pattern.

Encouraging redevelopment of this site is in the public interest because it supports sustainable growth, strengthens the local economy, and provides attainable housing in a location well served by transit and existing infrastructure. This location is particularly well suited to address the region’s housing affordability challenges by providing opportunities for young working professionals and workforce households to live independently while remaining close to family, social networks, and employment opportunities in Midvale.

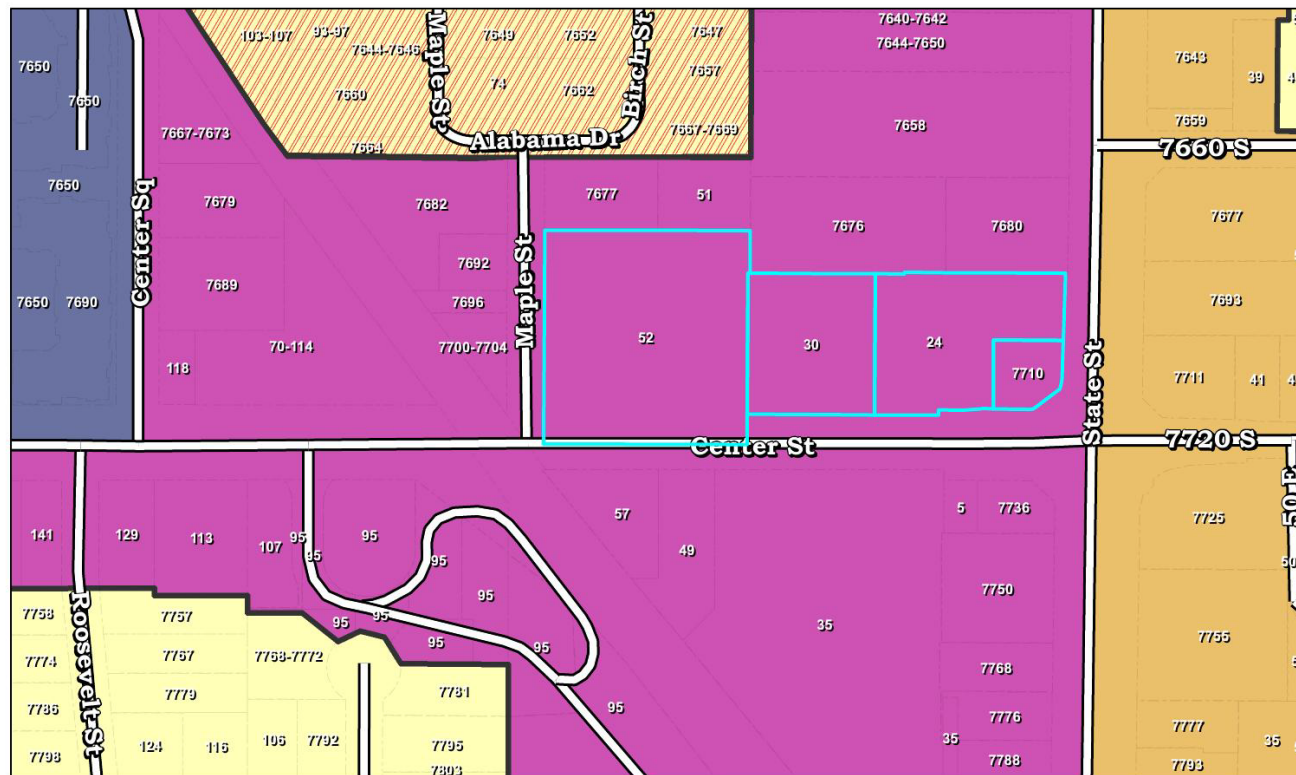
## 2. VICINITY MAP



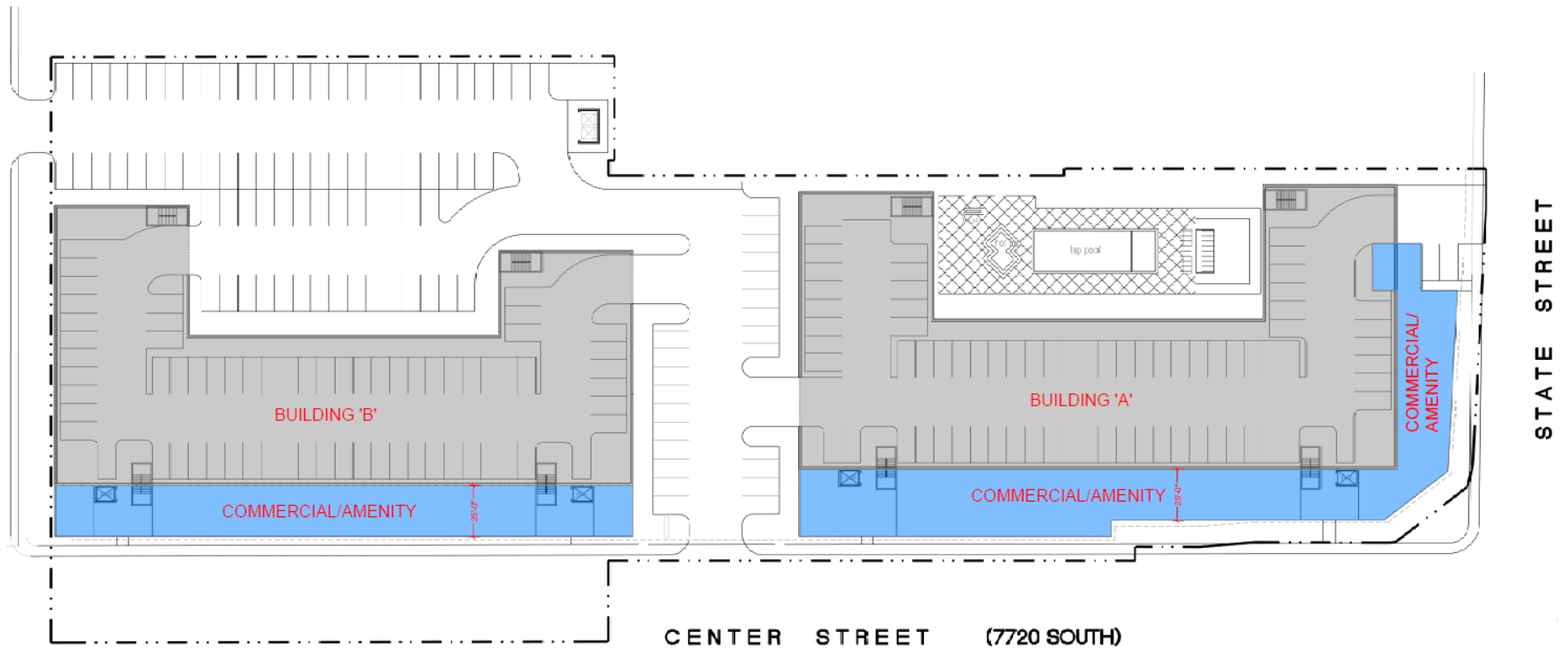
### 3. ZONING MAP

Zoning Map

- SF-1 *Single Family (SF-1)*
- SF1-DO *Duplex Overlay (SF1-DO)*
- SS *State Street (SS)*
- TODO *Transit Oriented Development Overlay (TODO)*
- TOD *Transit Oriented Development (TOD)*

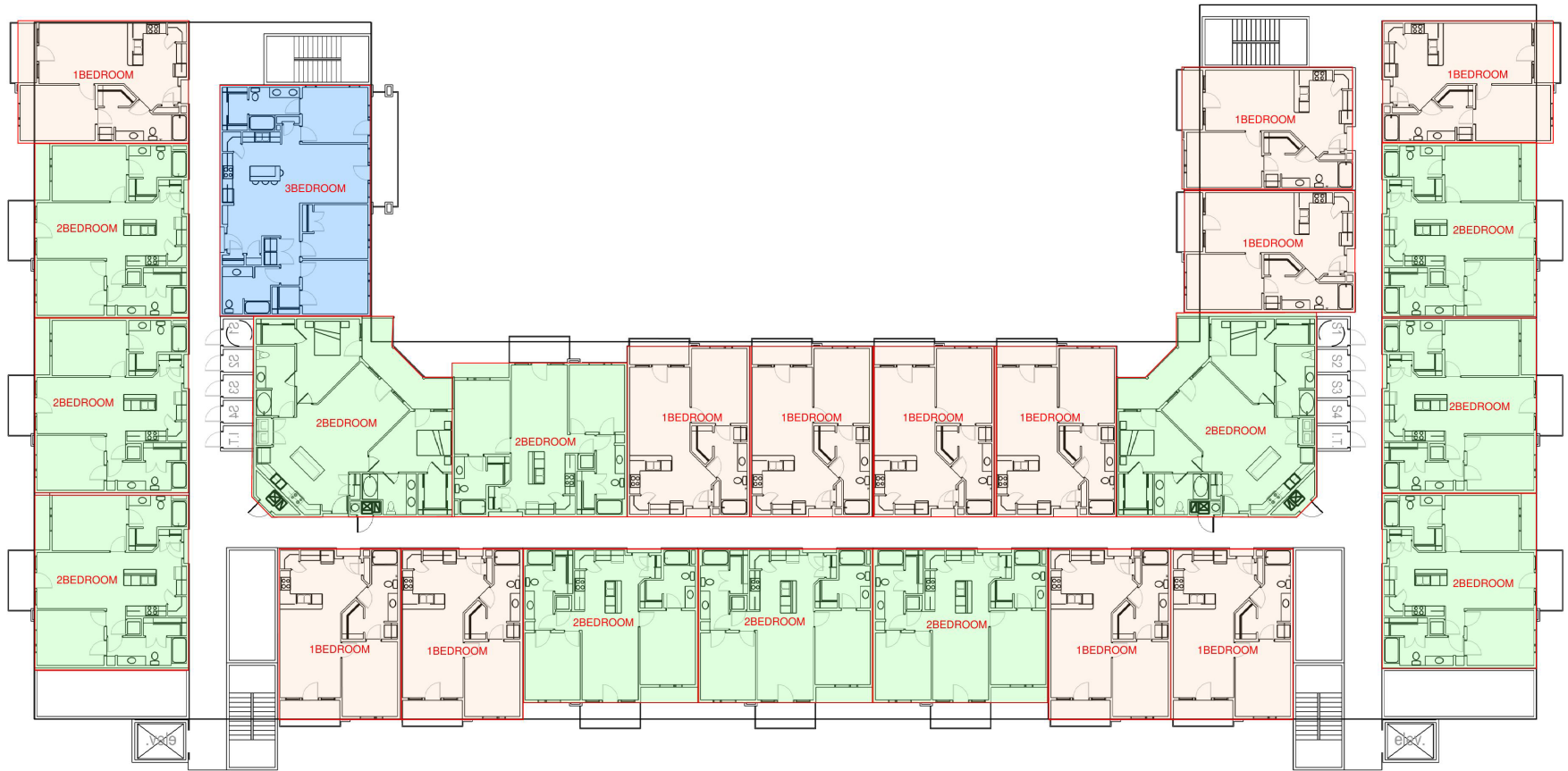


## 4. CONCEPTUAL SITE PLAN

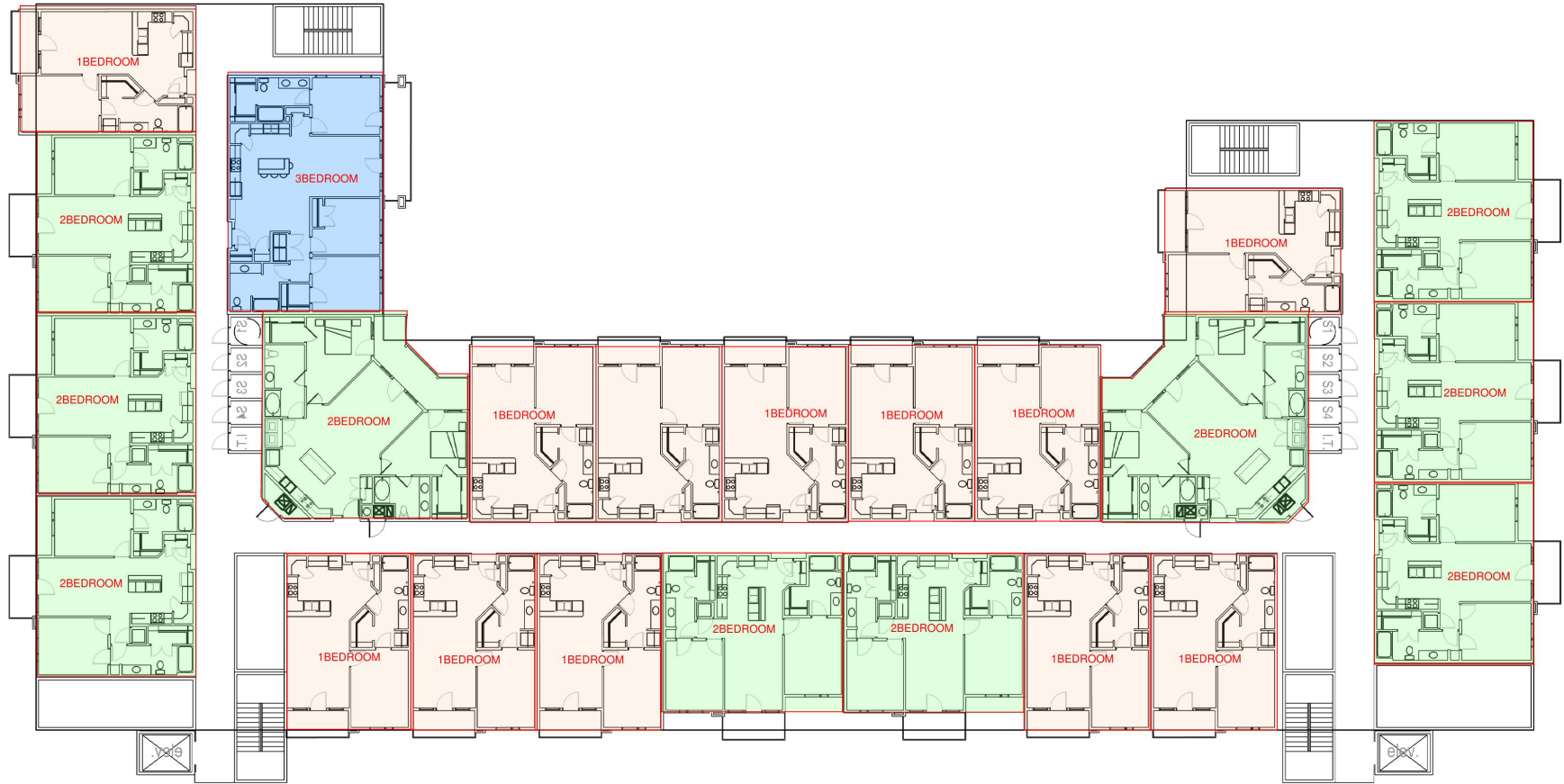


# 5. CONCEPTUAL BUILDING FLOOR PLANS

## Building A



# Building B



# 6. CONCEPTUAL ELEVATIONS

---

East Elevation



East Elevation



**West Elevation**



**West Elevation**



## 7. DESIGN INTENT IMAGES

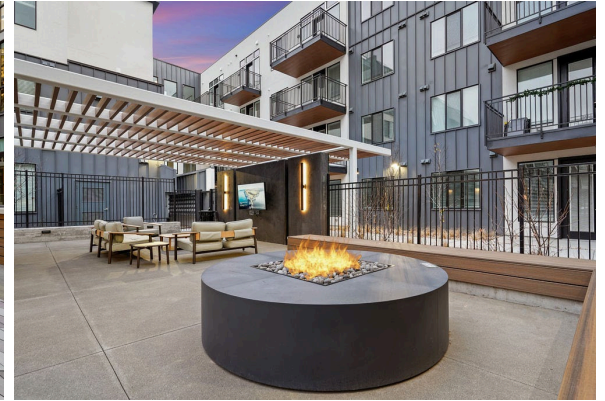
---



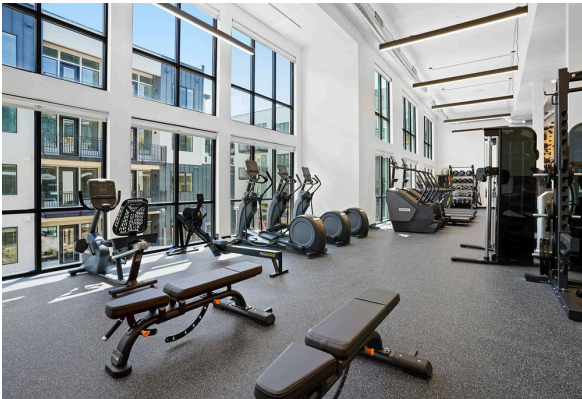
*Clubhouse*



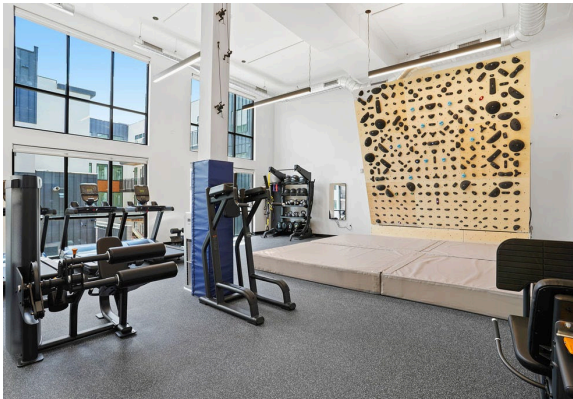
*Courtyard*



*Fire Pit*



*Fitness Center*



*Fitness Center*



*Game Simulator*

# DESIGN INTENT IMAGES

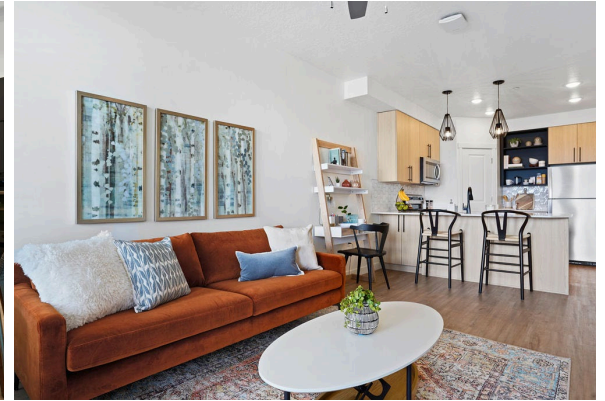
---



*Game Zone*



*Kitchen-Lobby*



*Apartment*



*Apartment*

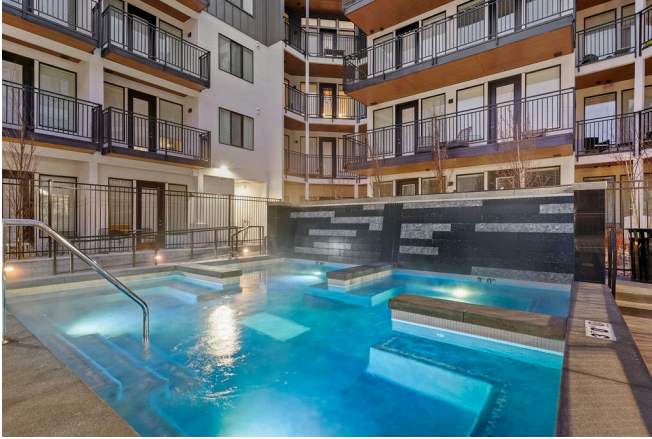


*Pool*



*Social Parlor*

# DESIGN INTENT IMAGES



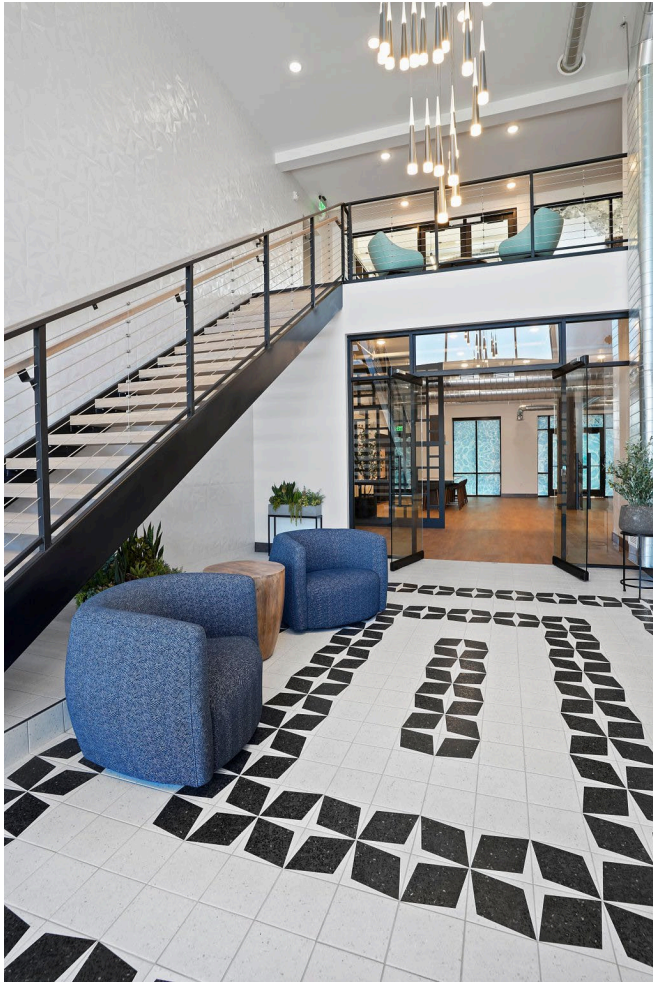
*Spa*



*Spin Room*



*Business Center*



*Lobby*

# EXHIBIT A: ELEMENTARY SCHOOL IMPACT ANALYSIS

---

**Project Area:** Center Street & State Street, Midvale, Utah

## Overview

The proposed development is most likely to be served by Midvale Elementary School within the Canyons School District. This school serves the surrounding established neighborhoods and has been included in recent district boundary and enrollment studies focused on balancing capacity and long-term facility planning.

## Enrollment Trend

According to official October 1 enrollment data published by the Canyons School District, Midvale Elementary enrollment has declined over the past five years:

- 2019–2020 Enrollment: 709 students
- 2024–2025 Enrollment: 630 students

This represents a decline of approximately 79 students, or about 11% over five years. This trend is consistent with broader district patterns and reflects demographic changes in mature neighborhoods, including smaller household sizes, aging housing stock, and fewer school-age children per household.

According to the Midvale Elementary School Community Council meeting held September 5, 2025: *“Projected enrollment ... 629; ... Day 1 ... 505 and Day 11 ... 555.”* Because of the lower-than-projected enrollment, the school lost 3+ FTE’s (including a Kindergarten and 4th grade position, plus partial BTS/SPED staffing). The minutes also note the school is losing \$60,000 from Title I Funds, and that next year’s allocations are expected to decrease due to current enrollment.

## District Context

Canyons School District has experienced an overall elementary enrollment decline of approximately 11% since 2019. The District has evaluated boundary adjustments and school consolidations in response to underutilized capacity. A recent example includes the consolidation of Bella Vista Elementary with Ridgecrest Elementary beginning in the 2026–2027 school year.

## Implications of the Proposed Development

The proposed project provides an opportunity to support long-term enrollment stability in an area experiencing gradual decline. Transit-oriented and multifamily housing typically generate fewer school-age children per unit than traditional single-family housing. As a result, the project is expected to contribute modestly to enrollment without creating capacity challenges.

## Community Benefits

The development supports efficient use of existing public infrastructure, including schools, and aligns with public planning goals related to transit-oriented development, neighborhood revitalization, and sustainable growth. Rather than contributing to overcrowding, the project is expected to help stabilize school utilization levels and reinforce long-term community vitality.

## Conclusion

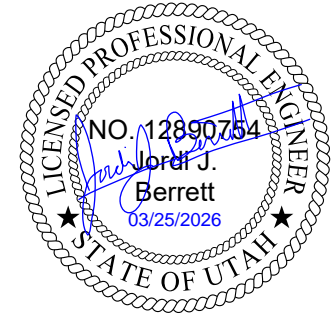
Based on available enrollment data, Midvale Elementary has experienced a measurable decline in student population. The proposed development is anticipated to provide modest enrollment support, improve long-term utilization of school facilities, and align with regional planning objectives for balanced and sustainable growth.

# EXHIBIT B: Parking Study

---

## MEMORANDUM

Date: March 25, 2026  
To: Midvale City  
From: Hales Engineering



**Subject: Midvale JDH MXD Parking Study**

UT26-3209

### Introduction

This memorandum discusses the parking study completed for the proposed Midvale JDH mixed-use development (MXD) located in Midvale, Utah. The study identifies the City parking supply rates, local parking demand data, and time-of-day demand data from the Institute of Transportation Engineers (ITE). The proposed development is located northwest of the Center Street / State Street intersection in Midvale, Utah. A vicinity map of the project site is shown in Figure 1.



**Figure 1: Site vicinity map of the project in Midvale, Utah**

## Project Description

The development consists of 144 apartments with associated amenities and 18,000 square feet of commercial space. It is expected that 10,000 square feet of the commercial space will be used as resident amenity and office space leaving only 8,000 square feet of leasable commercial space, but the original 18,000 square feet will be used in our calculations as directed by the City Code. A supply of 242 stalls is currently planned for the project. A site plan is provided in Appendix A.

## City Parking Code

The Midvale City code specifies parking rates for various land use types. The required parking rates found in the City code for the study land uses are shown in Table 1 (including additional guest parking under Midvale City Code 17-7-8.8.D.f). The calculations for the parking required by the City are shown in Table 2. As shown, it is anticipated that the City would require 254 stalls for the proposed development.

**Table 1: City Parking Rates**

Land Use	Unit Type	Rate (stalls per unit)
Medium and High Density Residential-One Bedroom	DU	1.25
Medium and High Density Residential-Two Bedroom	DU	1.50
Medium and High Density Residential-Three Bedroom	DU	1.75
Retail and Service Commercial, Personal Service	KSI	3.00

*Source: Midvale City code, 2026*

**Table 2: City Parking Calculations**

City Parking Calculations Midvale - Midvale JDH MXD				
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Total Stalls
Medium and High Density Residential-One Bedroom	72	DU	1.25	90
Medium and High Density Residential -Two Bedroom	66	DU	1.50	99
Medium and High Density Residential -Three Bedroom	6	DU	1.75	11
Retail and Service Commercial, Personal Service	18.0	KSF	3.00	54
<b>TOTAL</b>				<b>254</b>

*Source: Midvale City Code, 2026.*

### Local Parking Demand

Hales Engineering has collected local parking demand data from many multifamily residential developments along the Wasatch Front. Data from the Essex Apartments in Salt Lake City, Utah and the Lionsgate Apartments in Murray, Utah were selected to estimate parking demand rates for the proposed development. Both apartments have a similar proximity (within 1/8 mile) to transit as well as, when combined, a similar average bedroom mix (bedrooms per apartment) to the project site. Observed parking demand at these properties averaged approximately 1.36 vehicles parked per apartment unit. Hales Engineering used the same rate of 1.36 cars parked per apartment unit to calculate the anticipated parking demand for the multifamily use and the City Code requirement for the commercial use. The number of stalls needed based on these rates is shown in Table 3. As shown, the data suggests that the parking demand for the multifamily portion of the proposed project will be 196 stalls.

**Table 3: Local Parking Generation**

Local Parking Demand and Supply Midvale - Midvale JDH MXD					
Land Use	# of Units	Unit Type	Rate	Demand	Supply (+5%)
Local Multifamily Near Transit	144	KSF	1.36	196	206
Retail and Service Commercial, Personal Service	18.0	KSF	3.00	-	54
<b>TOTAL</b>				<b>196</b>	<b>260</b>
<i>Source: Hales Engineering &amp; Midvale City Code, 2026</i>					

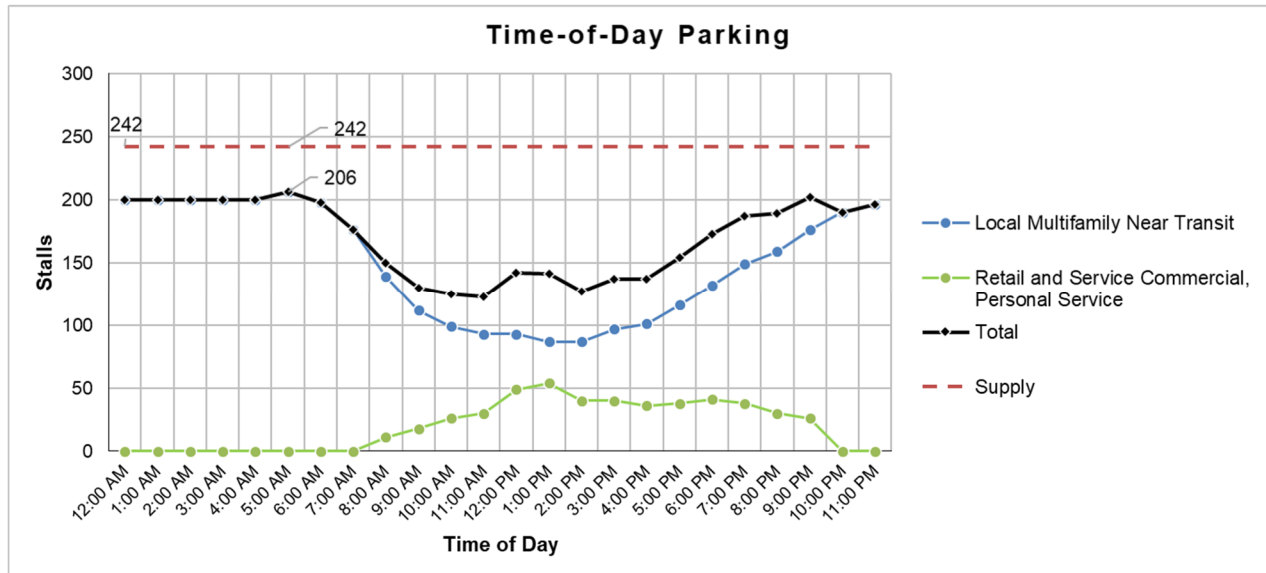
Since the proposed rates represent actual parking demand at the comparison sites, it is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to circle the parking lot to find an open stall. Hales Engineering recommends providing 5% additional stalls beyond the anticipated demand. Based on this, a supply of 206 stalls should be provided for the residential component of the project based on collected data in addition to the 54 stalls required for the commercial use for a total of 260 stalls.

### Time-of-Day Parking Demand

Hales Engineering utilized ITE time-of-day parking demand percentages for the proposed land uses on a typical weekday to identify the needed parking supply at each hour of the day. Land uses that have offset peak demands throughout the day can reduce the amount of parking stalls needed for the site. A time-of-day parking supply requirement chart has been provided in Figure 2.

Based on the time-of-day shared parking, a minimum of 206 stalls should be provided to meet the shared parking supply requirements. Therefore, it is anticipated that the proposed parking

supply will be sufficient to accommodate the anticipated peak parking demand for the development.



**Figure 2: Time-of-day parking supply requirements**

**Comparison and Recommendation**

A comparison of the proposed supply, the City’s parking requirement, the local parking demand, and the recommended supply based on the ITE Parking Generation rates is shown in Table 4. Based on the information provided, it is anticipated that the proposed 242 stalls will be sufficient to accommodate the parking demand for the development.

**Table 4: Parking Comparison**

Source	# of Stalls
Proposed Site Plan	242
City Requirement	254
Local Parking Demand + 5%	260
Time-of-Day Parking + 5%	206

**Conclusions**

The key findings of this study are as follows:

- The City Code requirements of 254 stalls exceeds the proposed 242 stalls for the project
- Parking demand data from similar local sites indicates a parking supply of 260 stalls would be necessary to accommodate the development, but time-of-day shared parking analysis would justify a maximum reduction to 206 stalls.

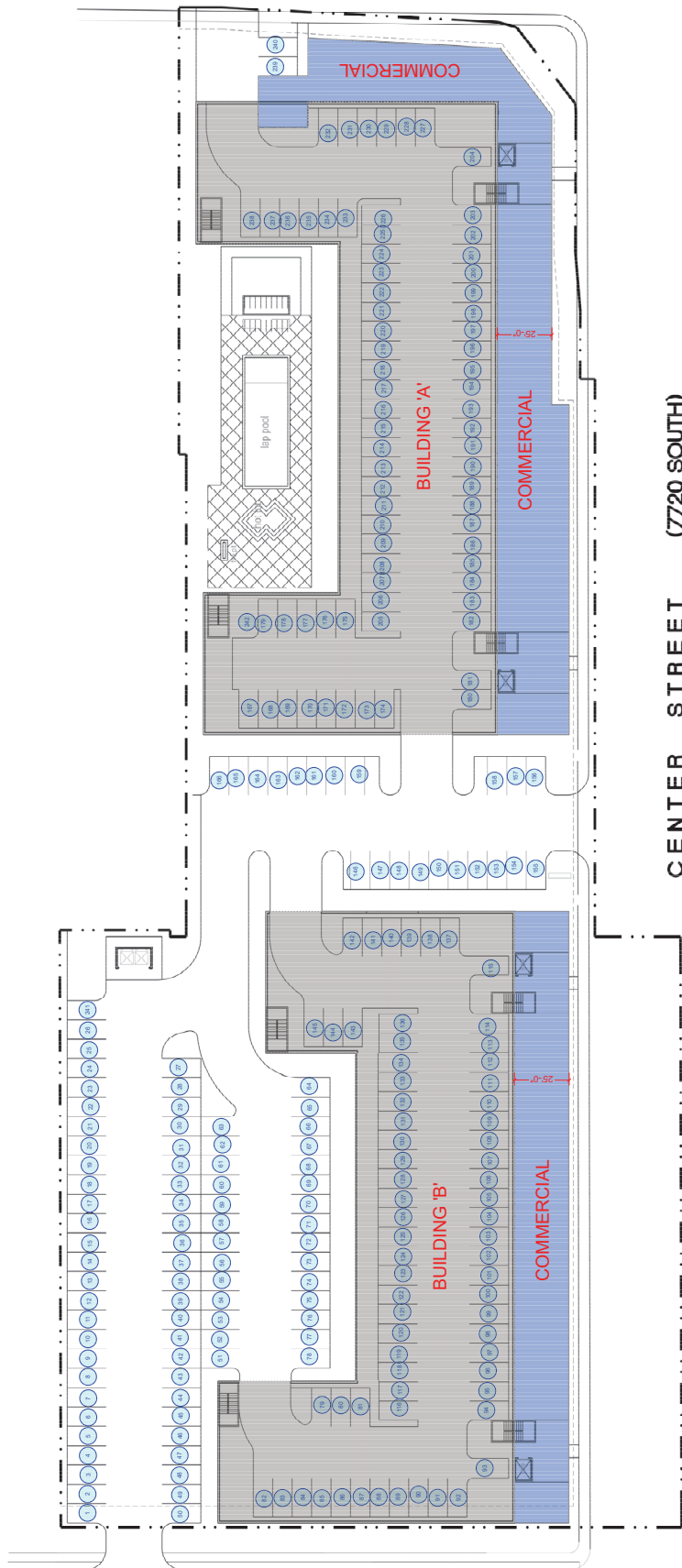
- Based on City Code, local data, and time-of-day parking distributions, it is anticipated that the proposed 242 shared parking stalls will be sufficient to accommodate peak parking demand for the proposed development.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

# APPENDIX A

## Site Plan

STATE STREET



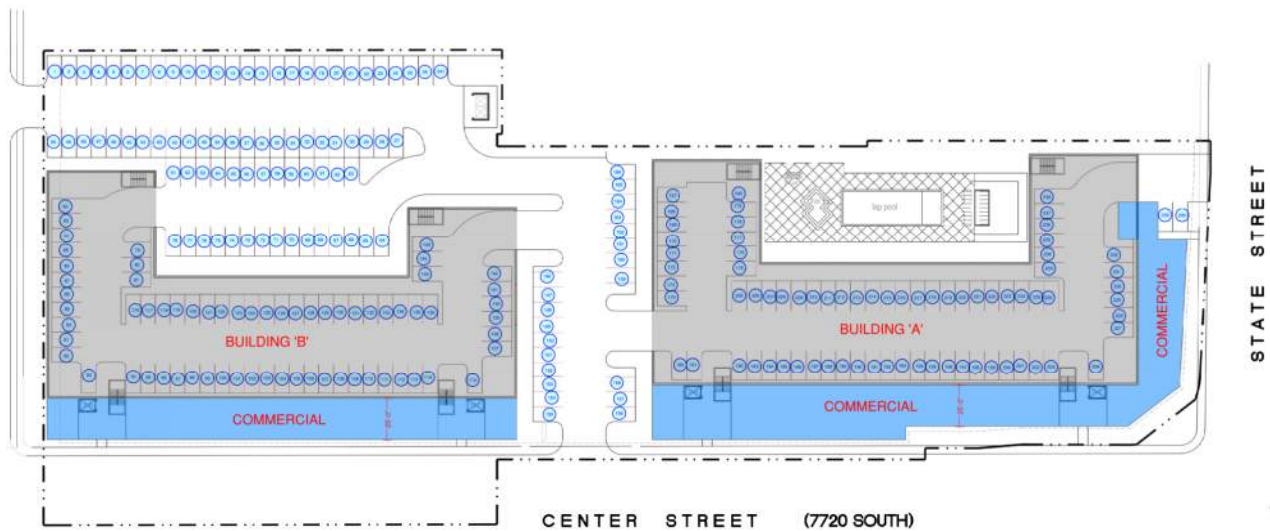
CENTER STREET (7720 SOUTH)

# EXHIBIT C: Traffic Study

---

# JDH Mixed Use

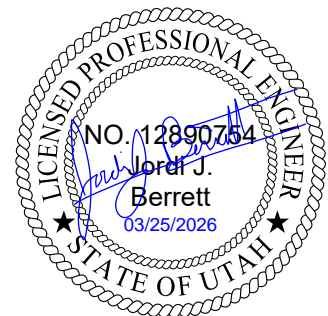
## Traffic Impact Study



## Midvale, Utah

March 25, 2026

UT26-3209



## EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed JDH Mixed Use development located in Midvale, Utah. The development is located on the northwest corner of the Center Street / State Street intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2026) and future (2031) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

**Table ES-1: Peak Hour Level of Service Results**

Intersection		Level of Service							
		Existing (2026)				Future (2031)			
		Background		Plus Project		Background		Plus Project	
		AM	PM	AM	PM	AM	PM	AM	PM
1	Maple Street / Center Street	a	a	a	a	a	a	a	a
2	South Project Access / Center Street	a	a	b	c	b	c	b	c
3	Center Street / State Street	B	C	C	C	C	C	C	C
4	West Access / Maple Street	-	-	a	a	-	-	a	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

Source: Hales Engineering, March 2026

## SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
<ul style="list-style-type: none"> <li>The development will consist of multifamily units and commercial space</li> <li>The project is anticipated to generate approximately 895 weekday daily trips, including 63 trips in the morning peak hour, and 95 trips in the evening peak hour</li> </ul>		
2026	Background	Plus Project
Findings	<ul style="list-style-type: none"> <li>Acceptable LOS</li> <li>500 feet of SB queuing at the Center Street / State Street Intersection</li> </ul>	<ul style="list-style-type: none"> <li>Acceptable LOS</li> <li>600 feet of SB queuing at the Center Street / State Street intersection</li> </ul>
Mitigations	<ul style="list-style-type: none"> <li><b>Center Street / State Street:</b> The following mitigations may be considered:                             <ul style="list-style-type: none"> <li>Add a SB RT pocket with overlap phasing, or</li> <li>Provide a dedicated EB thru lane (replacing the inside RT lane) to replace split phasing. This would require widening on the east approach to align the EB thru movement.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>None additional</li> </ul>

2031	Background	Plus Project
<b>Findings</b>	<ul style="list-style-type: none"> <li>• Acceptable LOS</li> <li>• 600 feet of SB queueing at the Center Street / State Street intersection</li> </ul>	<ul style="list-style-type: none"> <li>• Acceptable LOS</li> <li>• 650 feet of SB queueing at the Center Street / State Street intersection</li> </ul>
<b>Mitigations</b>	<ul style="list-style-type: none"> <li>• None additional</li> </ul>	<ul style="list-style-type: none"> <li>• None additional</li> </ul>

**TABLE OF CONTENTS**

**EXECUTIVE SUMMARY ..... i**

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS ..... i

**TABLE OF CONTENTS ..... iii**

**LIST OF TABLES ..... iv**

**LIST OF FIGURES ..... iv**

**I. INTRODUCTION ..... 1**

A. Purpose ..... 1

B. Scope ..... 2

C. Analysis Methodology ..... 2

D. Level of Service Standards ..... 2

**II. EXISTING (2026) BACKGROUND CONDITIONS..... 4**

A. Purpose ..... 4

B. Roadway System ..... 4

C. Crash Data Summary ..... 4

D. Traffic Volumes ..... 5

E. Level of Service Analysis ..... 6

F. Queuing Analysis ..... 6

G. Mitigation Measures ..... 6

**III. PROJECT CONDITIONS ..... 9**

A. Purpose ..... 9

B. Project Description ..... 9

C. Trip Generation ..... 9

D. Trip Distribution and Assignment ..... 10

E. Access ..... 11

F. Auxiliary Lanes ..... 14

**IV. EXISTING (2026) PLUS PROJECT CONDITIONS ..... 15**

A. Purpose ..... 15

B. Traffic Volumes ..... 15

C. Level of Service Analysis ..... 15

D. Queuing Analysis ..... 15

E. Mitigation Measures ..... 15

**V. FUTURE (2031) BACKGROUND CONDITIONS..... 19**

A. Purpose ..... 19

B. Roadway Network ..... 19

C. Traffic Volumes ..... 19

D. Level of Service Analysis ..... 19

E. Queuing Analysis ..... 19

F. Mitigation Measures ..... 19

**VI. FUTURE (2031) PLUS PROJECT CONDITIONS..... 23**

A. Purpose ..... 23

B. Traffic Volumes ..... 23

C. Level of Service Analysis ..... 23

D. Queuing Analysis ..... 23

E. Mitigation Measures ..... 23

- Appendix A: Project Site Plan**
- Appendix B: Turning Movement Counts**
- Appendix C: LOS Results**
- Appendix D: Queuing Results**
- Appendix E: Crash Data Reports**
- Appendix F: Internal Capture Reduction Spreadsheet**

**LIST OF TABLES**

Table 1: Level of Service Description .....	3
Table 2: Crash Severity by Intersection.....	5
Table 3: Crash Type by Intersection.....	5
Table 4: Existing (2026) Background Peak Hour LOS .....	6
Table 5: Project Land Uses.....	9
Table 6: Trip Reductions.....	10
Table 7: Trip Generation .....	10
Table 8: New Trip Distribution.....	11
Table 9: Pass-by Trip Distribution.....	11
Table 10: Existing (2026) Plus Project Peak Hour LOS .....	18
Table 11: Future (2031) Background Peak Hour LOS .....	22
Table 12: Future (2031) Plus Project Peak Hour LOS .....	26

**LIST OF FIGURES**

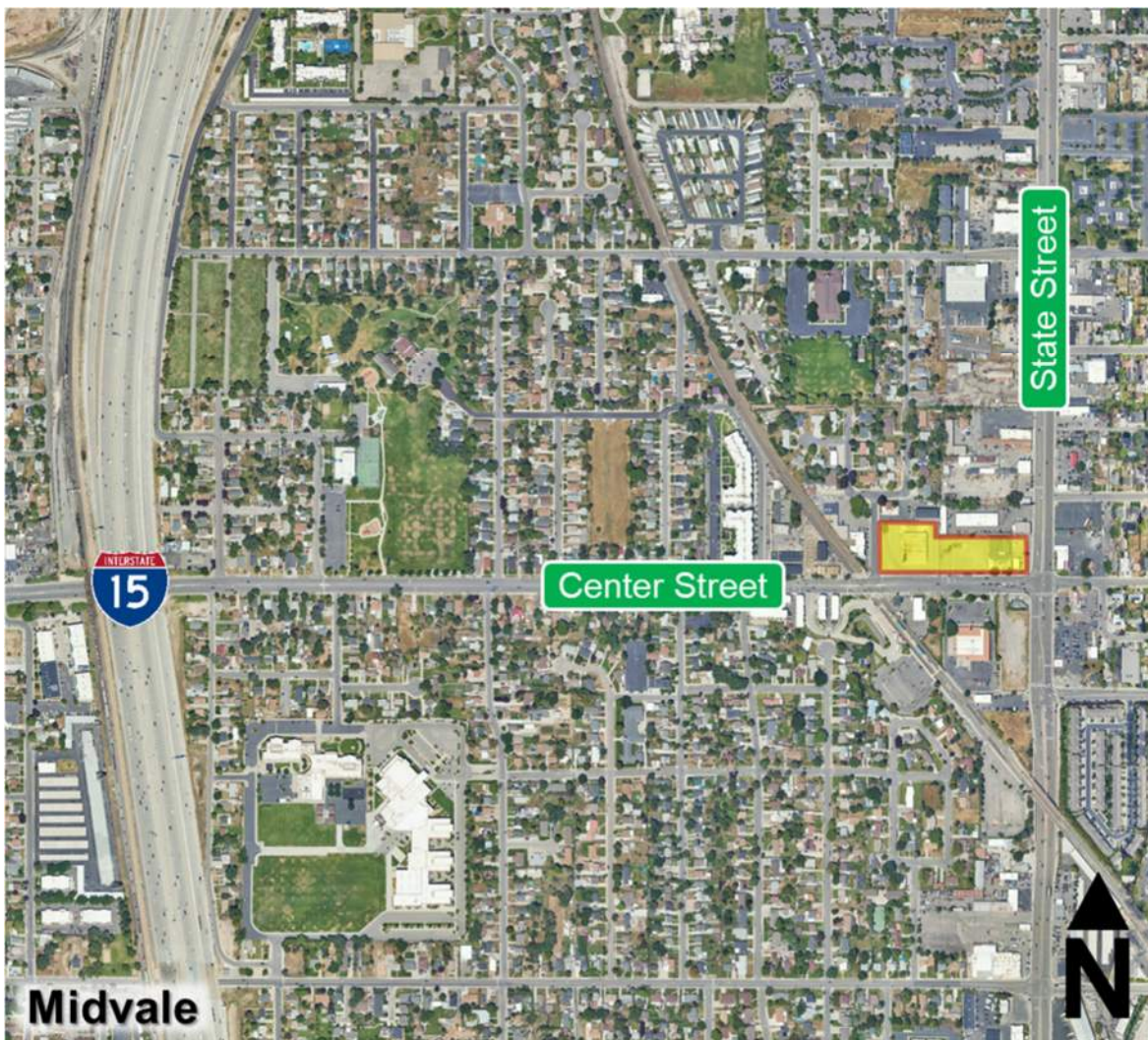
Figure 1: Vicinity map showing the project location in Midvale, Utah .....	1
Figure 2: Existing (2026) background peak hour traffic volumes .....	7
Figure 3: Trip assignment for the peak hours.....	12
Figure 4: Existing (2026) plus project peak hour traffic volumes .....	16
Figure 5: Future (2031) background peak hour traffic volumes .....	20
Figure 6: Future (2031) plus project peak hour traffic volumes.....	24

## I. INTRODUCTION

### A. Purpose

This study addresses the traffic impacts associated with the proposed JDH Mixed Use development located in Midvale, Utah. The proposed project is located on the northwest corner of the Center Street / State Street intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2026) and future (2031) conditions with and without the proposed project and to recommend mitigation measures as needed.



**Figure 1: Vicinity map showing the project location in Midvale, Utah**

## **B. Scope**

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Maple Street / Center Street
- Post Office West Access / Center Street
- Center Street / State Street

## **C. Analysis Methodology**

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual (HCM)*, 7<sup>th</sup> Edition, 2022 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.







Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95<sup>th</sup> percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

Many of the figures in this report are printouts of the Synchro model. These figures are not meant to be a design exhibit for exact lane striping and design, due to the limitations of the Synchro software. Instead, the purpose of these figures is to show assumed peak hour turning movement volumes and the conceptual travel lane configuration of the study roadway network.

## **D. Level of Service Standards**

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

**Table 1: Level of Service Description**

LOS	Description of Traffic Conditions	Average Delay (seconds/vehicle)	
		Signalized Intersections	Unsignalized Intersections
A	 Free Flow / Insignificant Delay	≤ 10	≤ 10
B	 Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C	 Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D	 Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E	 Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F	 Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual (HCM)*, 7<sup>th</sup> Edition, 2022 Methodology (Transportation Research Board)

## **II. EXISTING (2026) BACKGROUND CONDITIONS**

### **A. Purpose**

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

### **B. Roadway System**

The primary roadways that will provide access to the project site are described below:

State Street (SR-89) – is a state-maintained roadway (classified by UDOT access management standards as a “Regional – Priority-urban Importance” facility, or access category 5 roadway). The roadway has three travel lanes in each direction. As identified and controlled by UDOT, this roadway has minimum signalized intersection spacing of one-half mile (2,640 feet), minimum unsignalized street spacing of 660 feet, and minimum driveway spacing of 350 feet. The posted speed limit is 40 mph in the study area.

Center Street – is a city-maintained roadway which is classified by the Midvale Transportation Master Plan (December 2024) as a minor arterial. The roadway has two travel lanes in each direction separated by a two-way left-turn lane (TWLTL) west of the Center Street / State Street intersection. East of the intersection is classified as a local road with one travel lane in each direction. The posted speed limit is 35 mph west of the Center Street / State Street intersection, and 25 mph east of the intersection.

### **C. Crash Data Summary**

Hales Engineering obtained crash data within 250 feet of the study intersections. Five years of crash data were collected between January 1, 2021, and December 31, 2025, and the data is summarized by crash severity in Table 2 and by crash type in Table 3. As shown, there were a total of 73 crashes within the study area. The detailed crash data reports are provided in Appendix E. Due to the use of crash data, this report may be protected by 23 USC 407.

There was 1 suspected serious injury crash reported in the study area. This crash occurred on October 25, 2023, at the Center Street / State Street intersection. The driver who caused the accident was leaving the scene of a domestic violence investigation. They entered the intersection heading westbound, running a red light. They hit a southbound car on the rear driver side, pushing it into northbound lanes. Upon entering oncoming lanes, the victim struck another vehicle, causing the second victim’s vehicle to flip. A juvenile passenger in the overturned vehicle was taken to hospital to treat fractures in their hand. Ultimately, the cause was failure to yield to traffic control devices at the intersection.

**Table 2: Crash Severity by Intersection**

Intersection	Crash Severity					Total Crashes at Intersection
	Fatal	Suspected Serious Injury	Suspected Minor Injury	Possible Injury	Property Damage Only	
Maple Street / Center Street	0	0	2	1	1	4
Post Office West / Center Street	0	0	0	1	5	6
Center Street / State Street	0	1	12	9	41	63
<b>TOTAL</b>	<b>0</b>	<b>1</b>	<b>14</b>	<b>11</b>	<b>47</b>	<b>73</b>

Source: UDOT Numetric AASHTOWare, March 2026

**Table 3: Crash Type by Intersection**

Intersection	Crash Type					Total Crashes at Intersection
	Front to Rear	Single Vehicle	Angle	Sideswipe	Other	
Maple Street / Center Street	2	1	0	1	0	4
Post Office West / Center Street	2	0	1	3	0	6
Center Street / State Street	22	6	21	12	2	63
<b>TOTAL</b>	<b>26</b>	<b>7</b>	<b>22</b>	<b>16</b>	<b>2</b>	<b>73</b>

Source: UDOT Numetric AASHTOWare, March 2026

#### D. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Maple Street / Center Street
- Post Office West / Center Street
- Center Street / State Street

The counts were performed on Thursday, February 26, 2026. The morning peak hour was determined to be between 7:45 and 8:45 a.m., and the evening peak hour was determined to be between 5:00 and 6:00 p.m. The evening peak hour volumes were approximately 33% higher than the morning peak hour volumes. Both the morning and evening peak hour volumes were used in the analysis. Detailed count data are included in Appendix B.

Hales Engineering made seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on SR-89 (State Street), ATR #325). In recent years, traffic volumes in February have been equal to approximately 99% of average traffic volumes. The observed traffic volumes were adjusted accordingly to determine average turning movement counts at the study intersections.

There is a UTA TRAX crossing just west of the Maple Street / Center Street intersection. Crossings were observed every 15 minutes in each direction, therefore crossings every 6-7 minutes were assumed for the purposes of this report.

Figure 2 shows the existing morning and evening peak hour volumes as well as intersection geometry at the study intersections.

**E. Level of Service Analysis**

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning and evening peak hours, as shown in Table 4. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2026) conditions.

**Table 4: Existing (2026) Background Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>	
Description	Control	Morning Peak	Evening Peak
Maple Street / Center Street	SB Stop	a (5.6) / SBR	a (6.7) / SBR
Post Office West / Center Street	NB/SB Stop	a (8.2) / NBL	a (9.7) / NBL
Center Street / State Street	Signal	B (20.0)	C (23.4)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.  
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, March 2026

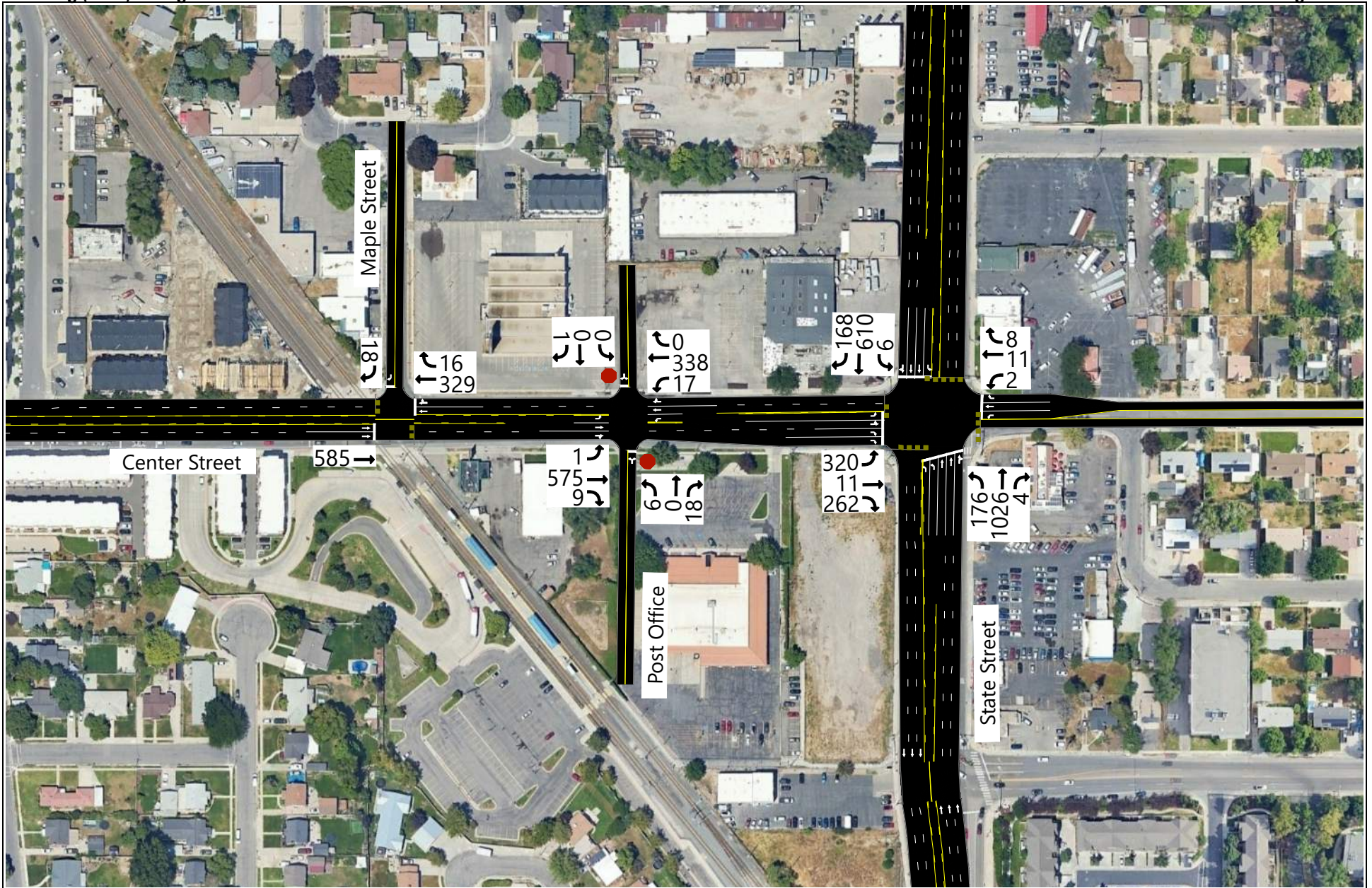
**F. Queuing Analysis**

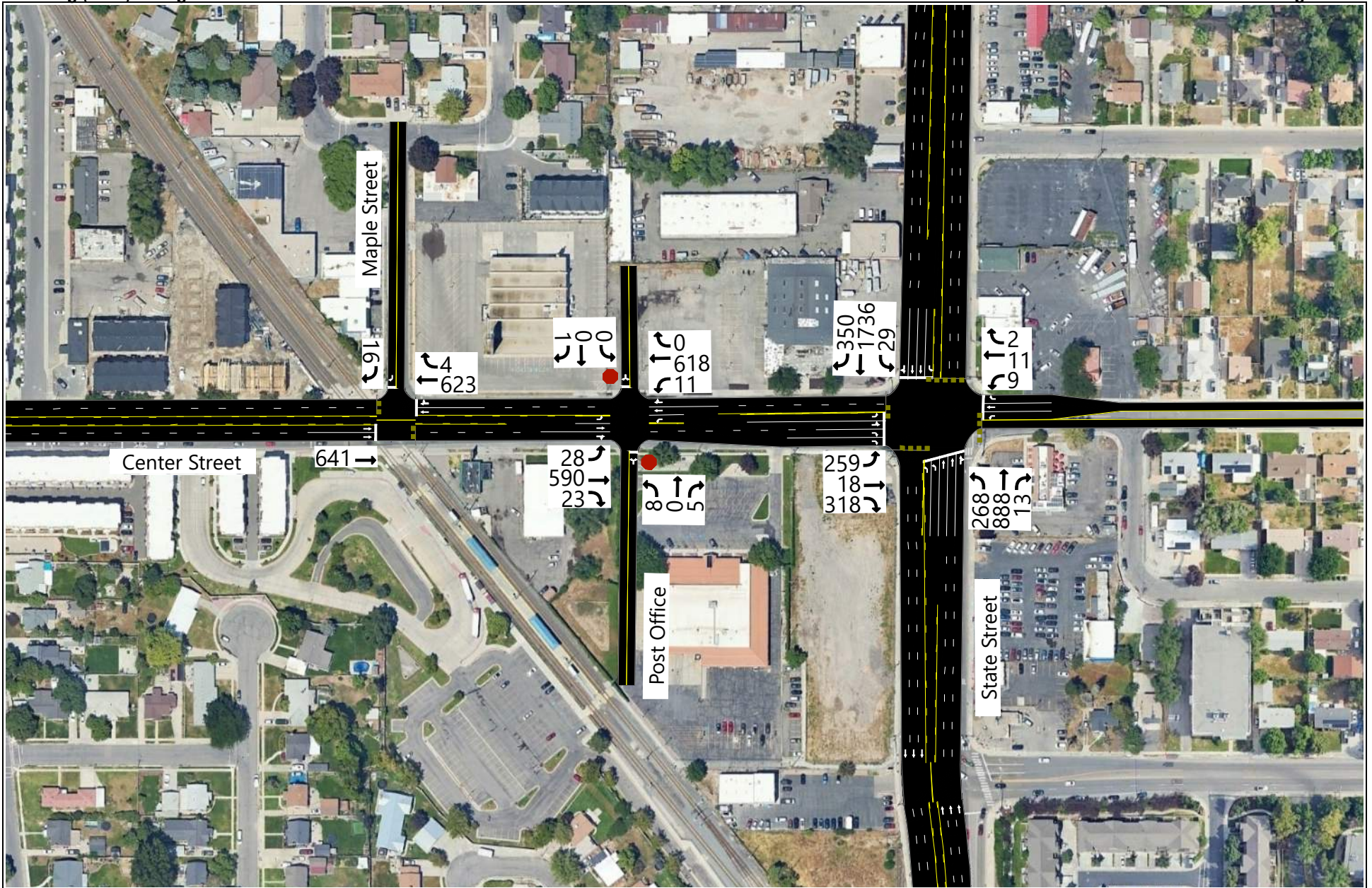
Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. During the evening peak hour, queues of up to 500 feet were observed in the southbound direction at the Center Street / State Street intersection.

**G. Mitigation Measures**

Changes may be considered to the Center Street / State Street intersection to reduce southbound queuing. One option may be to install a southbound right-turn lane with overlap phase. Another option would be to convert the eastbound through/left-turn lane to a true left-turn lane and convert the inside eastbound right-turn lane to a through lane. This would allow the signal to no longer need split phasing but would also require additional widening on the east side of the intersection to align the eastbound through movement.

Because the signal currently operates at an acceptable level of service and these mitigations would be fairly significant and subject to UDOT’s discretion, they were not assumed in the future background or plus project scenarios as a worst-case scenario.





### III. PROJECT CONDITIONS

#### A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

#### B. Project Description

The proposed JDH Mixed Use development is located on the northwest corner of the Center Street / State Street intersection. The development will consist of multifamily housing with commercial space below. There will be approximately 18,000 square feet of commercial space, however approximately 10,000 square feet of that space will be used for residential amenities. The remaining space will be leased. A concept plan for the proposed development is provided in Appendix A. The proposed land use for the development has been identified in Table 5.

**Table 5: Project Land Uses**

Land Use	Intensity
Multifamily Housing (Low-Rise), Close to Rail Transit	144 Units
Strip Retail Plaza	8 KSF

#### C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 12<sup>th</sup> Edition, 2025. Trip reductions for pass-by trips and internal capture were estimated and applied to the project.

Pass-by trips are trips already on the road that visit the site before continuing the original route. Hales Engineering referenced average ITE pass-by rates and assumed lower percentages to be conservative in the analysis, as shown in Table 6.

Internal capture trips are trips that stay within the development due to a mix of land uses instead of entering or exiting the site externally. Hales Engineering estimated internal capture based on ITE's Internal Trip Capture Estimation Tool and assumed lower percentages to be conservative in the analysis, as shown in Table 6. Printouts of the internal capture results from the tool are provided in Appendix F.

**Table 6: Trip Reductions**

Time Period	Land Use	Pass-by		Internal Capture	
		ITE	Assumed	ITE	Assumed
Daily	Multifamily Housing (Low-Rise)	-	-	-	5%
	Strip Retail Plaza	40%	40%		
Morning	Multifamily Housing (Low-Rise)	-	-	0%	0%
	Strip Retail Plaza	40%	40%		
Evening	Multifamily Housing (Low-Rise)	-	-	19%	10%
	Strip Retail Plaza	40%	40%		

Trip generation for the proposed project is included in Table 7. The total trip generation for the development is as follows:

- Daily Trips: 895
- Morning Peak Hour Trips: 63
- Evening Peak Hour Trips: 95

**Table 7: Trip Generation**

Trip Generation Midvale - JDH MXD TIS													
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation					Reductions		New Trips			
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total	
<b>Weekday Daily</b>													
Multifamily Housing (Low-Rise), Close to Rail Transit	144	DU	680	50%	50%	340	340	5%	0%	323	323	646	
Strip Retail Plaza, <40k (822)	8	KSF	436	50%	50%	218	218	5%	40%	125	124	249	
<b>TOTAL</b>			<b>1,116</b>			<b>558</b>	<b>558</b>			<b>448</b>	<b>447</b>	<b>895</b>	
<b>AM Peak Hour</b>													
Multifamily Housing (Low-Rise), Close to Rail Transit	144	DU	44	22%	71%	10	34	0%	0%	10	34	44	
Strip Retail Plaza, <40k (822)	8	KSF	32	55%	45%	18	14	0%	40%	11	8	19	
<b>TOTAL</b>			<b>76</b>			<b>28</b>	<b>48</b>			<b>21</b>	<b>42</b>	<b>63</b>	
<b>PM Peak Hour</b>													
Multifamily Housing (Low-Rise), Close to Rail Transit	144	DU	66	59%	41%	39	27	10%	0%	35	24	59	
Strip Retail Plaza, <40k (822)	8	KSF	66	50%	50%	33	33	10%	40%	18	18	36	
<b>TOTAL</b>			<b>132</b>			<b>72</b>	<b>60</b>			<b>53</b>	<b>42</b>	<b>95</b>	

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 12th Edition, 2025.  
SOURCE: Hales Engineering, March 2026

**D. Trip Distribution and Assignment**

Trip distribution percentages for new trips were based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection were also used to establish these distribution percentages, especially near the site. The assumed distribution of new trips during the morning and evening peak hour is shown in Table 8.

Trip distribution percentages for pass-by trips were calculated based on the existing directional traffic on the major roads near the project, as summarized in Table 9.

**Table 8: New Trip Distribution**

Direction	% To/From Project
North	45%
South	25%
East	5%
West	25%

**Table 9: Pass-by Trip Distribution**

Direction	%	
	AM	PM
Eastbound	60%	50%
Westbound	40%	50%

These trip distribution assumptions were used to assign the morning and evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

**E. Access**

The proposed access for the site will be gained at the following locations:

State Street:

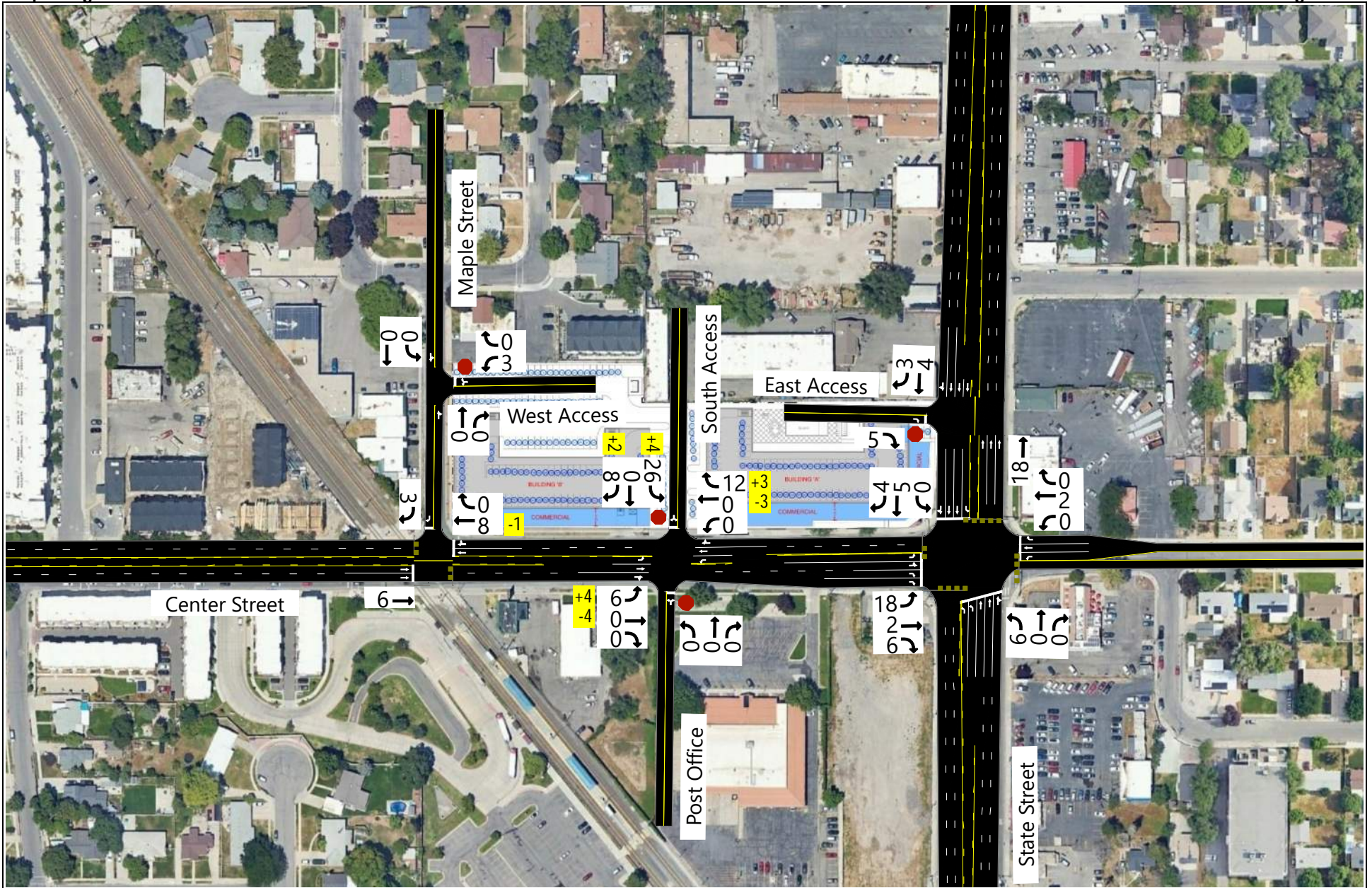
- The project east access will be located approximately 140 feet north of the Center Street / State Street intersection. It will access the project on the west side of State Street. It is anticipated that the access will be stop-controlled, right-in right-out only. This access does not meet UDOT’s access spacing requirements and may require a variance request.

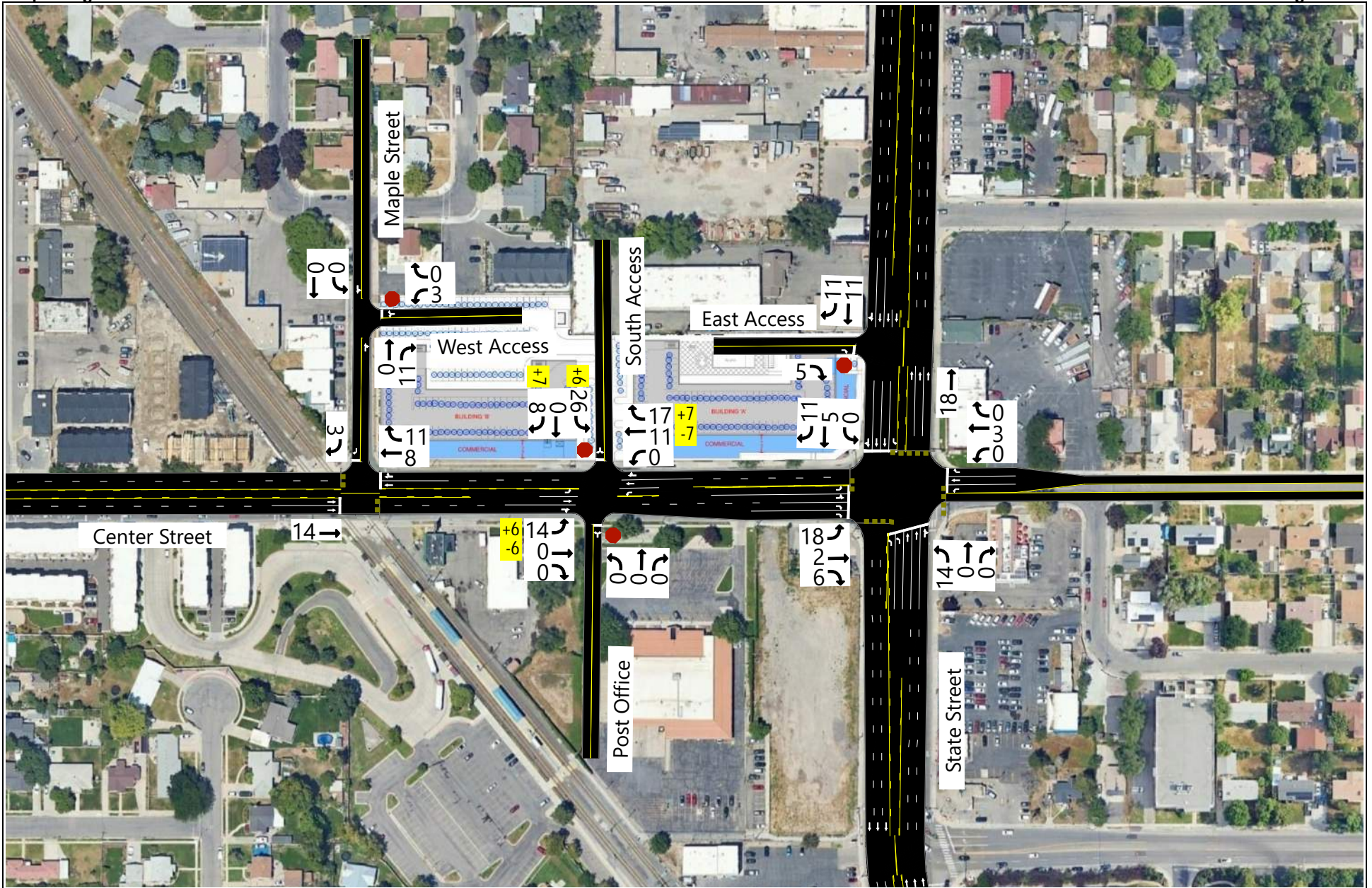
Center Street:

- The project south access will be located approximately 350 feet west of the Center Street / State Street intersection. It will access the project on the north side of Center Street. It is anticipated that the access will be stop-controlled. The proposed access location is at a negative offset with the Post Office West Access. It is recommended that the accesses be aligned, if possible, to avoid inbound left-turn conflicts.

Maple Street:

- The project west access will be located approximately 215 feet north of the Maple Street / Center Street intersection. It will access the project on the east side of Maple Street. It is anticipated that the access will be stop-controlled.





## **F. Auxiliary Lanes**

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area.

UDOT Administrative Rule R930-6 outlines minimum peak hour turn volumes to warrant auxiliary lanes on UDOT roadways. The following are the minimum requirements for these lanes on SR-89:

- Left-turn Deceleration (Ingress): 10 left-turn vehicles per hour
- Left-turn Acceleration (Egress): Is there a safety benefit?
- Right-turn Deceleration (Ingress): 25 right-turn vehicles per hour
- Right-turn Acceleration (Egress): 50 right-turn vehicles per hour

Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended.

## **IV. EXISTING (2026) PLUS PROJECT CONDITIONS**

### **A. Purpose**

The purpose of the existing (2026) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

### **B. Traffic Volumes**

Hales Engineering added the project trips discussed in Chapter III to the existing (2026) background traffic volumes to predict turning movement volumes for existing (2026) plus project conditions. Existing (2026) plus project morning and evening peak hour turning movement volumes are shown in Figure 4.

### **C. Level of Service Analysis**

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours with project traffic added, as shown in Table 10.

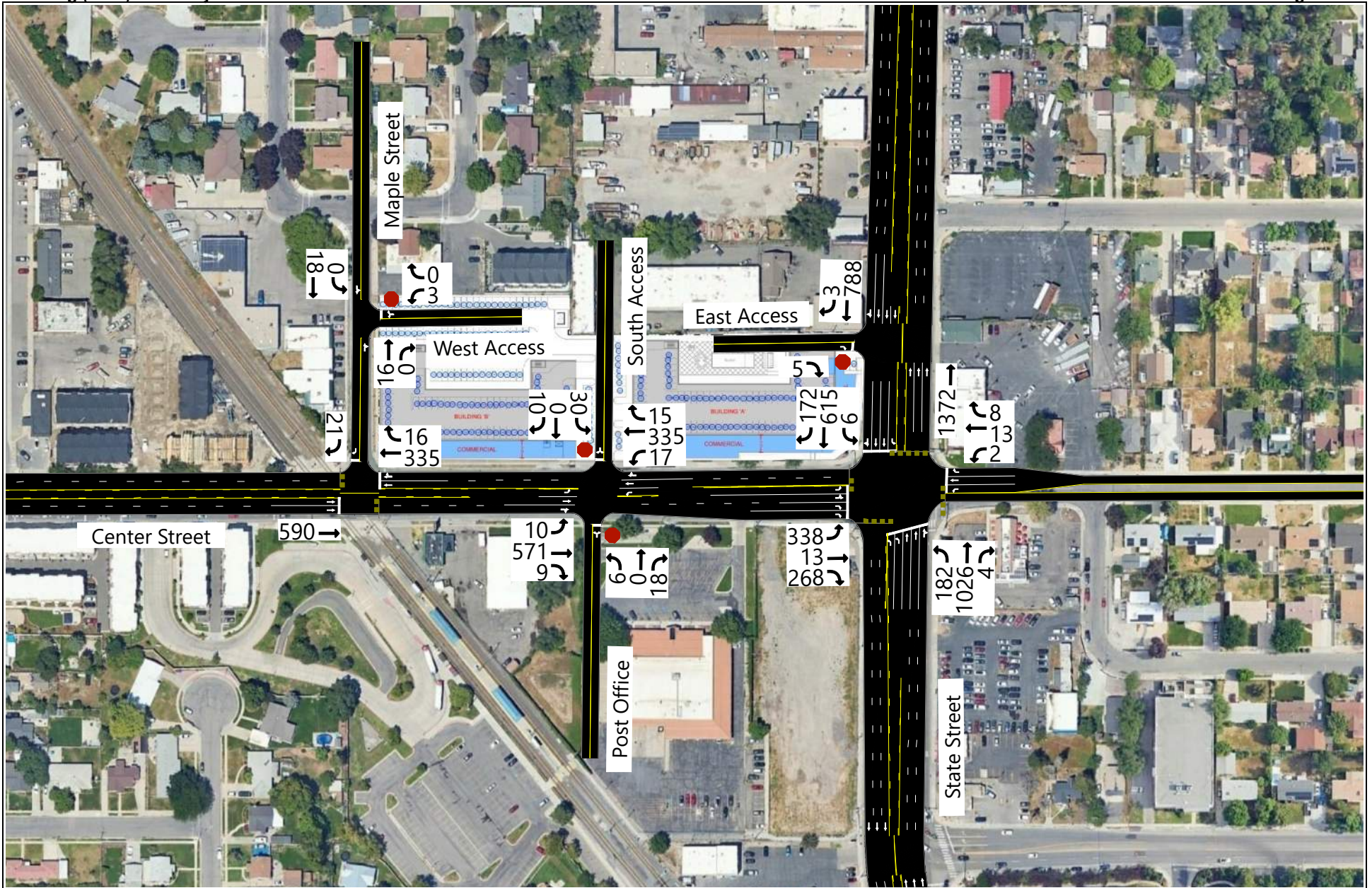
### **D. Queuing Analysis**

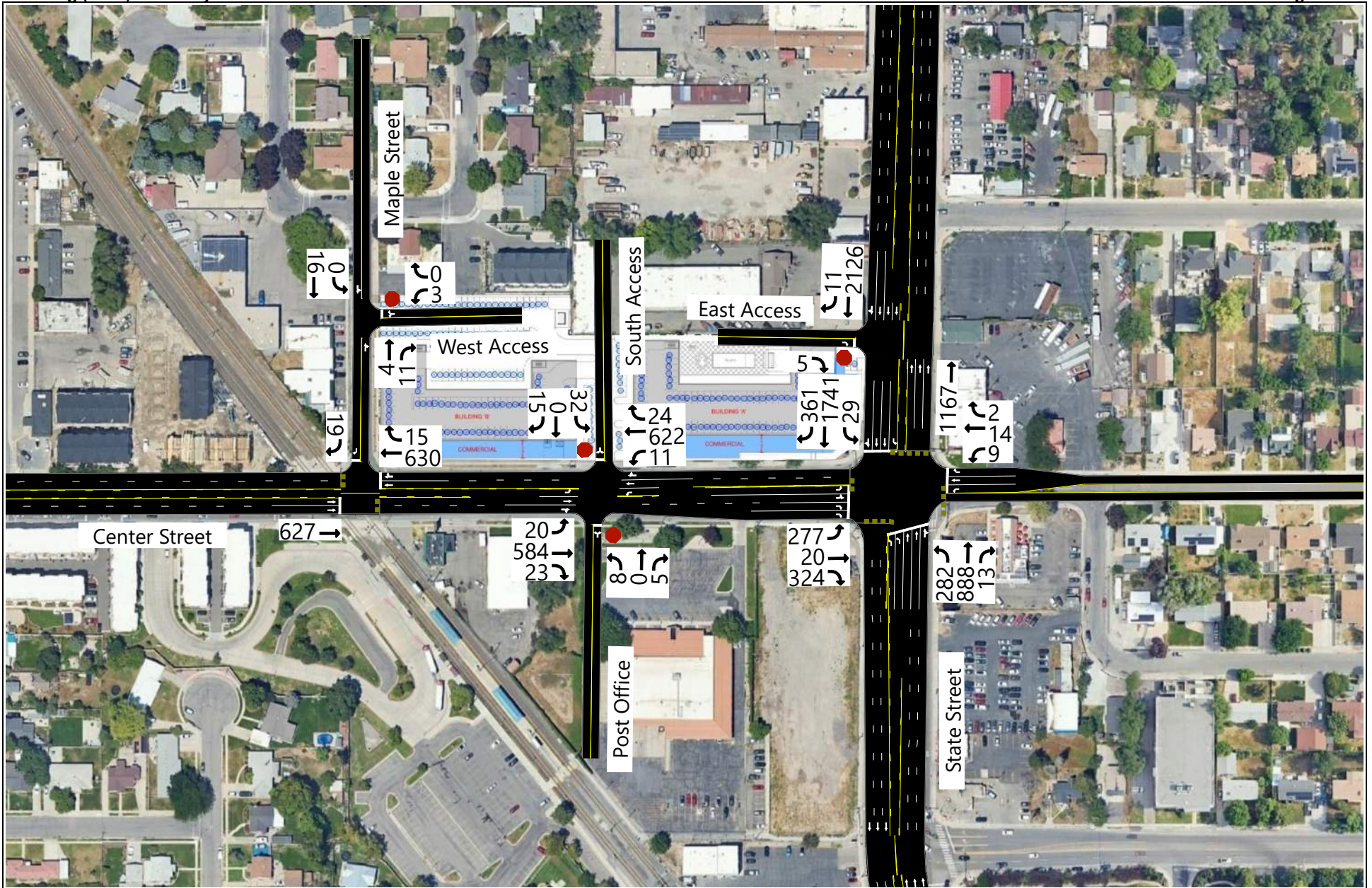
Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. Significant 95<sup>th</sup> percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Center Street / State Street:
  - Southbound: 600 feet (PM)

### **E. Mitigation Measures**

No additional mitigation measures are recommended.





**Table 10: Existing (2026) Plus Project Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>	
Description	Control	Morning Peak	Evening Peak
Maple Street / Center Street	SB Stop	a (5.7) / SBR	a (7.3) / SBR
South Project Access / Center Street	NB/SB Stop	b (10.2) / SBL	b (15.0) / SBL
Center Street / State Street	Signal	C (20.7)	C (24.7)
West Access / Maple Street	WB Stop	a (4.3) / WBL	a (5.1) / WBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.  
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, March 2026

## **V. FUTURE (2031) BACKGROUND CONDITIONS**

### **A. Purpose**

The purpose of the future (2031) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

### **B. Roadway Network**

According to the Wasatch Front Regional Council (WFRC) / Mountainland Association of Governments (MAG) Regional Transportation Plan, there are no projects planned before 2031 in the study area. Therefore, no changes were made to the roadway network for the future (2031) analysis.

### **C. Traffic Volumes**

Hales Engineering obtained future (2031) forecasted volumes from the WFRC / Mountainland Association of Governments (MAG) travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 and 765 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2031) morning and evening peak hour turning movement volumes are shown in Figure 5.

### **D. Level of Service Analysis**

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2031) background conditions, as shown in Table 11. These results serve as a baseline condition for the impact analysis of the proposed development for future (2031) conditions.

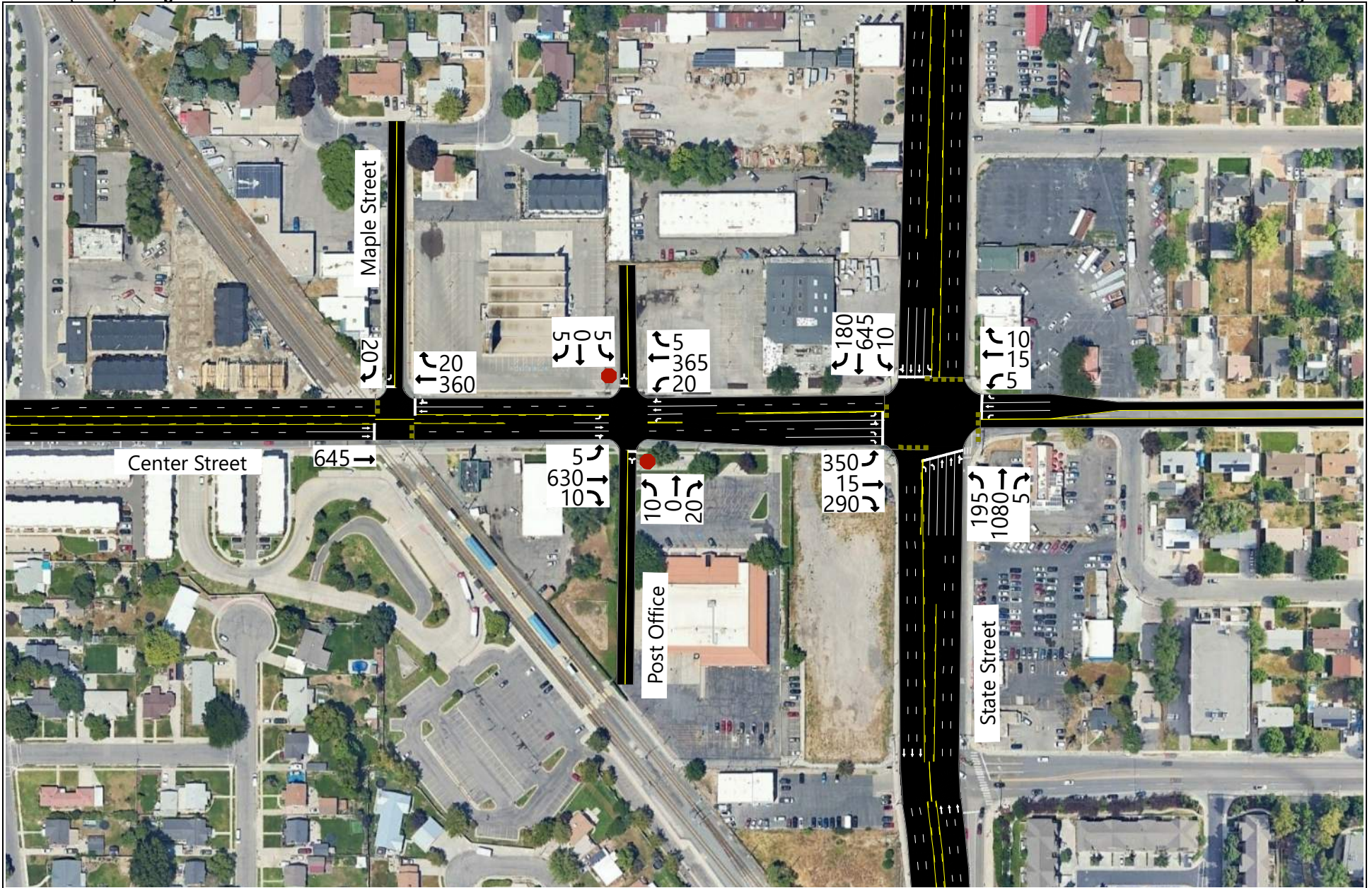
### **E. Queuing Analysis**

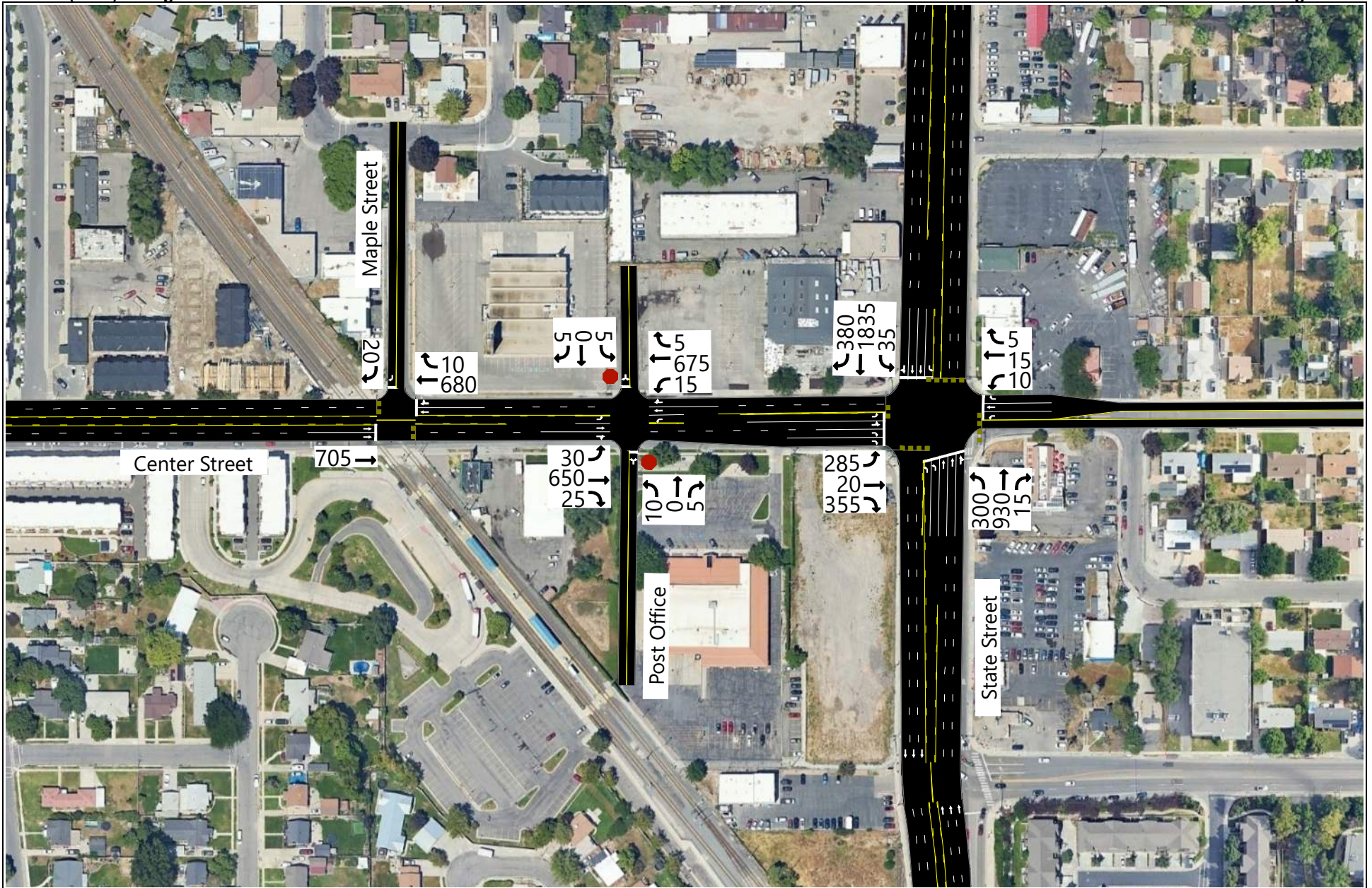
Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. Significant 95<sup>th</sup> percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Center Street / State Street:
  - Southbound: 600 feet (PM)

### **F. Mitigation Measures**

No additional mitigation measures are recommended.





**Table 11: Future (2031) Background Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>	
Description	Control	Morning Peak	Evening Peak
Maple Street / Center Street	SB Stop	a (5.7) / SBR	a (6.6) / SBR
Post Office West / Center Street	NB/SB Stop	b (11.6) / NBL	c (18.1) / SBL
Center Street / State Street	Signal	C (21.3)	C (26.6)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.  
 2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, March 2026

## **VI. FUTURE (2031) PLUS PROJECT CONDITIONS**

### **A. Purpose**

The purpose of the future (2031) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

### **B. Traffic Volumes**

Hales Engineering added the project trips discussed in Chapter III to the future (2031) background traffic volumes to predict turning movement volumes for future (2031) plus project conditions. Future (2031) plus project morning and evening peak hour turning movement volumes are shown in Figure 6.

### **C. Level of Service Analysis**

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2031) plus project conditions, as shown in Table 12.

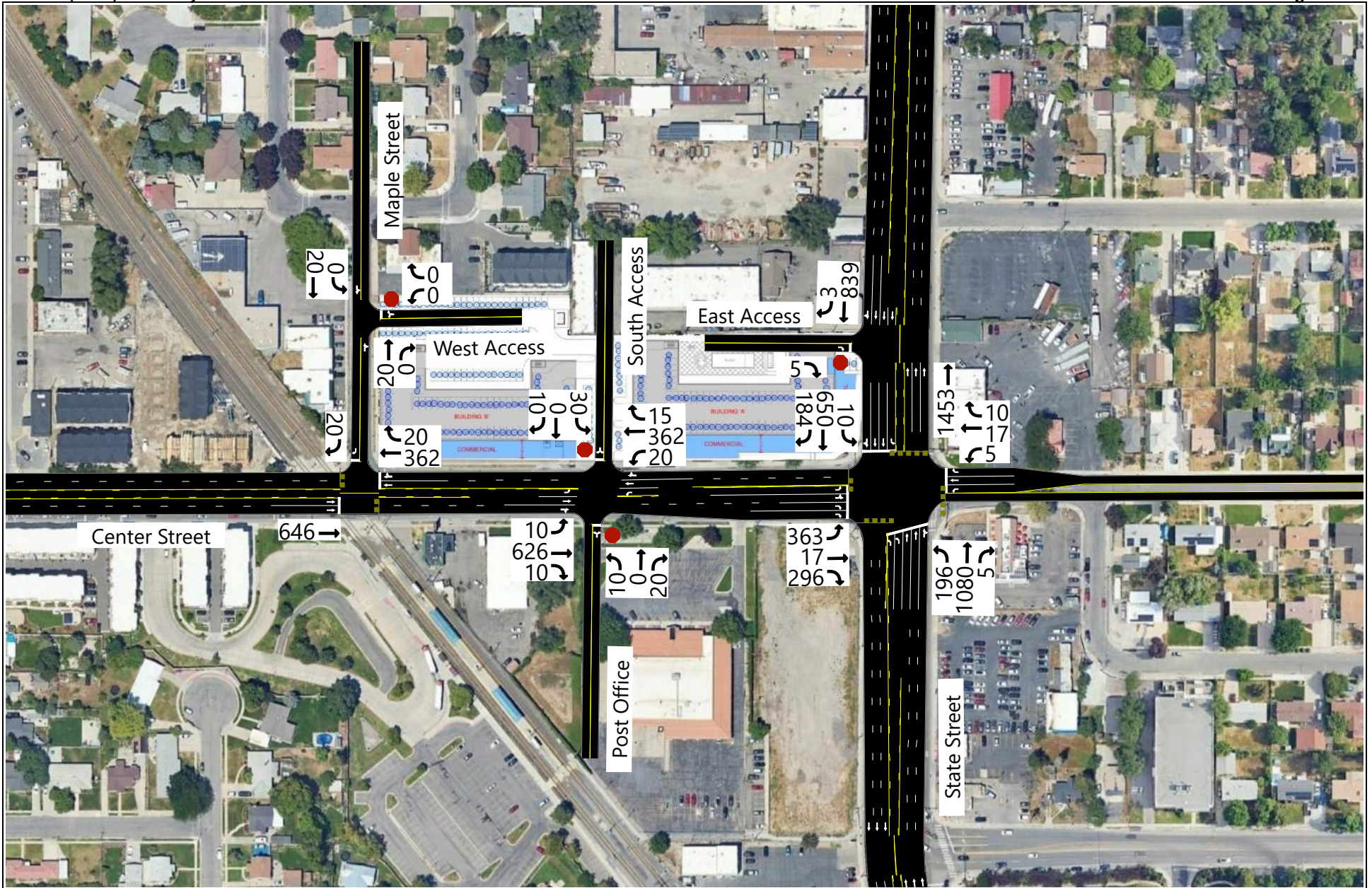
### **D. Queuing Analysis**

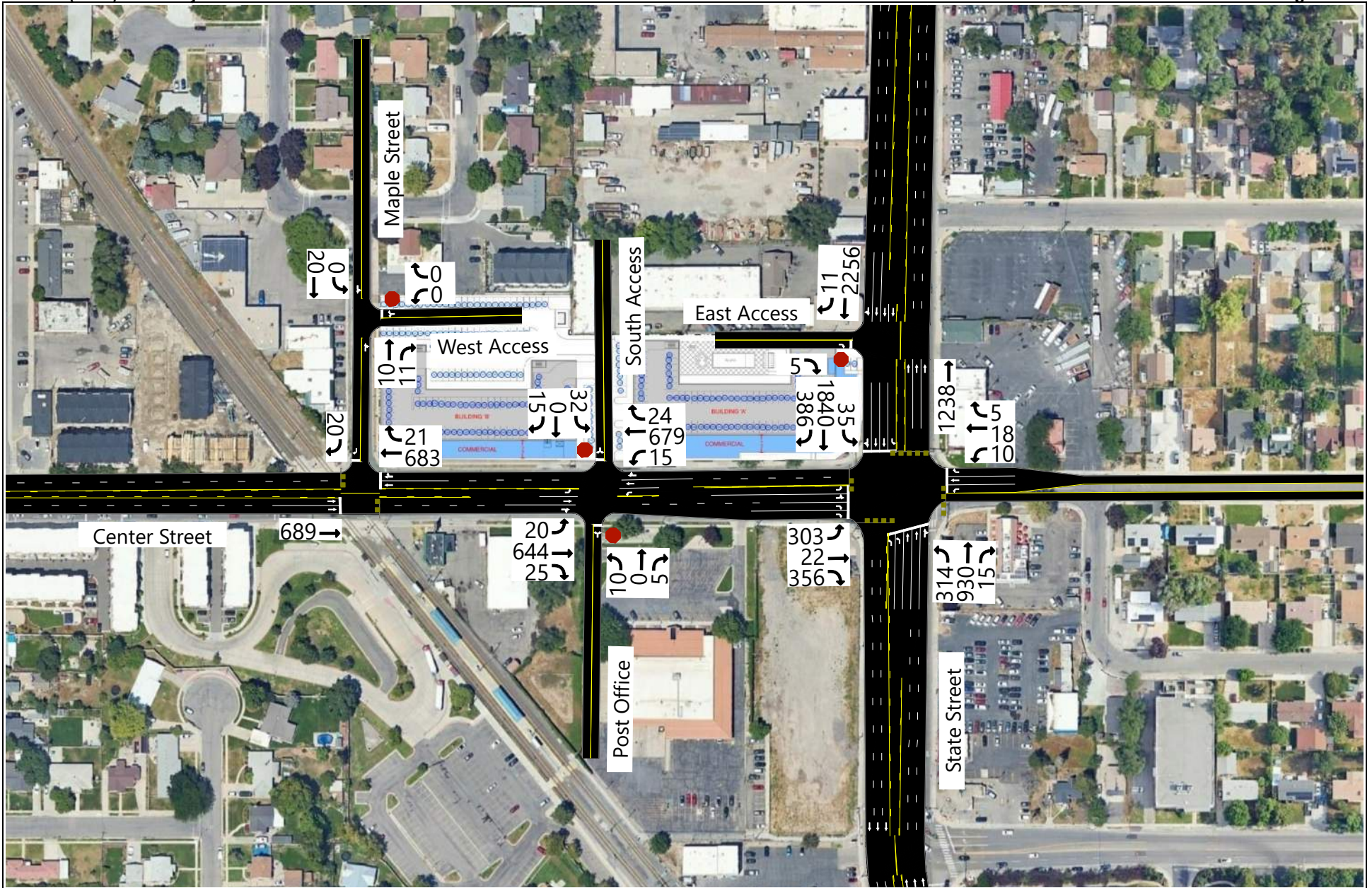
Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. Significant 95<sup>th</sup> percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Center Street / State Street:
  - Southbound: 650 feet (PM)

### **E. Mitigation Measures**

No additional mitigation measures are recommended.





**Table 12: Future (2031) Plus Project Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>	
Description	Control	Morning Peak	Evening Peak
Maple Street / Center Street	SB Stop	a (6.0) / SBR	a (7.8) / SBR
South Project Access / Center Street	NB/SB Stop	b (12.0) / SBL	c (16.3) / SBL
Center Street / State Street	Signal	C (21.7)	C (28.0)
West Access / Maple Street	WB Stop	a (0.1) / NBT	a (0.2) / NBT

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.  
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

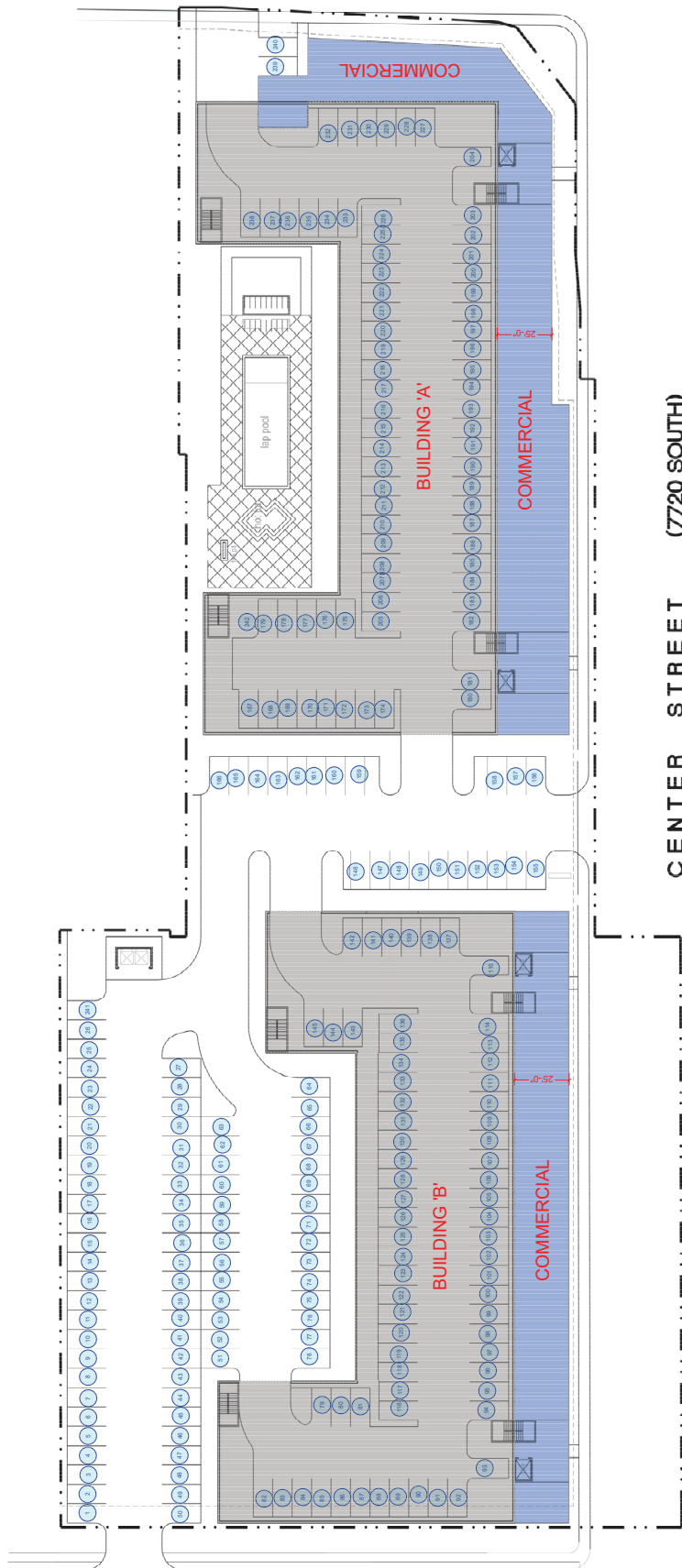
Source: Hales Engineering, March 2026

# APPENDIX A

## Site Plan

---

STATE STREET



CENTER STREET (7720 SOUTH)

# **APPENDIX B**

## Turning Movement Counts

---

<b>All Vehicles</b>	<b>All</b>	SBP	SBR	SBT	SBL	SBU				
		0	34	0	0	0				
	EBU	0					14	WBP		
	EBL	0					34	WBR		
	EBT	1,100	Vehicles		3,034	1,866	WBT			
	EBR	0	% Trucks		N/A	0	WBL			
	EBP	12					0	WBU		
		0	0	0	0	0				
		NBU	NBL	NBT	NBR	NBP				
	<b>AM Peak Hour</b>	SBP	SBR	SBT	SBL	SBU				
		0	11	0	0	0				
	EBU	0					1	WBP		
	EBL	0					16	WBR		
	EBT	615	Vehicles		1,000	358	WBT			
	EBR	0	PHF		0.88	0	WBL			
EBP	0	% Trucks		N/A	0	WBU				
	0	0	0	0	0					
	NBU	NBL	NBT	NBR	NBP					

<b>Highest Peak Hour</b>	SBP	SBR	SBT	SBL	SBU				
	0	11	0	0	0				
EBU	0					1	WBP		
EBL	0					16	WBR		
EBT	615	Vehicles		1,000	358	WBT			
EBR	0	PHF		0.88	0	WBL			
EBP	0	% Trucks		N/A	0	WBU			
	0	0	0	0	0				
	NBU	NBL	NBT	NBR	NBP				

<b>PM Peak Hour</b>	SBP	SBR	SBT	SBL	SBU				
	0	11	0	0	0				
EBU	0					5	WBP		
EBL	0					4	WBR		
EBT	0	Vehicles		665	650	WBT			
EBR	0	PHF		0.86	0	WBL			
EBP	0	% Trucks		N/A	0	WBU			
	0	0	0	0	0				
	NBU	NBL	NBT	NBR	NBP				

Time	Northbound					Southbound					Eastbound					Westbound					
	U-T	LT	TH	RT	Ped	U-T	LT	TH	RT	Ped	U-T	LT	TH	RT	Ped	U-T	LT	TH	RT	Ped	
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	2	0	0	0	79	0	1	0	0	49	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	126	0	0	0	0	91	2	1	0	0
7:30 AM	0	0	0	0	0	0	0	0	1	0	0	164	0	0	0	0	117	3	1	0	0
7:45 AM	0	0	0	0	0	0	0	0	4	0	0	170	0	0	0	0	92	4	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	5	0	0	116	0	0	0	0	82	6	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	1	0	0	165	0	0	0	0	67	3	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	3	0	0	129	0	0	0	0	97	2	1	0	0
8:45 AM	0	0	0	0	0	0	0	0	2	0	0	151	0	0	0	0	82	1	1	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Vehicle Total			Time
15-Min	Hour	PHF	
-	-	-	12:00 AM
-	-	-	12:15 AM
-	-	-	12:30 AM
-	-	-	12:45 AM
-	-	-	1:00 AM
-	-	-	1:15 AM
-	-	-	1:30 AM
-	-	-	1:45 AM
-	-	-	2:00 AM
-	-	-	2:15 AM
-	-	-	2:30 AM
-	-	-	2:45 AM
-	-	-	3:00 AM
-	-	-	3:15 AM
-	-	-	3:30 AM
-	-	-	3:45 AM
-	-	-	4:00 AM
-	-	-	4:15 AM
-	-	-	4:30 AM
-	-	-	4:45 AM
-	-	-	5:00 AM
-	-	-	5:15 AM
-	-	-	5:30 AM
-	-	-	5:45 AM
-	-	-	6:00 AM
-	130	0.25	6:15 AM
-	349	0.40	6:30 AM
-	634	0.56	6:45 AM
130	904	0.79	7:00 AM
219	983	0.86	7:15 AM
285	1000	0.88	7:30 AM
270	946	0.88	7:45 AM
209	912	0.97	8:00 AM
236	703	0.74	8:15 AM
231	467	0.49	8:30 AM
236	236	0.25	8:45 AM
-	-	-	9:00 AM
-	-	-	9:15 AM
-	-	-	9:30 AM
-	-	-	9:45 AM
-	-	-	10:00 AM
-	-	-	10:15 AM
-	-	-	10:30 AM
-	-	-	10:45 AM
-	-	-	11:00 AM
-	-	-	11:15 AM
-	-	-	11:30 AM



### Intersection Turning Movement Summary

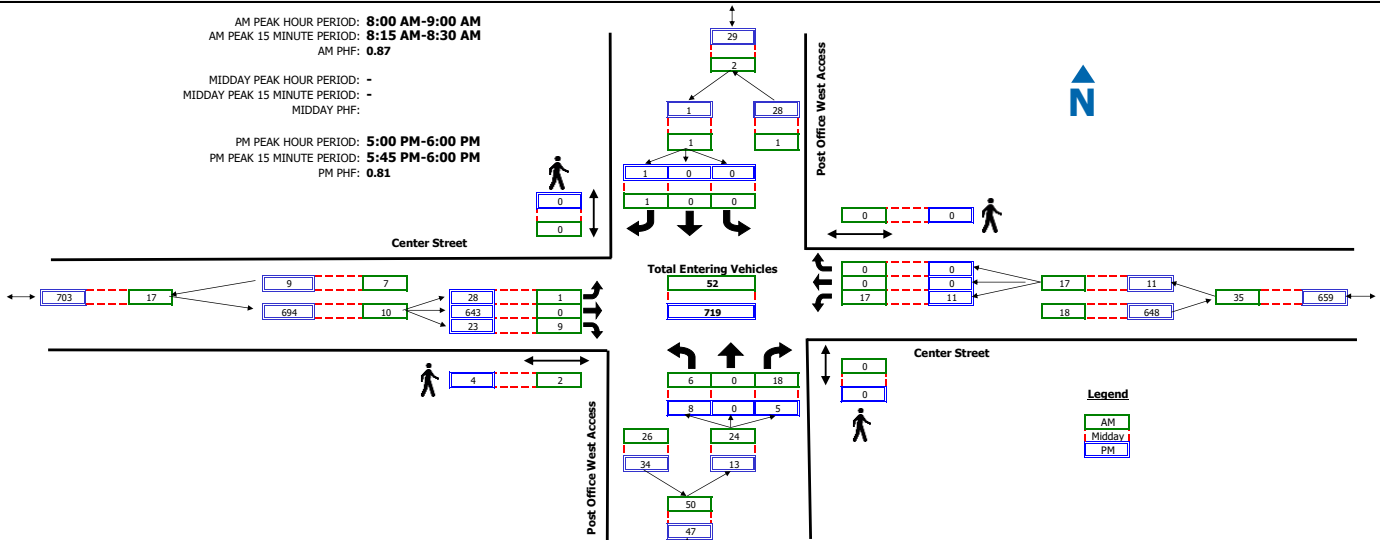
**Intersection:** Post Office West Access / Center Street  
**North/South Road:** Post Office West Access  
**East/West Road:** Center Street  
**Jurisdiction:** Midvale  
**Project Title:** Midvale JDH MXD TIS & PS  
**Project No:** UT26-3209  
**Weather:** Clear

**Date:** 2-26-26, Thu  
**Day of Week Adjustment:** 100.0%  
**Month of Year Adjustment:** 100.0%  
**Adjustment Station #:** 0  
**Growth Rate:** 0.0%  
**Number of Years:** 0

AM PEAK HOUR PERIOD: **8:00 AM-9:00 AM**  
 AM PEAK 15 MINUTE PERIOD: **8:15 AM-8:30 AM**  
 AM PHF: **0.87**

MIDDAY PEAK HOUR PERIOD: -  
 MIDDAY PEAK 15 MINUTE PERIOD: -  
 MIDDAY PHF: -

PM PEAK HOUR PERIOD: **5:00 PM-6:00 PM**  
 PM PEAK 15 MINUTE PERIOD: **5:45 PM-6:00 PM**  
 PM PHF: **0.81**



COUNT SUMMARY	Post Office West Access Northbound				Post Office West Access Southbound				Center Street Eastbound				Center Street Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
<b>AM PERIOD COUNTS</b>																	
<b>Period</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>TOTAL</b>
7:00 - 7:15	0	0	0	0	0	1	0	0	0	0	6	0	3	0	0	0	10
7:15 - 7:30	0	0	2	0	0	0	0	0	0	0	0	0	2	0	0	0	4
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	1	0	3	0	0	0	4
7:45 - 8:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:00 - 8:15	1	0	4	0	0	0	0	0	0	0	2	1	4	0	0	0	11
8:15 - 8:30	1	0	7	0	0	0	0	0	0	0	3	1	4	0	0	0	15
8:30 - 8:45	2	0	4	0	0	0	0	0	0	0	2	0	4	0	0	0	12
8:45 - 9:00	2	0	3	0	0	0	0	1	0	0	2	0	5	0	0	0	14
<b>MIDDAY PERIOD COUNTS</b>																	
<b>Period</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>TOTAL</b>
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>PM PERIOD COUNTS</b>																	
<b>Period</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>TOTAL</b>
16:00 - 16:15	3	0	0	0	0	0	1	0	18	102	9	5	12	1	1	0	147
16:15 - 16:30	5	0	3	0	0	0	0	0	22	146	10	0	12	0	1	2	199
16:30 - 16:45	1	0	4	0	1	0	1	0	13	153	9	3	11	0	1	0	194
16:45 - 17:00	1	0	5	0	1	0	1	0	6	130	8	0	3	0	1	0	156
17:00 - 17:15	0	0	2	0	0	0	0	0	5	124	7	1	5	0	0	0	143
17:15 - 17:30	4	0	2	0	0	0	1	0	9	164	9	1	3	0	0	0	192
17:30 - 17:45	2	0	1	0	0	0	0	0	8	143	6	1	3	0	0	0	163
17:45 - 18:00	2	0	0	0	0	0	0	0	6	212	1	1	0	0	0	0	221

**Intersection Turning Movement Summary**

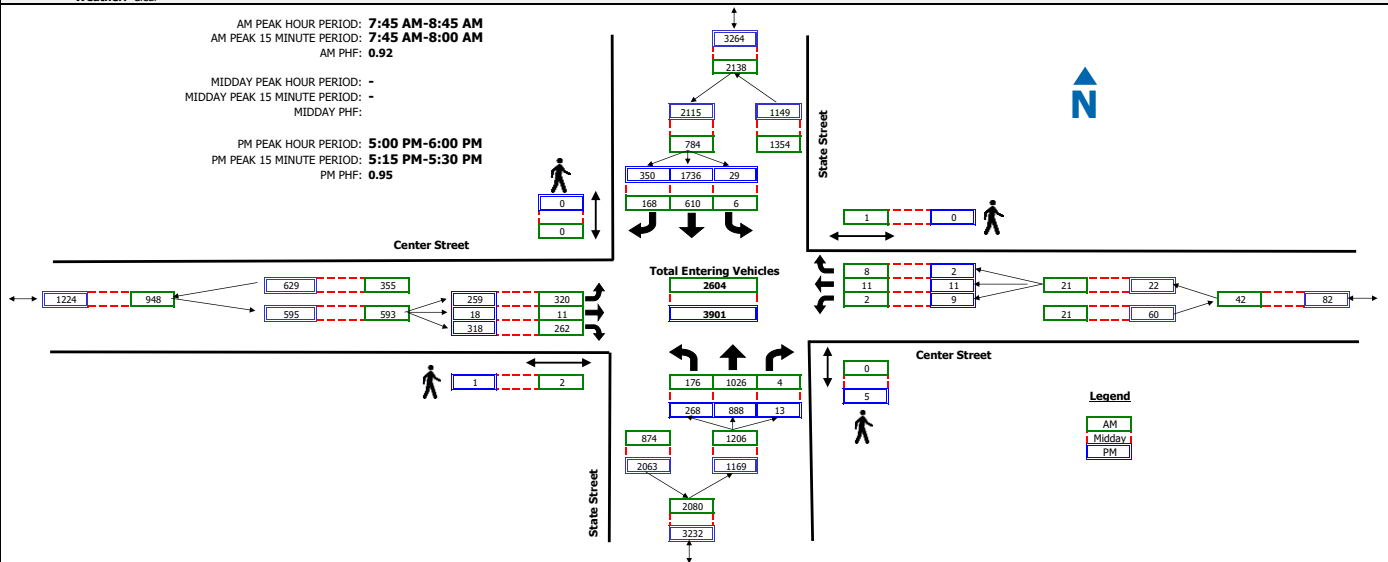
**Intersection:** State Street / Center Street  
**North/South Road:** State Street  
**East/West Road:** Center Street  
**Jurisdiction:** Midvale  
**Project Title:** Midvale JDH MXD TIS & PS  
**Project No:** UT26-3209  
**Weather:** Clear

**Date:** 2-26-26, Thu  
**Day of Week Adjustment:** 100.0%  
**Month of Year Adjustment:** 100.0%  
**Adjustment Station #:** 0  
**Growth Rate:** 0.0%  
**Number of Years:** 0

AM PEAK HOUR PERIOD: **7:45 AM-8:45 AM**  
 AM PEAK 15 MINUTE PERIOD: **7:45 AM-8:00 AM**  
 AM PHF: **0.92**

MIDDAY PEAK HOUR PERIOD: -  
 MIDDAY PEAK 15 MINUTE PERIOD: -  
 MIDDAY PHF: -

PM PEAK HOUR PERIOD: **5:00 PM-6:00 PM**  
 PM PEAK 15 MINUTE PERIOD: **5:15 PM-5:30 PM**  
 PM PHF: **0.95**



COUNT SUMMARY	State Street Northbound				State Street Southbound				Center Street Eastbound				Center Street Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
<b>AM PERIOD COUNTS</b>																	
<b>Period</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>TOTAL</b>
7:00 - 7:15	30	155	0	1	1	76	23	0	40	1	25	1	3	2	2	0	358
7:15 - 7:30	40	200	0	0	1	117	50	0	93	0	36	1	0	1	2	0	540
7:30 - 7:45	78	214	0	1	0	134	57	0	96	0	53	2	2	3	1	1	638
7:45 - 8:00	54	275	0	0	1	140	51	0	95	1	83	0	0	3	1	1	704
8:00 - 8:15	43	226	0	0	3	155	35	0	68	0	40	1	2	1	3	0	576
8:15 - 8:30	33	264	2	0	2	160	43	0	88	8	70	1	0	2	3	0	675
8:30 - 8:45	46	261	2	0	0	155	39	0	69	2	69	0	0	5	1	0	649
8:45 - 9:00	70	262	2	1	3	168	41	0	77	1	61	0	1	1	3	2	690
<b>MIDDAY PERIOD COUNTS</b>																	
<b>Period</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>TOTAL</b>
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	8	194	0	0	0	134	57	0	96	0	53	2	2	3	1	1	638
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>PM PERIOD COUNTS</b>																	
<b>Period</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>TOTAL</b>
16:00 - 16:15	66	190	2	0	8	350	66	0	56	2	58	0	1	0	0	1	799
16:15 - 16:30	60	208	0	1	8	416	67	0	70	3	63	0	1	5	1	1	902
16:30 - 16:45	78	198	0	0	5	357	70	0	68	11	71	0	1	2	1	0	862
16:45 - 17:00	60	242	2	0	8	378	70	0	93	8	65	0	3	4	0	0	933
17:00 - 17:15	57	225	7	2	4	427	92	0	67	1	69	0	2	5	0	0	956
17:15 - 17:30	75	241	2	1	6	422	117	0	69	3	86	1	3	2	0	0	1026
17:30 - 17:45	54	217	2	0	9	458	75	0	60	10	80	0	2	3	1	0	971
17:45 - 18:00	82	205	2	2	10	429	66	0	63	4	83	0	2	1	1	0	948

# APPENDIX C

## LOS Results

---

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Existing (2026) Background  
**Time Period:** Morning Peak Hour **Project #:** UT26-3209

**Intersection:** Center Street & Maple Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>SB</b>	<b>R</b>	<b>18</b>	<b>17</b>	<b>96</b>	<b>5.6</b>	<b>A</b>
	Subtotal	18	17	94	5.6	A
EB	T	585	578	99	4.3	A
	Subtotal	585	578	99	4.3	A
WB	T	330	324	98	3.6	A
	R	16	15	92	2.4	A
	Subtotal	346	339	98	3.5	A
<b>Total</b>		<b>948</b>	<b>934</b>	<b>98</b>	<b>4.1</b>	<b>A</b>

**Intersection:** Post Office & Center Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>NB</b>	<b>L</b>	<b>6</b>	<b>6</b>	<b>96</b>	<b>8.2</b>	<b>A</b>
	R	18	19	107	4.7	A
	Subtotal	24	25	104	5.5	A
SB	R	1	1	100	3.4	A
	Subtotal	1	1	100	3.4	A
EB	L	1	0	0	0.8	A
	T	575	568	99	0.4	A
	R	9	10	108	0.8	A
Subtotal	585	578	99	0.8	A	
WB	L	17	14	81	5.4	A
	T	339	333	98	1.0	A
	Subtotal	356	347	97	1.2	A
<b>Total</b>		<b>966</b>	<b>951</b>	<b>98</b>	<b>1.0</b>	<b>A</b>

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Existing (2026) Background  
**Time Period:** Morning Peak Hour **Project #:** UT26-3209

**Intersection:** State Street & Center Street  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	176	169	96	70.5	E
	T	1,026	1,039	101	7.1	A
	R	4	5	125	1.8	A
	Subtotal	1,206	1,213	101	15.9	B
SB	L	6	6	96	15.2	B
	T	610	611	100	13.4	B
	R	168	167	99	4.1	A
	Subtotal	784	784	100	11.4	B
EB	L	320	316	99	63.3	E
	T	11	11	98	73.4	E
	R	262	259	99	4.8	A
	Subtotal	593	586	99	37.6	D
WB	L	2	1	50	62.7	E
	T	11	11	98	70.1	E
	R	8	9	109	6.3	A
	Subtotal	21	21	100	42.4	D
<b>Total</b>		2,604	2,604	100	20.0	B

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Existing (2026) Background  
**Time Period:** Evening Peak Hour **Project #:** UT26-3209

**Intersection:** Center Street & Maple Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>SB</b>	<b>R</b>	<b>16</b>	<b>16</b>	<b>98</b>	<b>6.7</b>	<b>A</b>
	Subtotal	16	16	100	6.7	A
EB	T	641	645	101	4.8	A
	Subtotal	641	645	101	4.8	A
WB	T	623	617	99	4.6	A
	R	4	4	100	2.0	A
	Subtotal	627	621	99	4.6	A
<b>Total</b>		1,284	1,282	100	4.7	A

**Intersection:** Post Office & Center Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>NB</b>	<b>L</b>	<b>8</b>	<b>9</b>	<b>112</b>	<b>9.7</b>	<b>A</b>
	R	5	5	100	4.8	A
	Subtotal	13	14	108	8.0	A
SB	R	1	1	100	5.2	A
	Subtotal	1	1	100	5.2	A
EB	L	28	27	96	5.1	A
	T	590	597	101	0.9	A
	R	23	23	99	0.5	A
	Subtotal	641	647	101	1.1	A
WB	L	11	13	116	5.9	A
	T	618	612	99	1.0	A
	Subtotal	629	625	99	1.1	A
<b>Total</b>		1,285	1,287	100	1.1	A

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Existing (2026) Background  
**Time Period:** Evening Peak Hour **Project #:** UT26-3209

**Intersection:** State Street & Center Street  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	268	264	99	68.8	E
	T	888	888	100	6.1	A
	R	13	13	98	1.4	A
	Subtotal	1,169	1,165	100	20.3	C
SB	L	29	26	90	25.7	C
	T	1,736	1,723	99	21.9	C
	R	350	350	100	16.7	B
	Subtotal	2,115	2,099	99	21.1	C
EB	L	259	255	99	61.7	E
	T	19	20	105	62.3	E
	R	318	327	103	13.4	B
	Subtotal	596	602	101	35.5	D
WB	L	9	9	100	64.7	E
	T	11	10	89	69.9	E
	R	2	3	150	5.1	A
	Subtotal	22	22	100	58.9	E
<b>Total</b>		3,902	3,888	100	23.4	C

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Existing (2026) Plus Project  
**Time Period:** Morning Peak Hour **Project #:** UT26-3209

**Intersection:** Center Street & Maple Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>SB</b>	<b>R</b>	<b>21</b>	<b>21</b>	<b>101</b>	<b>5.7</b>	<b>A</b>
	Subtotal	21	21	100	5.7	A
EB	T	590	580	98	4.3	A
	Subtotal	590	580	98	4.3	A
WB	T	335	331	99	4.1	A
	R	16	17	105	2.9	A
	Subtotal	351	348	99	4.0	A
<b>Total</b>		<b>962</b>	<b>949</b>	<b>99</b>	<b>4.2</b>	<b>A</b>

**Intersection:** Post Office/South Access & Center Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	6	6	96	8.8	A
	R	18	18	101	4.8	A
	Subtotal	24	24	100	5.8	A
<b>SB</b>	<b>L</b>	<b>30</b>	<b>28</b>	<b>93</b>	<b>10.2</b>	<b>B</b>
	R	10	11	107	5.4	A
Subtotal		40	39	98	8.8	A
EB	L	10	9	88	4.5	A
	T	571	562	98	0.8	A
	R	9	10	108	0.4	A
	Subtotal	590	581	98	0.9	A
WB	L	17	16	93	5.7	A
	T	335	332	99	1.2	A
	R	15	15	98	1.1	A
	Subtotal	367	363	99	1.4	A
<b>Total</b>		<b>1,022</b>	<b>1,007</b>	<b>99</b>	<b>1.5</b>	<b>A</b>

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Existing (2026) Plus Project  
**Time Period:** Morning Peak Hour **Project #:** UT26-3209

**Intersection:** State Street & Center Street  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	182	179	98	70.0	E
	T	1,026	1,021	100	7.7	A
	R	4	4	100	2.1	A
	Subtotal	1,212	1,204	99	16.9	B
SB	L	6	5	80	12.8	B
	T	615	633	103	11.9	B
	R	172	170	99	4.4	A
	Subtotal	793	808	102	10.3	B
EB	L	338	333	99	61.2	E
	T	14	13	95	70.1	E
	R	268	264	99	5.1	A
	Subtotal	620	610	98	37.1	D
WB	L	2	2	100	55.0	D
	T	13	15	113	78.5	E
	R	8	9	109	5.3	A
	Subtotal	23	26	113	51.4	D
<b>Total</b>		2,648	2,648	100	20.7	C

**Intersection:** Maple Street & West Access  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	16	17	105	0.1	A
	Subtotal	16	17	106	0.1	A
SB	T	18	18	101	0.0	A
	Subtotal	18	18	100	0.0	A
<b>WB</b>	<b>L</b>	<b>3</b>	<b>3</b>	<b>100</b>	<b>4.3</b>	<b>A</b>
	Subtotal	3	3	100	4.3	A
<b>Total</b>		37	38	103	0.4	A

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Existing (2026) Plus Project  
**Time Period:** Morning Peak Hour **Project #: UT26-3209**

**Intersection:** State Street & East Access  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,372	1,363	99	1.1	A
	Subtotal	1,372	1,363	99	1.1	A
SB	T	788	803	102	2.0	A
	R	3	3	100	0.5	A
	Subtotal	791	806	102	2.0	A
<b>EB</b>	<b>R</b>	<b>5</b>	<b>5</b>	<b>100</b>	<b>3.4</b>	<b>A</b>
	Subtotal	5	5	100	3.4	A
<b>Total</b>		2,168	2,174	100	1.5	A

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Existing (2026) Plus Project  
**Time Period:** Evening Peak Hour **Project #:** UT26-3209

**Intersection:** Center Street & Maple Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>SB</b>	<b>R</b>	<b>19</b>	<b>22</b>	<b>114</b>	<b>7.3</b>	<b>A</b>
	Subtotal	19	22	116	7.3	A
EB	T	627	625	100	4.4	A
	Subtotal	627	625	100	4.4	A
WB	T	630	632	100	4.6	A
	R	15	16	105	4.3	A
	Subtotal	645	648	100	4.6	A
<b>Total</b>		<b>1,292</b>	<b>1,295</b>	<b>100</b>	<b>4.6</b>	<b>A</b>

**Intersection:** Post Office/South Access & Center Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	8	7	88	11.7	B
	R	5	4	80	6.5	A
	Subtotal	13	11	85	9.8	A
<b>SB</b>	<b>L</b>	<b>32</b>	<b>31</b>	<b>98</b>	<b>15.0</b>	<b>B</b>
	R	15	16	105	7.9	A
Subtotal		47	47	100	12.6	B
EB	L	20	19	94	6.1	A
	T	585	584	100	0.9	A
	R	23	26	112	0.4	A
	Subtotal	628	629	100	1.0	A
WB	L	11	11	98	5.7	A
	T	623	628	101	1.1	A
	R	24	24	99	1.0	A
	Subtotal	658	663	101	1.2	A
<b>Total</b>		<b>1,347</b>	<b>1,350</b>	<b>100</b>	<b>1.6</b>	<b>A</b>

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Existing (2026) Plus Project  
**Time Period:** Evening Peak Hour **Project #:** UT26-3209

**Intersection:** State Street & Center Street  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	282	285	101	66.2	E
	T	888	873	98	6.5	A
	R	13	13	98	1.4	A
	Subtotal	1,183	1,171	99	21.0	C
SB	L	29	31	108	16.0	B
	T	1,742	1,751	101	14.7	B
	R	361	366	101	11.5	B
	Subtotal	2,132	2,148	101	14.2	B
EB	L	277	273	99	61.2	E
	T	21	21	100	67.1	E
	R	324	324	100	14.0	B
	Subtotal	622	618	99	36.7	D
WB	L	9	8	89	69.3	E
	T	14	12	84	76.4	E
	R	2	4	200	4.5	A
	Subtotal	25	24	96	62.1	E
<b>Total</b>		3,962	3,961	100	24.7	C

**Intersection:** Maple Street & West Access  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	4	4	100	0.1	A
	R	11	13	116	0.1	A
	Subtotal	15	17	113	0.1	A
SB	T	16	20	123	0.0	A
	Subtotal	16	20	125	0.0	A
<b>WB</b>	<b>L</b>	<b>3</b>	<b>2</b>	<b>67</b>	<b>5.1</b>	<b>A</b>
	Subtotal	3	2	67	5.1	A
<b>Total</b>		34	39	113	0.3	A

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Existing (2026) Plus Project  
**Time Period:** Evening Peak Hour **Project #:** UT26-3209

**Intersection:** State Street & East Access  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,168	1,150	99	1.0	A
	Subtotal	1,168	1,150	98	1.0	A
SB	T	2,126	2,140	101	8.6	A
	R	11	12	107	4.5	A
	Subtotal	2,137	2,152	101	8.6	A
<b>EB</b>	<b>R</b>	<b>5</b>	<b>5</b>	<b>100</b>	<b>48.6</b>	<b>E</b>
	Subtotal	5	5	100	48.6	E
<b>Total</b>		3,310	3,307	100	6.0	A

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Future (2031) Background  
**Time Period:** Morning Peak Hour **Project #:** UT26-3209

**Intersection:** Center Street & Maple Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>SB</b>	<b>R</b>	<b>20</b>	<b>20</b>	<b>101</b>	<b>5.7</b>	<b>A</b>
	Subtotal	20	20	100	5.7	A
EB	T	645	651	101	4.3	A
	Subtotal	645	651	101	4.3	A
WB	T	360	357	99	3.5	A
	R	20	19	96	1.8	A
	Subtotal	380	376	99	3.4	A
<b>Total</b>		1,044	1,047	100	4.0	A

**Intersection:** Post Office & Center Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>NB</b>	<b>L</b>	<b>10</b>	<b>9</b>	<b>88</b>	<b>11.6</b>	<b>B</b>
	R	20	21	106	5.5	A
	Subtotal	30	30	100	7.3	A
SB	L	5	4	80	10.6	B
	R	5	5	100	4.6	A
	Subtotal	10	9	90	7.3	A
EB	L	5	5	100	5.1	A
	T	631	637	101	0.8	A
	R	10	12	117	0.4	A
	Subtotal	646	654	101	0.8	A
WB	L	20	20	101	5.7	A
	T	366	362	99	1.1	A
	R	5	5	100	1.1	A
	Subtotal	391	387	99	1.3	A
<b>Total</b>		1,076	1,080	100	1.3	A

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Future (2031) Background  
**Time Period:** Morning Peak Hour **Project #:** UT26-3209

**Intersection:** State Street & Center Street  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	195	195	100	72.4	E
	T	1,080	1,084	100	8.7	A
	R	5	6	120	3.8	A
	Subtotal	1,280	1,285	100	18.3	B
SB	L	10	9	88	16.2	B
	T	645	650	101	15.4	B
	R	180	178	99	4.9	A
	Subtotal	835	837	100	13.2	B
EB	L	350	348	99	61.0	E
	T	16	15	97	56.8	E
	R	290	300	103	5.0	A
	Subtotal	656	663	101	35.6	D
WB	L	5	4	80	65.0	E
	T	15	15	98	66.4	E
	R	10	11	107	5.6	A
	Subtotal	30	30	100	43.9	D
<b>Total</b>		2,802	2,815	100	21.3	C

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Future (2031) Background  
**Time Period:** Evening Peak Hour **Project #:** UT26-3209

**Intersection:** Center Street & Maple Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>SB</b>	<b>R</b>	<b>20</b>	<b>21</b>	<b>104</b>	<b>6.6</b>	<b>A</b>
	Subtotal	20	21	105	6.6	A
EB	T	705	709	101	4.8	A
	Subtotal	705	709	101	4.8	A
WB	T	680	679	100	4.6	A
	R	10	10	98	3.1	A
	Subtotal	690	689	100	4.6	A
<b>Total</b>		1,416	1,419	100	4.7	A

**Intersection:** Post Office & Center Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	98	11.3	B
	R	5	6	120	4.8	A
	Subtotal	15	16	107	8.9	A
<b>SB</b>	<b>L</b>	<b>5</b>	<b>4</b>	<b>80</b>	<b>18.1</b>	<b>C</b>
	R	5	5	100	5.2	A
	Subtotal	10	9	90	10.9	B
EB	L	30	27	91	6.1	A
	T	651	659	101	1.0	A
	R	25	24	95	0.5	A
	Subtotal	706	710	101	1.2	A
WB	L	15	16	105	6.1	A
	T	675	676	100	1.0	A
	R	5	5	100	0.6	A
	Subtotal	695	697	100	1.1	A
<b>Total</b>		1,427	1,432	100	1.3	A

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Future (2031) Background  
**Time Period:** Evening Peak Hour **Project #:** UT26-3209

**Intersection:** State Street & Center Street  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	300	298	99	68.2	E
	T	930	921	99	6.8	A
	R	15	14	92	1.0	A
	Subtotal	1,245	1,233	99	21.6	C
SB	L	35	38	109	31.6	C
	T	1,835	1,828	100	26.1	C
	R	380	383	101	19.8	B
	Subtotal	2,250	2,249	100	25.1	C
EB	L	285	291	102	64.2	E
	T	20	19	93	65.7	E
	R	355	360	101	16.5	B
	Subtotal	660	670	102	38.6	D
WB	L	10	9	88	72.3	E
	T	15	15	98	71.5	E
	R	5	6	120	5.0	A
	Subtotal	30	30	100	58.4	E
<b>Total</b>		4,187	4,182	100	26.6	C

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Future (2031) Plus Project  
**Time Period:** Morning Peak Hour **Project #:** UT26-3209

**Intersection:** Center Street & Maple Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>SB</b>	<b>R</b>	<b>20</b>	<b>19</b>	<b>96</b>	<b>6.0</b>	<b>A</b>
	Subtotal	20	19	95	6.0	A
EB	T	646	648	100	4.8	A
	Subtotal	646	648	100	4.8	A
WB	T	363	363	100	3.9	A
	R	20	21	106	3.0	A
	Subtotal	383	384	100	3.9	A
<b>Total</b>		1,048	1,051	100	4.5	A

**Intersection:** Post Office/South Access & Center Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	11	107	10.8	B
	R	20	17	86	6.7	A
	Subtotal	30	28	93	8.3	A
<b>SB</b>	<b>L</b>	<b>30</b>	<b>32</b>	<b>107</b>	<b>12.0</b>	<b>B</b>
	R	10	10	98	4.5	A
	Subtotal	40	42	105	10.2	B
EB	L	10	10	98	4.4	A
	T	627	630	101	1.0	A
	R	10	10	98	0.3	A
	Subtotal	647	650	100	1.0	A
WB	L	20	18	91	6.0	A
	T	363	364	100	1.2	A
	R	15	14	92	0.9	A
	Subtotal	398	396	99	1.4	A
<b>Total</b>		1,116	1,116	100	1.7	A

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Future (2031) Plus Project  
**Time Period:** Morning Peak Hour **Project #:** UT26-3209

**Intersection:** State Street & Center Street  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	196	188	96	70.9	E
	T	1,080	1,079	100	8.3	A
	R	5	4	80	2.4	A
	Subtotal	1,281	1,271	99	17.5	B
SB	L	10	9	88	16.0	B
	T	651	647	99	12.5	B
	R	184	190	103	4.8	A
	Subtotal	845	846	100	10.8	B
EB	L	363	365	101	62.1	E
	T	18	18	103	62.2	E
	R	296	296	100	5.3	A
	Subtotal	677	679	100	37.3	D
WB	L	5	4	80	79.6	E
	T	17	17	99	74.2	E
	R	10	11	107	6.2	A
	Subtotal	32	32	100	51.5	D
<b>Total</b>		2,835	2,828	100	21.7	C

**Intersection:** Maple Street & West Access  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	20	21	106	0.1	A
	Subtotal	20	21	105	0.1	A
SB	T	20	19	96	0.0	A
	Subtotal	20	19	95	0.0	A
<b>Total</b>		40	40	101	0.1	A

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Future (2031) Plus Project  
**Time Period:** Morning Peak Hour **Project #:** UT26-3209

**Intersection:** State Street & East Access  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,454	1,456	100	1.2	A
	Subtotal	1,454	1,456	100	1.2	A
SB	T	839	840	100	2.2	A
	R	3	3	100	0.3	A
	Subtotal	842	843	100	2.2	A
<b>EB</b>	<b>R</b>	<b>5</b>	<b>6</b>	<b>120</b>	<b>4.1</b>	<b>A</b>
	Subtotal	5	6	120	4.1	A
<b>Total</b>		2,301	2,305	100	1.6	A

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Future (2031) Plus Project  
**Time Period:** Evening Peak Hour **Project #:** UT26-3209

**Intersection:** Center Street & Maple Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>SB</b>	<b>R</b>	<b>20</b>	<b>20</b>	<b>99</b>	<b>7.8</b>	<b>A</b>
	Subtotal	20	20	100	7.8	A
EB	T	689	685	99	4.7	A
	Subtotal	689	685	99	4.7	A
WB	T	683	682	100	5.2	A
	R	21	23	108	5.7	A
	Subtotal	704	705	100	5.2	A
<b>Total</b>		1,414	1,410	100	5.0	A

**Intersection:** Post Office/South Access & Center Street  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	98	11.1	B
	R	5	5	100	5.1	A
	Subtotal	15	15	100	9.1	A
<b>SB</b>	<b>L</b>	<b>32</b>	<b>33</b>	<b>104</b>	<b>16.3</b>	<b>C</b>
	R	15	16	105	8.0	A
	Subtotal	47	49	104	13.6	B
EB	L	20	21	104	6.3	A
	T	644	640	99	1.0	A
	R	25	26	103	0.6	A
	Subtotal	689	687	100	1.1	A
WB	L	15	14	92	5.2	A
	T	680	680	100	1.2	A
	R	24	23	95	0.9	A
	Subtotal	719	717	100	1.3	A
<b>Total</b>		1,471	1,468	100	1.7	A

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Future (2031) Plus Project  
**Time Period:** Evening Peak Hour **Project #:** UT26-3209

**Intersection:** State Street & Center Street  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	314	320	102	68.9	E
	T	930	938	101	7.4	A
	R	15	16	105	3.4	A
	Subtotal	1,259	1,274	101	22.8	C
SB	L	35	34	98	16.6	B
	T	1,841	1,839	100	16.1	B
	R	386	378	98	13.0	B
	Subtotal	2,262	2,251	100	15.6	B
EB	L	303	293	97	64.2	E
	T	23	21	90	62.7	E
	R	356	362	102	15.3	B
	Subtotal	682	676	99	38.0	D
WB	L	10	9	88	65.5	E
	T	18	18	99	79.5	E
	R	5	6	120	6.6	A
	Subtotal	33	33	100	62.4	E
<b>Total</b>		4,237	4,234	100	28.0	C

**Intersection:** Maple Street & West Access  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	10	10	98	0.2	A
	R	11	14	124	0.1	A
	Subtotal	21	24	114	0.1	A
SB	T	20	20	99	0.0	A
	Subtotal	20	20	100	0.0	A
<b>Total</b>		42	44	105	0.1	A

## SimTraffic LOS Report

**Project:** Midvale - JDH MXD TIS  
**Analysis Period:** Future (2031) Plus Project  
**Time Period:** Evening Peak Hour **Project #:** UT26-3209

**Intersection:** State Street & East Access  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,238	1,237	100	1.1	A
	Subtotal	1,238	1,237	100	1.1	A
SB	T	2,256	2,247	100	11.4	B
	R	11	11	98	7.2	A
	Subtotal	2,267	2,258	100	11.4	B
<b>EB</b>	<b>R</b>	<b>5</b>	<b>4</b>	<b>80</b>	<b>74.4</b>	<b>F</b>
	Subtotal	5	4	80	74.4	F
<b>Total</b>		3,510	3,499	100	7.8	A

# APPENDIX D

## 95<sup>th</sup> Percentile Queue Length Reports

---

# SimTraffic Queueing Report

Project: Midvale - JDH MXD TIS

Analysis: Existing (2026) Background

Time Period: Morning Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT26-3209

Intersection	NB				SB					EB					WB			
	L	LR	T	TR	L	LR	R	T	TR	L	LT	R	T	TR	L	R	T	TR
01: Center Street & Maple Street							50						125				75	75
02: Post Office & Center Street		50													50			
03: State Street & Center Street	175		200	100	50			225	125	225	250	75				50	50	

# SimTraffic Queueing Report

Project: Midvale - JDH MXD TIS

Analysis: Existing (2026) Background

Time Period: Evening Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT26-3209

Intersection	NB				SB					EB				WB			
	L	LR	T	TR	L	LR	R	T	TR	L	LT	R	T	L	R	T	TR
01: Center Street & Maple Street							50						150			125	150
02: Post Office & Center Street		50								50				50			
03: State Street & Center Street	225		250	75	125		500		375	200	225	125		50		50	





# SimTraffic Queueing Report

Project: Midvale - JDH MXD TIS

Analysis: Future (2031) Background

Time Period: Morning Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT26-3209

Intersection	NB				SB					EB					WB			
	L	LR	T	TR	L	LR	R	T	TR	L	LT	R	T	TR	L	R	T	TR
01: Center Street & Maple Street							50						125				75	100
02: Post Office & Center Street		50				50									50			
03: State Street & Center Street	200		250	125	50			225	125	250	275	75				50	50	

# SimTraffic Queueing Report

Project: Midvale - JDH MXD TIS

Analysis: Future (2031) Background

Time Period: Evening Peak Hour

95<sup>th</sup> Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft



Project #: UT26-3209

Intersection	NB				SB					EB					WB			
	L	LR	T	TR	L	LR	R	T	TR	L	LT	R	T	TR	L	R	T	TR
01: Center Street & Maple Street							50						150				125	150
02: Post Office & Center Street		50				50				50			50		50			
03: State Street & Center Street	225		275	75	150		600		450	225	250	125			50	25	50	





# APPENDIX E

## Crash Data Reports

---

# Midvale - JDH MXD TIS

Created on March 11, 2026

Created by Jeremy Titensor

Data extents: January 1, 2021 to December 31, 2025



## Applied Filters

Shape: Polygon

Shape: Polygon

Shape: Polygon

4 crashes have been excluded (see end of report for more information)



© Mapbox © OpenStreetMap © Maxar

Total Included Crashes

73

Fatal Crashes

0

UDOT Crash Summary

Crash\_View

Total Crashes

73

100.00%

Intersection Related	57	78.08%
Speed Related	8	10.96%
Distracted Driving	4	5.48%
Pedestrian Involved	4	5.48%
CMV Involved	3	4.11%
Motorcycle Involved	3	4.11%
Roadway Departure	3	4.11%
+ 4 more	1	1.37%

Crash Verified	Crash_View	
True	73	100.00%
False	0	0.00%

Crash Severity	Crash_View	
No injury/PDO	47	64.38%
Suspected Minor Injury	14	19.18%
Possible injury	11	15.07%
Suspected Serious Injury	1	1.37%
+ 2 more	0	0%

Injury Level	Person_View	
No injury	146	79.35%
Possible injury	19	10.33%
Suspected Minor Injury	16	8.70%
Suspected Serious Injury	2	1.09%
Unknown	1	0.54%
+ 2 more	0	0%

Manner of Collision	Crash_View	
Front to Rear	26	35.62%
Angle	22	30.14%
Sideswipe Same Direction	15	20.55%
Not Applicable/Single Vehicle	7	9.59%
Head On (front-to-front)	1	1.37%
Sideswipe Opposite Direction	1	1.37%
Unknown	1	1.37%
+ 5 more	0	0%

Crash Date Time (Year)	Crash_View	
------------------------	------------	--

2025	17	23.29%
2024	17	23.29%
2023	15	20.55%
2022	11	15.07%
2021	13	17.81%
+ 12 more	0	0%

V1 & V2 Movement & Direction (Crash Level Only)	Crash_View	
Straight Ahead (Southbound) & Straight Ahead (Southbound)	5	6.85%
Straight Ahead (Southbound) & Stopped in Traffic Lane (Southbound)	4	5.48%
Changing Lanes (Northbound) & Straight Ahead (Northbound)	3	4.11%
Straight Ahead (Eastbound) & Straight Ahead (Northbound)	3	4.11%
Straight Ahead (Northbound) & Stopped in Traffic Lane (Northbound)	3	4.11%
Straight Ahead (Northbound) & Straight Ahead (Eastbound)	3	4.11%
&	2	2.74%
Slowing in Traffic Lane (Southbound) & Slowing in Traffic Lane (Southbound)	2	2.74%
+ 992 more	40	54.80%

Roadway Surface Condition	Crash_View	
Dry	68	93.15%
Wet	3	4.11%
Snow	2	2.74%
+ 12 more	0	0%

Weather Condition	Crash_View	
Clear	59	80.82%
Cloudy	9	12.33%
Snowing	3	4.11%
Rain	2	2.74%
+ 9 more	0	0%

Most Harmful Event	Vehicle_View	
Collision With Other Motor Vehicle in Transport	138	94.52%
Pedestrian	4	2.74%
Collision With Parked Motor Vehicle	1	0.68%
Curb	1	0.68%
Pedacycle	1	0.68%
Tree/Shrubbery	1	0.68%
+ 52 more	0	0%

Light Condition	Crash_View
Daylight	46 63.01%
Dark - Lighted	23 31.51%
Dark - Not Lighted	2 2.74%
Dusk	2 2.74%
+ 5 more	0 0%

Countermeasures	Crash_View
Countermeasure: Left Turn Lane	10 13.70%
Countermeasure: Left Turn Phase Change	7 9.59%
Countermeasure: Active Transportation Improvement	5 6.85%
Countermeasure: Roundabout or Signal	5 6.85%
Countermeasure: Right Turn Lane	4 5.48%
+ 10 more	0 0%

**4 crashes have been excluded**

- 4 crashes because of Irrelevance to query (821718985, 822765187, 823836998, 824914702)

# APPENDIX F

## Internal Capture Reduction Spreadsheet

---

**NCHRP 684 Internal Trip Capture Estimation Tool**

<b>Project Name:</b>	Midvale - JDH MXD TIS	<b>Organization:</b>	Hales Engineering
<b>Project Location:</b>	Midvale, Utah	<b>Performed By:</b>	Jeremy Titensor
<b>Scenario Description:</b>	Multifamily & Strip Retail	<b>Date:</b>	3/11/2026
<b>Analysis Year:</b>	2026	<b>Checked By:</b>	Jordi Berrett
<b>Analysis Period:</b>	AM Street Peak Hour	<b>Date:</b>	11-Mar

**Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)**

Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips <sup>3</sup>		
	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting
Office			1,000 SF	0		
Retail			1,000 SF	32	18	14
Restaurant			1,000 SF	0		
Cinema/Entertainment				0		
Residential			Units	54	12	42
Hotel			Rooms	0		
All Other Land Uses <sup>2</sup>				0		
				86	30	56

**Table 2-A: Mode Split and Vehicle Occupancy Estimates**

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. <sup>4</sup>	% Transit	% Non-Motorized	Veh. Occ. <sup>4</sup>	% Transit	% Non-Motorized
Office	1.06	0%	0%	1.06	0%	0%
Retail	1.17	0%	0%	1.17	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.13	0%	0%	1.13	0%	0%
Hotel	1.26	0%	0%	1.26	0%	0%
All Other Land Uses <sup>2</sup>	1.15	0%	0%	1.15	0%	0%

**Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)**

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

**Table 4-A: Internal Person-Trip Origin-Destination Matrix\***

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

**Table 5-A: Computations Summary**

	Total	Entering	Exiting
All Person-Trips	98	35	63
Internal Capture Percentage	0%	0%	0%
External Vehicle-Trips <sup>5</sup>	86	30	56
External Transit-Trips <sup>6</sup>	0	0	0
External Non-Motorized Trips <sup>6</sup>	0	0	0

**Table 6-A: Internal Trip Capture Percentages by Land Use**

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	0%	0%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	0%	0%
Hotel	N/A	N/A

<sup>1</sup>Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

<sup>2</sup>Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

<sup>3</sup>Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

<sup>4</sup>Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

<sup>5</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

<sup>6</sup>Person-Trips

\*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
<b>Project Name:</b>	Midvale - JDH MXD TIS	<b>Organization:</b>	Hales Engineering
<b>Project Location:</b>	Midvale, Utah	<b>Performed By:</b>	Jeremy Titensor
<b>Scenario Description:</b>	Multifamily & Strip Retail	<b>Date:</b>	3/11/2026
<b>Analysis Year:</b>	2026	<b>Checked By:</b>	
<b>Analysis Period:</b>	PM Street Peak Hour	<b>Date:</b>	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips <sup>3</sup>		
	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting
Office			1,000 SF	0		
Retail			1,000 SF	66	33	33
Restaurant			1,000 SF	0		
Cinema/Entertainment				0		
Residential			Units	56	36	20
Hotel			Rooms	0		
All Other Land Uses <sup>2</sup>				0		
				122	69	53

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. <sup>4</sup>	% Transit	% Non-Motorized	Veh. Occ. <sup>4</sup>	% Transit	% Non-Motorized
Office	1.11	0%	0%	1.11	0%	0%
Retail	1.21	0%	0%	1.21	0%	0%
Restaurant	1.39	0%	0%	1.39	0%	0%
Cinema/Entertainment						
Residential	1.15	0%	0%	1.15	0%	0%
Hotel	1.30	0%	0%	1.30	0%	0%
All Other Land Uses <sup>2</sup>	1.15	0%	0%	1.15	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail					200	
Restaurant						
Cinema/Entertainment						
Residential		200	200			
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	10	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	4	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	144	81	63
Internal Capture Percentage	19%	17%	22%
External Vehicle-Trips <sup>5</sup>	99	57	42
External Transit-Trips <sup>6</sup>	0	0	0
External Non-Motorized Trips <sup>6</sup>	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	25%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	24%	17%
Hotel	N/A	N/A

<sup>1</sup>Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

<sup>2</sup>Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

<sup>3</sup>Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

<sup>4</sup>Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

<sup>5</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

<sup>6</sup>Person-Trips

\*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

# EXHIBIT D: REZONE APPLICATION



Community Development  
 7505 S Holden Street  
 Midvale, UT 84047  
 801-567-7200 ext 1022  
 planning@midvale.com  
 www.MidvaleCity.org

## Rezoning Application

<i>For Office Use Only</i>	
Development #	_____
Fee:	_____
Date of Payment:	_____

### Applicant Information

Name: Austin Cooper

Business Name (if applicable): JDH Development

Mailing Address: PO Box 235

City, State, Zip: Lehi, UT 84043

Daytime Phone: 385-505-0747 Email: acooper@jdhdev.com

### Property Owner Information

Owner Name (if different): JD XVII LLC

Mailing Address: PO Box 235

City, State, Zip: Lehi, UT 84043

Daytime Phone: 385-505-0747

### Project Information

Property Address: 52 W Center, 30 W Center, 24 W Center, 7710 S State

Current Zoning Classification: TOD Proposed Zoning Classification: TODO

What is the proposed use if the property is rezoned? Mixed Use Commercial and Residential

### Application Fees - noticing costs to be calculated upon submittal

\$665 for 1 acre or less      \$765 for 1-5 acres      \$865 for over 5 acres

### Authorized Signature

I certify that the submitted information is true and correct to the best of my knowledge. I am aware that only complete applications will be accepted for processing. (Complete application requirements are attached.)

Authorized Signature:  Date: 2/18/2026

Note: Rezoning a property does not eliminate the necessity of obtaining a business license, conditional use permit, site plan approval, subdivision approval, or a building permit (if applicable). Please contact the appropriate Midvale City Departments regarding all new businesses or construction.

# EXHIBIT E: OWNER'S AFFIDAVIT



Community Development  
 7505 S Holden Street  
 Midvale, UT 84047  
 801-567-7200  
 planning@midvale.com  
 www.MidvaleCity.org

## Owner's Affidavit

I, (We) JD XVII, LLC - John Hadfield (Authorized Agent)  
 hereby declare under the penalty of perjury that I (we) am (are) the owner(s) of the property involved in this request, or if the owner is a corporation or other entity, that I (we) am (are) duly authorized to execute this affidavit on behalf of said corporations or entity. I (we) further declare that the foregoing statements and the information submitted herewith are true and correct.

Property Owner's Information	Capacity Claimed by Signer
<u>JD XVII, LLC - John Hadfield (Authorized Agent)</u> Owner(s) Name(s)	<input type="checkbox"/> Individual(s)
_____ Owner(s) signature(s)	<input type="checkbox"/> Partner(s)
<u>1850 N 1450 W</u> Address	<input type="checkbox"/> Trustee(s)
<u>Lehi UT 84043</u> City, State, Zip	<input checked="" type="checkbox"/> Corporate Officer(s)
<u>385-505-0747</u> Telephone	<input type="checkbox"/> Attorney-in-fact
	<input type="checkbox"/> Other
	Signer is representing: <u>JD XVII, LLC</u> Name of person(s) or entity(ies)

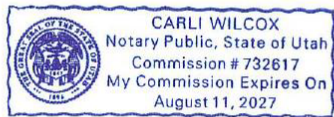
### Agent/Tenant Authorization (if applicable)

I (we) hereby authorize JDH Development - Austin Cooper (Applicant's Name)  
 to apply for Rezone (application type: CUP, ACUP, MPD, etc.)  
 requesting a Rezone from TOD to TOD (Type of activity)

*John Hadfield*  
 (Property Owner)

(Property Owner)

Dated this 18 day of February, 2026, personally appear before me John Hadfield,  
 the signer(s) of the above affidavit who duly acknowledged to me that they executed the same.



*Carli Wilcox*  
 (Notary)  
 Residing in Utah County  
 My commission expires: 08-11-2027

# EXHIBIT E: PROPERTY LEGAL DESCRIPTION

---

**Parcel Number:** 22303510100000

**Owner:** JD XVII, LLC

**Address:** 7710 S STATE ST

**Total Acreage:** 0.19 acres

**Legal Description:**

BEG N 543.95 FT & E 86.732 FT FR SW COR SEC 30, T 2S, R 1E, SLM; N 45° E 42.014 FT; N 70.472 FT; W 100 FT; S 100 FT; E 70.472 FT TO BEG. LESS & EXCEPT BEG N 541.49 FT & E 86.08 FT FR SE COR SEC 25, T2S R1W, SLM; W 69.42 FT; S 3.28 FT; W 109.79 FT; N 2.36 FT; W 130.27 FT; S 40.3 FT; W 92.44 FT; N 41.21 FT; E 259.44 FT; N 00°13'02" E 6.9 FT; S89°50'14" E 31.7 FT; N 85°13'07" E 27.6 FT; S 89°46'58" E 63.88 FT; 4.88 FT ALG A 43 FT RADIUS CURVE TO L (CHORD N 86°57'51" E); N 52°29'44" E 44.58 FT; 13.72 FT ALG A 43 FT RADIUS CURVE TO L (CHORD N 12°07'02" E); N 02°58'35" E 140.27 FT; S 89°59'56" E 4.83 FT; S 00°51'13" W 156.48 FT; S 45°14'10" W 47.21 FT TO BEG.

**Parcel Number:** 21254790290000

**Owner:** JD XVII, LLC

**Address:** 24 W CENTER ST

**Total Acreage:** 0.92 acres

**Legal Description:**

BEG N 540.58 FT & W 97.4 FT FR SE COR SEC 25, T 2S, R 1W, SLM; W 46.45 FT; N 190.77 FT; E 52.45 FT; S 77.2 FT; W 6 FT; S 113.57 FT TO BEG. ALSO BEG N 540.58 FT & W 95.4 FT FR SE COR SEC 25, T 2S, R 1W, SLM; W 2 FT; N 113.5 FT; E 2 FT; S 113.5 FT TO BEG. ALSO BEG N 643.95 FT & E 116.26 FT FR SE COR SEC 25, T 2S, R 1W, SLM; N 90.75 FT; W 203.7 FT; S 1°10'W 83 FT; W 4 FT; S 113.5 FT; E 113 FT M OR L; N 100 FT; E 100 FT TO BEG. LESS & EXCEPT BEG N 541.49 FT & E 86.08 FT FR SE COR SEC 25, T2S R1W, SLM; W 69.42 FT; S 3.28 FT; W 109.79 FT; N 2.36 FT; W 130.27 FT; S 40.3 FT; W 92.44 FT; N 41.21 FT; E 259.44 FT; N 00°13'02" E 6.9 FT; S 89°50'14" E 31.7 FT; N 85°13'07" E 27.6 FT; S 89°46'58" E 63.88 FT; 4.88 FT ALG A 43 FT RADIUS CURVE TO L (CHORD N 86°57'51" E); N 52°29'44" E 44.58 FT; 13.72 FT ALG A 43 FT RADIUS CURVE TO L (CHORD N 12°07'02" E); N 02°58'35" E 140.27 FT; S 89°59'56" E 4.83 FT; S 00°51'13" W 156.48 FT; S 45°14'10" W 47.21 FT TO BEG.

**Parcel Number:** 21254790280000

**Owner:** JD XVII, LLC

**Address:** 30 W CENTER ST

**Total Acreage:** 0.75 acres

**Legal Description:**

BEG N 30.32 RDS & W 223.4 FT FR SE COR SEC 25, T 2S, R 1W, SLM; W 92.44 FT; N 14 RDS; E 92.44 FT; S 14 RDS TO BEG. ALSO BEG N 500.28 FT & W 223.4 FT FR SE COR SD SEC 25; N 231 FT; E 4.55 FT; S 231 FT; W 4.55 FT TO BEG. ALSO BEG N 540.58 FT & W 143.85 FT FR SE COR SEC 25, T 2S, R 1W, SLM; W 75 FT; N 190.77 FT; E 75 FT; S 190.77 FT TO BEG. LESS & EXCEPT BEG N 541.49 FT & E 86.08 FT FR SE COR SEC 25, T2S R1W, SLM; W 69.42 FT; S 3.28 FT; W 109.79 FT; N 2.36 FT; W 130.27 FT; S 40.3 FT; W 92.44 FT; N 41.21 FT; E 259.44 FT; N 00°13'02" E 6.9 FT; S 89°50'14" E 31.7 FT; N 85°13'07" E 27.6 FT; S 89°46'58" E 63.88 FT; 4.88 FT ALG A 43 FT RADIUS CURVE TO L (CHORD N 86°57'51" E); N 52°29'44" E 44.58 FT; 13.72 FT ALG A 43 FT RADIUS CURVE TO L (CHORD N 12°07'02" E); N 02°58'35" E 140.27 FT; S 89°59'56" E 4.83 FT; S 00°51'13" W 156.48 FT; S 45°14'10" W 47.21 FT TO BEG.

**Parcel Number:** 21254790070000

**Owner:** JD XVII, LLC

**Address:** 52 W CENTER ST

**Total Acreage:** 1.60 acres

**Legal Description:**

BEG N 501.7 FT & W 315.84 FT FR SE COR SEC 25, T 2S, R 1W, SLM; S 89°52'22" W 274.6 FT; N 288.3 FT; N 89°52'55" E 277.6 FT; S 51.29 FT; S 89°52'55" W 3 FT; S 237 FT TO BEG.



7505 S Holden Street  
Midvale, UT 84047  
801-567-7200  
Midvale.Utah.gov

## MIDVALE CITY PLANNING COMMISSION STAFF REPORT 05/13/2026

---

### **SUBJECT**

Midvale City initiated zoning code text amendment modifying setback exceptions in various sections of Title 17 based on changes in the Utah State Code from HB476 in the 2024 General Session.

### **SUBMITTED BY**

Jonathan Anderson, Planner II

### **BACKGROUND AND ANALYSIS**

The proposed amendment modifies every applicable Section of Title 17 that relates to residential rear setback exceptions. House Bill 476 of the 2024 Utah Legislature enacted UCA 10-9a-540 (renumbered to [10-20-623](#) on 11/6/2025) which permits “allowable features” as defined within the rear setback area of a residential dwelling, see Attachment 1.

Amendments are also proposed to further clarify how the International Residential and Building Codes are applicable for window wells for setbacks on single family homes, and amends language to be more clearly understood for International Building Code applicability for building setbacks.

Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

### ***-ZONING CODE AMENDMENT CRITERIA-***

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets criteria 1, 2 and 3 listed above. The proposed amendment promotes the general plan, purposes of this title, and purposes of Utah State Code 10-9a-102 (renumbered to [10-20-101](#)) by conforming Title 17 to the governing Utah State Code as amended by the State Legislature. The proposed amendment also amends language to make interpretation more straightforward for setbacks in relation to the International Residential and Building Codes as applicable.

### **STAFF RECOMMENDATION**

Staff advises the Planning Commission to recommend approval of the zoning code text amendment to the City Council with the following finding:

*Finding:*

1. The amendment complies with Midvale City Code 17-3-1(F)(1, 2, and 3).

### **RECOMMENDED MOTION**

I move that we recommend approval of the zoning code text amendment to various Sections of Title 17 as provided in the attachments, with the finding noted in the staff report.

### **ATTACHMENTS**

1. Utah State Code Section 10-20-623
2. Draft Ordinance to Sections of Title 17

**Effective 11/6/2025**

**10-20-623 Residential rear setback limitations.**

- (1) As used in this section:
  - (a) "Allowable feature" means:
    - (i) a landing or walkout porch that:
      - (A) is no more than 32 square feet in size; and
      - (B) is used for ingress to and egress from the rear of the residential dwelling; or
    - (ii) a window well.
  - (b) "Landing" means an uncovered, above-ground platform, with or without stairs, connected to the rear of a residential dwelling.
  - (c) "Setback" means the required distance between the property line of a lot or parcel and the location where a structure is allowed to be placed under an adopted land use regulation.
  - (d) "Walkout porch" means an uncovered platform that is on the ground and connected to the rear of a residential dwelling.
  - (e) "Window well" means a recess in the ground around a residential dwelling to allow for ingress and egress through a window installed in a basement that is fully or partially below ground.
- (2) A municipality may not enact or enforce an ordinance, resolution, or policy that prohibits or has the effect of prohibiting an allowable feature within the rear setback of a residential building lot or parcel.
- (3) Subsection (2) does not apply to a historic district within the municipality.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

**17-2-2 "B" definitions.**

"Building coverage" means the maximum horizontal area within the outer perimeter of the building walls, dividers, or columns at ground level or above, whichever is the greater area, including, without limitation, courts and exterior stairways, but excluding:

- A. Uncovered decks, landings, porches, patios, terraces, and stairways all less than thirty inches high; and
- B. The outer four feet of completely open, uncovered, cantilevered balconies that have a minimum of eight feet vertical clearance below.

"Building footprint" means the total area of the foundation of the structure, or the furthest exterior wall of the structure projected to natural grade, not including stairs, landings, patios, and decks.

**17-2-7 "G" definitions.**

"Gross floor area" means the area of a building including all enclosed areas designed for human occupation. "Gross floor area" does not include unenclosed porches, landings, balconies, patios and decks, vent shafts, courtyards or garages, up to a maximum floor area of six hundred square feet.

**17-2-8 "H" definitions.**

"Hardscape" means patios, landings, decks and paths. Does not include driveways and sidewalks.

**17-2-9 "I" definitions.**

"Impervious surface" means and includes all buildings or structures measured at their greatest extent and so as to include areas overhung by eaves, balconies, [landings](#), decks and other projecting features of the structure; also all paved or otherwise hard-surfaced areas such as roads, curbs and gutters, walks, parking lots and loading areas, and asphalt or concrete aprons for solid waste containers, signs or outdoor mechanical equipment.

**17-2-12 "L" definitions.**

["Landing" means the same as the term is defined in Section 10-20-623 of the Utah Code Annotated, as amended.](#)

"Lot coverage" means the maximum area of a lot which may be occupied by a structure. Lot coverage is expressed as a ratio. Arcades, open porches, [landings](#), decks, terraces, and stoops are excluded from the calculation.

**17-2-16 "P" definitions.**

"Porch" means an open-air room appended to the mass of a building with a floor and roof, but no walls on at least two sides.

[Porch, walkout. See "Walkout porch."](#)

**17-2-19 "S" definitions.**

"Site cover" means the area covered by an impervious surface such as a structure, deck, [landing, porch](#), pool, parking lot, patio, walk, or driveway.

**17-2-23      “W” definitions.**

“Walkout porch” means the same as the term is defined in Section 10-20-623 of the Utah Code Annotated, as amended.

“Window well” means the same as the term is defined in Section 10-20-623 of the Utah Code Annotated, as amended.

### 17-7-1.2.1 Specific review criteria for certain allowed uses.

[...]

F. *Flag Lot*. Each application for new subdivision of a flag lot or for new development on a flag lot shall demonstrate that the application complies with the following criteria:

1. *Lot Area*. The minimum area of the banner portion of the proposed flag lot is ~~seven-thousand~~7,000 square feet and the minimum area of the remaining frontage lot is ~~seven-thousand~~7,000 square feet;
2. *Lot Width and Depth*. The minimum banner portion width and depth is ~~seventy-five~~75 feet. The minimum lot width and depth of the frontage lot complies with all lot standards for the zone;
3. *Setbacks*. Setbacks for new development on a flag lot are ~~fifteen~~15 feet for each of the front side and rear yards. New development on a flag lot is entitled to the same yard exceptions as a frontage lot, with the rear yard lot line of the frontage lot serving as the front yard lot line for the banner portion of the flag lot;
4. *Height*. The maximum proposed height for a structure is ~~twenty-five~~25 feet;
5. *Stories*. A structure shall not exceed one story;
6. *Parking/Driveway Access*. Each flag lot and each frontage lot shall provide two parking spaces on the side or rear yard of property. The driveway shall have a paved width of ~~twenty~~20 feet;
7. *Fire Department Access and Water Supply*. Each dwelling must adhere to the fire code; and
8. *Utilities*. Both the flag lot dwelling and the frontage lot dwelling must be serviced by a public water and sewer system.

**Table 17-7-1.3. Minimum Flag Lot Development Standards**

		Area	Width	Depth	Frontage	Setbacks	Build-To Line	Height
<b>FLAG</b>	<b>Standard for Banner Portion</b>	7,000 s.f.	75'	75'	20'	<b>Front:</b> 15' <b>Side:</b> 15' <b>Rear:</b> 15'	N/A	25' to midpoint
	<b>Exceptions</b>	No	No	No	No	<b>Projections:</b> ≤ <del>32-1/2'</del> <b>Front:</b> 5' paved walk <b>Front/Side:</b> 20' paved drive <b>Side/Rear:</b> <del>Stairs and balconies ≤ 3'</del> See text in <u>MMC 17-7-1.4(A)</u>	N/A	No

[...]

**17-7-1.4 Development standards.**

The following development standards apply to all new development in the zone:

A. *Setbacks.* The minimum setbacks in the zone are as follows:

1. *Front.* The minimum front yard setback is ~~30~~thirty feet. If ~~fifty percent~~50% or more of the lots on the block are developed with a front yard setback of ~~twenty-five~~25 feet or less, the front yard setback shall be ~~20~~twenty feet.
  - a. *Corner Lot Rule.* Corner lots have two front yards.
  - b. *Exceptions.* The following exceptions apply to all front yard setbacks in the zone:
    - i. *Front Porch.* An open, front entry porch may encroach eight feet into the front yard setback.
    - ii. *Projections.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.
    - iii. *Impervious Surfaces.* A driveway with a width of ~~twenty~~20 feet or ~~forty percent~~40% of the lot frontage, whichever is greater, and a sidewalk of up to five feet in width from the driveway or street to the front door. The driveway may extend an additional ~~10~~ten feet in width behind the sidewalk.
2. *Side.* The minimum side yard setback is eight feet, subject to the following exceptions:
  - a. *Projection.* Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the side yard up to three feet. Window wells required by the International Residential or Building Code may project into the side yard.
  - b. *Stairs and Landings.* Outside stairways and landings required by the building code for exterior doorways may project into the side yard up to three feet.
  - c. *Single Family Attached Structure.* In the case of a preexisting single family attached structure, the structure shall be exempt from the interior side yard setback.
  - d. *Attached Single-Car Garages and Carports.* In the case where an existing single family residence has an attached garage or carport that accommodates less than two cars because of its width, the garage or carport may be extended to the side yard property line, as well as toward the rear yard at the same setback as the existing structure, provided the following items are satisfied. (For purposes of this provision, “existing” is defined as structures built before the adoption of this provision):

- i. The extended structure area is for a garage use only; the encroachment into the side yard setback cannot be used as habitable space.
- ii. The extended structure shall not exceed one story, and shall not extend above the roofline of the existing residential structure.
- iii. The width of the garage or carport shall not exceed ~~twenty-four~~24 feet.
- iv. The depth of the garage or carport shall not exceed ~~twenty-four~~24 feet or the depth of the existing garage or carport, whichever is greater. The existing depth of the garage shall not include storage areas or additions that are outside the existing roofline of the garage.
- v. The extended structure shall contain no openings on the side contiguous to the property line and no drainage from the roof shall be discharged onto an adjacent property.
- vi. Proof of licensed survey identifying the property line adjacent to the extended structure and assurance that the extended structure will not be constructed on any designated utility easement(s).
- vii. All fire and building code provisions that address structures, their features and siting shall be addressed.
- viii. This exception is intended to provide a property owner of an older home with an attached single-car garage or carport the ability to have a standard attached two-car garage or carport where it otherwise would not be allowed because of the eight-foot side yard setback.
- ix. All new home construction shall comply with the eight-foot side yard setback. This includes situations where the existing house is demolished and replaced with a new structure.

3. *Rear.* The minimum rear yard setback is ~~15~~fifteen feet, subject to the following exceptions:

- a. *Corner Lot Rule.* On corner lots, there is no rear yard.

b. *Projection.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.

c. ~~*Stairs and Landings.* Outside stairways and landings required by the building code for exterior doorways may project into the rear yard up to three feet.~~ Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

**Table 17-7-1.4. Minimum Lot and Development Standards**

		Area	Width	Depth	Frontage	Setbacks	Build-To Line	Height
<b>Lot</b>	<b>Standards</b>	7,000 s.f.	55'	90'	55'	<b>Front:</b> 30', 20' if 50% of front yards ≤ 25' <b>Side:</b> 8' (40' accessory structure w/live animals) <b>Rear:</b> 15' (40' accessory structure w/live animals) <b>Accessory structure:</b> <u>Minimum 6' from main dwelling,</u> 2' rear and side yard—	30' ≥ 50% of front elevation must be ≤ 3' from build-to line	28' pitched roof 25' flat roof
	<b>Exceptions</b>	See text	See text	80' if width ≥ 82'	45' on cul-de-sac	<b>Projections:</b> ≤ 3' <b>Front:</b> 20' paved drive, plus add'l 10' behind sidewalk, 5' paved walk, porch ≤ 8'	N/A for cul-de-sac lot	No

						<p><b>Side/Rear:</b> <del>Stairs and balconies ≤ 3'; attached single-car garages and carports, s</del>See text <a href="#">in MMC 17-7-1.4(A)</a></p> <p><b>Corner lot:</b> 2 front, 2 side, 0 rear</p> <p><b>Accessory Structure:</b> See text <a href="#">in MMC 17-7-1.8(C)</a></p>		
--	--	--	--	--	--	--	--	--

[...]

### 17-7-2.2.1 Specific review criteria for certain allowed uses.

[...]

F. *Flag Lot*. Each application for new subdivision of a flag lot or for new development on a flag lot shall demonstrate that the application complies with the following criteria:

1. *Lot Area*. The minimum area of the banner portion of the proposed flag lot is ~~five-thousand~~5,000 square feet\*\* and the minimum area of the remaining frontage lot is ~~seven-thousand~~7,000 square feet;
2. *Lot Width and Depth*. The minimum banner portion width and depth is ~~sixty-five~~65\*\* feet. The minimum lot width and depth of the frontage lot comply with all lot standards for the zone;
3. *Setbacks*. Setbacks for new development on a flag lot are ~~fifteen~~15 feet for each of the front side and rear yards. New development on a flag lot is entitled to the same yard exceptions as a frontage lot with the rear yard lot line of the frontage lot serving as the front yard lot line for the banner portion of the flag lot;
4. *Height*. The maximum proposed height for a structure is ~~twenty-five~~25 feet;
5. *Stories*. A structure shall not exceed one story;
6. *Parking/Driveway Access*. Each flag lot and each frontage lot shall provide two parking spaces on the side or rear yard of property. The driveway shall have a paved width of ~~twenty~~20 feet;
7. *Fire Department Access and Water Supply*. Each dwelling must adhere to the fire code; and
8. *Utilities*. Both the flag lot dwelling and the frontage lot dwelling must be serviced by a public water and sewer system.

**Table 17-7-1.3. Minimum Flag Lot Development Standards**

		Area	Width	Depth	Frontage	Setbacks	Build-To Line	Height
<b>FLAG**</b>	<b>Standard for Banner Portion</b>	5,000 s.f.	65'	65'	20'	<b>Front:</b> 10' <b>Side:</b> 10' <b>Rear:</b> 10'	N/A	25' to midpoint
	<b>Exceptions</b>	No	No	No	No	<b>Projections:</b> ≤ <del>32-1/2'</del> <b>Front:</b> 5' paved walk <b>Front/Side:</b> 20' paved drive <b>Side/Rear:</b> <del>Stairs and balconies ≤ 3'</del> <u>See text in MMC 17-7-2.4(A)</u>	N/A	No

[...]

**17-7-2.4 Development standards.**

The following development standards apply to all new development in the zone:

A. *Setbacks.* The minimum setbacks in the zone are as follows:

1. *Front.* The minimum front yard setback is ~~twenty-five~~25 feet. If ~~fifty percent~~50% or more of the lots on the block are developed with a front yard setback of ~~twenty~~20 feet, the front yard setback shall be ~~twenty~~20 feet.

- a. *Corner Lot Rule.* Corner lots have two front yards.
  - b. *Exceptions.* The following exceptions apply to all front yard setbacks in the zone:
    - i. *Front Porch.* An open, front entry porch may encroach eight feet into the front yard setback.
    - ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.
    - iii. *Impervious Surfaces.* A driveway with a width of ~~twenty~~ 20 feet or ~~forty percent~~ 40% of the lot frontage, whichever is greater, and a sidewalk of up to five feet in width from the driveway or street to the front door. The driveway may extend an additional ~~ten~~ 10 feet in width behind the sidewalk.
2. *Side.* The minimum side yard setback is five feet, subject to the following exceptions:
- a. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves, —and ornamental features may project into the side yard up to three feet. Window wells required by the International Residential or Building Code may project into the side yard.
  - b. *Stairs and Balconies.* Outside stairways and balconies may project into the side yard up to three feet.
  - c. *Single Family Attached Structure.* In the case of a pre-existing single family attached structure, the structure shall be exempt from the interior side yard setback.
  - d. *Attached Single-Car Garages and Carports.* In the case where an existing single family residence has an attached garage or carport that accommodates less than two cars because of its width, the garage or carport may be extended to the side yard property line, as well as toward the rear yard at the same setback as the existing structure, provided the following items are satisfied. (For purposes of this provision, “existing” is defined as structures built before the adoption of this provision):
    - i. The extended structure area is for a garage use only; the encroachment into the side yard setback cannot be used as habitable space.

- ii. The extended structure shall not exceed one story, and shall not extend above the roofline of the existing residential structure.
- iii. The width of the garage or carport shall not exceed ~~twenty-four~~24 feet.
- iv. The depth of the garage or carport shall not exceed ~~twenty-four~~24 feet or the depth of the existing garage or carport, whichever is greater. The existing depth of the garage shall not include storage areas or additions that are outside the existing roofline of the garage.
- v. The extended structure shall contain no openings on the side contiguous to the property line and no drainage from the roof shall be discharged onto an adjacent property.
- vi. Proof of licensed survey identifying the property line adjacent to the extended structure and assurance that the extended structure will not be constructed on any designated utility easement(s).
- vii. All fire and building code provisions that address structures, their features and siting shall be addressed.
- viii. This exception is intended to provide a property owner of an older home with an attached single-car garage or carport the ability to have a standard attached two-car garage or carport where it otherwise would not be allowed because of the five-foot side yard setback.
- ix. All new home construction shall comply with the five-foot side yard setback. This includes situations where the existing house is demolished and replaced with a new structure.

3. *Rear.* The minimum rear yard setback is ~~fifteen~~15 feet, subject to the following exceptions:

- a. *Corner Lot Rule.* On corner lots, there is no rear yard.
- b. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves, —and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.

c. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area. ~~Stairs and Balconies.~~ Outside stairways and balconies may project into the rear yard up to three feet.

**Table 17-7-2.4. Minimum Lot and Development Standards**

		Area	Width	Depth	Frontage	Setbacks	Build-To Line	Height
Lot	<b>Standards</b>	5,000 s.f.	45'	90'	45'	<b>Front:</b> 25', 20' if 50% of front yards ≤ 25'  <b>Side:</b> 5'  <b>Rear:</b> 15'  <b>Accessory Structure:</b> <u>Minimum 6' from main dwelling, 2' rear and side yard including eaves</u>	25'  ≥ 50% of front elevation must be ≤ 3' from build-to line	28' pitched roof  25' flat roof
	<b>Exceptions</b>	See text	See text	80' if width ≥ 67'	35' on cul-de-sac	<b>Projections:</b> ≤ 3'  <b>Front:</b> 20' paved drive, plus add'l 10' behind sidewalk, 5' paved walk, porch ≤ 8'  <b>Side:</b> <u>See text in MMC 17-7-2.4(A) Stairs and balconies ≤ 3'; attached single-car garages and carports, see text</u>  <b>Corner Lot:</b> 2 front, 2 side, 0 rear	N/A for cul-de-sac lots	No

---

		Area	Width	Depth	Frontage	Setbacks	Build-To Line	Height
						<b>Accessory Structure:</b> See text <a href="#">in MMC</a> <a href="#">17-7-2.8(C)</a>		

### 17-7-3.4 Development standards.

The following development standards apply to all new development in the zone:

A. *Setbacks.* The minimum setbacks in the zone are as follows:

1. *Front.* The minimum front yard setback is ~~twenty-five~~25 feet, unless ~~fifty percent~~50% or more of the lots on the block are developed with a front yard setback of ~~twenty~~20 feet, in which case, the front yard setback is ~~twenty~~20 feet.

a. *Corner Lot Rule.* Corner lots have two front yards.

b. *Exceptions.* The following exceptions apply to all front yard setbacks in the zone:

i. *Front Porch.* An open, front entry porch may encroach eight feet into the front yard setback.

ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.

iii. *Driveway and Sidewalks.* A driveway width of up to ~~20~~twenty feet and a sidewalk width of up to six feet may occupy the front yard.

2. *Side.* The minimum side yard setback is eight feet, subject to the following exceptions:

a. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the side yard up to three feet. Window wells required by the International Residential or Building Code may project into the side yard.

b. *Stairs and Balconies.* Outside stairways and balconies, may project into the side yard up to three feet.

c. *Duplex.* Duplex residences may encroach into the interior side yard to accommodate a subdivision of the duplex residences.

3. *Rear*. The minimum rear yard setback is ~~twenty~~ 20 feet, subject to the following exceptions:

- a. *Projections*. Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.
- b. *Landing, Walkout Porch or Stairs*. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~*Stairs and Balconies*. Outside stairways and balconies may project into the rear yard up to three feet.~~
- c. *Impervious Surfaces*. For new multifamily development, no more than ~~forty~~ percent40% of a required rear yard setback may be an impervious surface.
- d. *Corner Lot Rule*. On corner lots, there is no rear yard.

**Table 17-7-3.4. Lot and Development Standards**

Building Type		Lot Area	Lot Width	Lot Depth	Frontage	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height
Single Family	<b>Standard</b>	5,000'	50'	100'	50'	20' (or 40%) driveway plus add'l 10' behind sidewalk  6' sidewalk	25'/8'/20'	≥ 50% of the front elevation must be w/i 3' of BTL	1 – 3 stories
	<b>Exceptions</b>	No	No	≥ 80' if lot width	Cul-de-sac curve min.	No	<b>FY:</b> 20' if 50% of block = 20'  <b>Projections:</b> ≤	Cul-de-sac lots	28' next to single

Building Type		Lot Area	Lot Width	Lot Depth	Frontage	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height
				≥ 75'	frontage 35'		<del>32.5'</del>  <b>S/R:</b> See text in <a href="#">MMC 17-7-3.4(A)stairs, balconies ≤ 3'</a>  <b>Corner</b> 2 FY		family zone
Duplex	<b>Standard</b>	6,000'	60'	100'	60'	20' (or 40%) driveway  Impervious 40% of rear setback Bldg.  6' sidewalk	25'/8'/20'	≥ 50% of the front elevation must be w/i 3' of BTL	1 – 3 stories
	<b>Exceptions</b>	See text	See text	≥ 80' if lot width ≥ 75'	Cul-de-sac curve min. frontage 40'	No	<b>FY:</b> 20' if 50% block = 20'  <b>Projections:</b> ≤ <del>32.5'</del>  <b>S/R:</b> See text in <a href="#">MMC 17-7-3.4(A)stairs, balconies ≤ 3'</a>  <b>Interior Side/ 0</b>  <b>Corner</b> 2 FY	Cul-de-sac lots	28' next to single family zone
<b>Multi-Family</b>	<b>Standard</b>	21,780'	30v/	100'	20'/ftprnt	Impervious 40% of rear	25'/8'/20'	≥ 50% of the front	1 – 3

Building Type		Lot Area	Lot Width	Lot Depth	Frontage	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height
		min. 4,000'/ 1st D.U. 3,500'/ D.U.	ftprnt  on BTL		on BTL	setback Bldg. Coverage 45%		elevation must be w/i 3' of BTL	stories
	<b>Exceptions</b>	No	No	≥ 80' if lot width ≥ 75'	Cul-de-sac curve min. frontage 20'/D.U.	No	<b>FY:</b> 20' if 50% block = 20'  <b>Projections:</b> ≤ <del>2-53'</del>  <b>S/R:</b> <u>See text in</u> <u>MMC</u> <u>17-7-3.4(A)stairs,</u> <u>balconies ≤ 3'</u>  <b>Interior Side/ 0</b>  <b>Corner 2 FY</b>	Interior MPD development	28' next to single family zone

#### 17-7-4.4 Development standards.

The following development standards apply to all new development in the zone:

A. *Setbacks.* The minimum setbacks in the zone are as follows:

1. *Front.* The minimum front yard setback is ~~twenty-five~~25 feet, unless ~~fifty percent~~50% or more of the lots on the block are developed with a front yard setback of ~~twenty~~20 feet, in which case the front yard setback is ~~twenty~~20 feet.

a. *Corner Lot Rule.* Corner lots have two front yards.

b. *Exceptions.* The following exceptions apply to all front yard setbacks in the zone:

i. *Front Porch.* An open, front entry porch may encroach eight feet into the front yard setback.

ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.

iii. *Driveway and Sidewalks.* A driveway width of up to ~~twenty~~20 feet and a sidewalk width of up to six feet may occupy the front yard.

2. *Side.* The minimum side yard setback is ten feet, subject to the following exceptions:

a. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the side yard up to three feet. Window wells required by the International Residential or Building Code may project into the side yard.

b. *Stairs and Balconies.* Outside stairways and balconies may project into the side yard up to three feet.

c. *Duplex.* Duplex residences may encroach into the interior side yard to accommodate a subdivision of the duplex residences.

3. *Rear*. The minimum rear yard setback is ~~twenty~~20 feet, subject to the following exceptions:

- a. *Projections*. Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.
- b. *Landing, Walkout Porch or Stairs*. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~*Stairs and Balconies*. Outside stairways and balconies may project into the rear yard up to three feet.~~
- c. *Corner Lot Rule*. On corner lots there is no rear yard.
- d. *Impervious Surfaces*. For new multifamily development, no more than ~~forty percent~~40% of a required rear yard setback may be an impervious surface.

**Table 17-7-4.4. Lot and Development Standards**

Building Type		Lot Area	Lot Width	Lot Depth	Frontage	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height
Single Family	<b>Standards</b>	5,000'	50'	100'	55'	20' (or 40% frontage) driveway plus add'l 10' behind sidewalk  6' sidewalk	25'/10'/20'	25' ≥ 50% of front elev. must be w/i 3' BTL	1 – 4 stories
	<b>Exceptions</b>	No	No	≥ 80' if lot	Cul-de-sac curve	No	<b>FY:</b> 20' if 50% block = 20'	Cul-de-sac lots	35' to midpoint

Building Type		Lot Area	Lot Width	Lot Depth	Frontage	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height
				width ≥ 75'	min. frontage 35'		<b>Projections:</b> ≤ <del>32.5'</del> <b>S/R:</b> <u>See text in</u> <u>MMC</u> <del>17-7-4.4(A) stairs,</del> <del>balconies ≤ 3'</del> <b>Corner 2 FY</b>		or 30' to cornice if next to single family zone
Duplex	<b>Standards</b>	6,000'	60'	100'	60'	20' (or 40% frontage) driveway plus add'l 10' behind sidewalk  6' sidewalk	25'/10'/20'	25' ≥ 50% of front elev. must be w/i 3' of BTL	1 - 4 stories
	<b>Exceptions</b>	See text	See text	≥ 80' if lot width ≥ 75'	Cul-de-sac curve min. frontage 40'	No	<b>FY:</b> 20' if 50% block = 20' <b>Projections</b> ≤ <del>32.5'</del> <b>S/R:</b> <u>See text in</u> <u>MMC</u> <del>17-7-4.4(A) stairs</del> <del>and balconies ≤</del> <del>3'</del> <b>Interior Side/ 0</b> <b>Corner 2 FY</b>	Cul-de-sac lots	35' to midpoint or 30' to cornice if next to single family zone

Building Type		Lot Area	Lot Width	Lot Depth	Frontage	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height
Multi-Family	<b>Standards</b>	21,780' min. 3,000'/1st D.U. 1,690'/D.U.	30'/ftprnt on BTL	100'	20'/ftprnt on BTL	Impervious 40% of rear setback Bldg. Coverage 45%	25'/10'/20'	25'≥ 50% of front elev. must be w/i 3' of BTL	1 – 4 stories
	<b>Exceptions</b>	No	No	≥ 80' if lot width ≥ 75'	Cul-de-sac curve min. frontage 20'/D.U.	No	<b>FY:</b> 20' if 50% block = 20'  <b>Projections:</b> ≤ <del>32.5'</del>  <b>S/R:</b> <u>See text in MMC 17-7-4.4(A)stairs, balconies ≤ 3'</u>  <b>Interior Side/ 0</b>  <b>Corner 2 FY</b>	Interior MPD development	35' to midpoint or 30' to cornice if next to SF zone

#### 17-7-6.4 Lot and development standards.

[...]

B. *Setbacks.* New development shall comply with the following setbacks:

1. *Front.* The minimum front yard setback is ~~25~~twenty-five feet.
  - a. *Corner Lot Rule.* Corner lots have two front yards, with a ~~25~~twenty-five-foot setback.
  - b. *Projections.* Skylights, sills, cornices, chimneys, flues, and ornamental features may project into the front yard up to two and one-half feet. Eaves and awnings may project into the front yard up to eight feet so long as the eaves or awnings are at least eight feet above ground.
2. *Rear.* The rear yard setback shall be of sufficient depth to allow proper parking and landscaped areas to the rear of the buildings. Unless otherwise approved as a conditional use by the planning commission, rear yards and the rear of buildings shall not abut a public street. Development on corner parcels must be set back thirty feet from the corner.
  - a. ~~Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~Stairs and Balconies. Outside stairways and balconies may project into the rear yard up to three feet.
  - b. *Corner Lot Rule.* On corner lots there is no rear yard.
  - c. *Impervious Surfaces.* A maximum of ~~30%~~thirty percent of a required rear yard setback may be an impervious surface. Mixed-use development may include parking within the rear yard setback.
  - d. Window Wells. Window wells may project into the rear yard setback.
3. *Side.* The side yard setback is ~~10~~ten feet. There is no side yard setback for mixed-use development.

[...]

#### 17-7-7.4 Lot and development standards.

The following development standards apply to all new development in the zone:

A. *Setbacks.* New development shall comply with the following setbacks:

1. *Front.* The minimum front yard setback is ~~10~~<sup>ten</sup> feet, which shall consist of a ~~10~~<sup>ten</sup>-foot-wide sidewalk with tree wells and other urban design amenities. Additional setback beyond ten feet is permitted if the additional area provides space for outdoor dining, gathering, shopping, or other activating uses outlined in this chapter. Setbacks beyond ten feet are subject to the following exceptions:
  - a. *Corner Lot Rule.* Corner lots have two front yards, with a ten-foot setback.
  - b. *Projections.* Skylights, sills, cornices, chimneys, flues and ornamental features may project into the front yard up to two and one-half feet. Eaves and awnings may project into the front yard up to eight feet so long as the eaves or awnings are at least eight feet above ground.
2. *Side.* There is no side setback requirement, except as required by the International Building Code and landscape buffers. Allowed uses within the side setback include outdoor dining, gathering, and shopping.
3. *Rear.* There is no rear setback requirement, except as required by the International Building Code and landscape buffers. Rear yard setbacks are subject to the following exceptions:-
  - a. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.
  - b. Window Wells. Window wells may project into the rear yard setback.

[...]

**Table 17-7-7.4. Lot and Development Standards**

Building Type		Lot Width	Lot Depth	Max. Footprint	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height Max.
Commercial	<b>Standards</b>	50'	100'	n/a	Up to 80% coverage of lot area	10'/0'/0'	10' ≥ 50% of the front facade w/ 3' of BTL	55' to cornice 52' flat
	<b>Exceptions</b>	No	≥ 80' if lot width ≥ 75'	No	No	<b>F:</b> Projection ≤ 2.5' Awning ≤ 8'  <del><b>S/R:</b> Stairs and balconies ≤ 3'</del> See text in <a href="#">MMC 17-7-7.4(A)</a>  <b>Corner</b> 2 FY 25'	10' for corner lots	35' w/ 50' SF
Mixed-Use	<b>Standards</b>	50'	100'	20,000 s.f.	Up to 80% coverage of lot area	10'/0'/0'	10' ≥ 50% of the front facade w/ 3' of BTL	75' to cornice 72' flat
	<b>Exceptions</b>	No	≥ 80' if lot width ≥ 75'	No	No	<b>F:</b> Projection ≤ 2.5' Awning ≤ 8'  <del><b>S/R:</b> Stairs and</del>	10' for corner lots	35' w/ 50' SF

Building Type		Lot Width	Lot Depth	Max. Footprint	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height Max.
						<p>balconies ≤ 3'</p> <p><del>MU parking</del> See text in MMC 17-7-7.4(A)</p> <p><b>Corner 2 FY 25'</b></p>		

### 17-7-8.3 Single family residential development standards.

[...]

2. *Setbacks.* The minimum setbacks for primary structures in single family detached residential lot subdivisions are as follows:

a. *Front.* The minimum front yard setback is 20 feet.

i. *Corner Lot Rule.* Corner lots have two front yards.

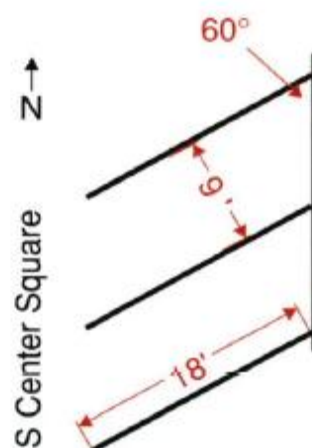
(A) *Exceptions.* The following exceptions apply to all front yard setbacks in the zone:

(1) *Front Porch.* An open, front entry porch may encroach eight feet into the front yard setback.

(2) *Projections.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.

ii. *South Center Square (125 West Street) Exception.* The front yard setback for properties with frontage on the east side of South Center Square (125 West Street) from Center Street to West Park Street shall be a minimum of ~~32~~<sup>thirty-two</sup> feet from the front property line. The front yard setback must include angled parking, a minimum sidewalk width of five feet beginning from the front edge of the sidewalk with adjacent properties, and a minimum of five feet of landscaping up to the foundation of the residential structure. Each angled parking space shall be constructed at a ~~60~~<sup>sixty</sup>-degree angle as shown in Figure 1 below.

#### Figure 1: South Center Square Angled Parking



- b. *Side*. The minimum side yard setback is five feet, subject to the following exceptions:
- Projections*. Sills, cornices, chimneys, flues, eaves and ornamental features may project into the side yard up to two and one-half feet. If the front porch wraps around the structure, it may project into the side yard up to two feet. Window wells required by the International Residential or Building Code may project into the side yard.
  - Stairs and Landings*. Outside stairways and landings required by the building code for exterior doorways may project into the side yard up to three feet.
- c. *Rear*. The minimum rear yard setback is 15 feet, subject to the following exceptions:
- Corner Lot Rule*. On corner lots there is no rear yard.
  - Projections*. Sills, cornices, chimneys, flues, eaves and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.
  - Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area. ~~Stairs and Landings. Outside stairways and landings required by the building code for exterior doorways may project into the rear yard up to three feet.~~

## 17-7-8.4 Medium and high density residential development standards.

A. The following development standards apply to new single family attached, single family detached, and multifamily development in the zone, with the exception of single family detached residential lot subdivisions (see Section [17-7-8.3](#)):

1. *Setbacks.* New development shall comply with the following setbacks:

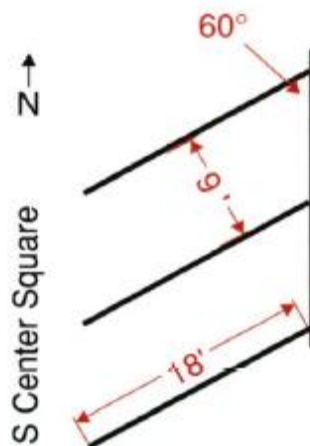
a. *Front.* The minimum front yard setback is ~~15~~<sup>fifteen</sup> feet, which shall include a five-foot park strip adjacent to the curb, which shall incorporate tree wells, street furniture and planter boxes; a sidewalk of five feet; and five feet of landscaping up to the foundation of the residential structure. With the input from the city engineer, modification to the sidewalk and park strip standard may be allowed to provide an appropriate tie-in to an adjacent neighborhood sidewalk.

i. *Corner Lot Rule.* Corner lots have two front yards.

ii. *Projections.* Sills, cornices, chimneys, flues and ornamental features may project into the front yard up to two and one-half feet, provided they do not impede pedestrian traffic on the sidewalk. Eaves, awnings, arcades and second-story and above balconies may project into the front yard up to eight feet so long as these elements are at least eight feet above the ground and do not impede pedestrian traffic on the sidewalk.

iii. *South Center Square (125 West Street) Exception.* The front yard setback for properties with frontage on the east side of South Center Square (125 West Street) from Center Street to West Park Street shall be a minimum of ~~32~~<sup>thirty-two</sup> feet from the front property line. The front yard setback must include angled parking, a minimum sidewalk width of five feet beginning from the front edge of the sidewalk with adjacent properties, and a minimum of five feet of landscaping up to the foundation of the residential structure. Each angled parking space shall be constructed at a ~~60~~<sup>sixty</sup>-degree angle as shown in Figure 1 below.

**Figure 1: South Center Square Angled Parking**



b. *Rear.* There is no rear yard setback for new development except as required by the International Building Code, landscape buffers and the single family setback.

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells.* Window wells may project into the rear yard setback.

c. *Side.* There is no side yard setback for new development except as required by the International Building Code, landscape buffers and the single family setback.

d. *Single Family Setback.* The minimum setback from the property line, when adjacent to a single family residential zone, is ~~15~~<sup>fifteen</sup> feet, subject to the following exceptions. Development is considered adjacent when the development property directly abuts a single family residential zone or abuts a road right-of-way, canal or rail line bordering a single family residential zone.

i. Three-story structures must be set back ~~37~~<sup>thirty-seven</sup> feet.

ii. *Projections.* Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the setback up to two and one-half feet.

iii. *Stairs and Landings.* Outside stairways and landings required by the building code for exterior doorways may project into the setback up to three feet.

iv. Rear Yard. When the required single family setback is in the rear yard, the following are permissible:

1. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

2. Window Wells. Window wells may project into the rear yard setback.

[...]

### **17-7-8.5 Retail, office and mixed-use development standards.**

[...]

B. *Setbacks.* New development shall comply with the following setbacks:

1. *Front.* The minimum front yard setback is ~~15~~<sup>fifteen</sup> feet, which shall include a sidewalk of ~~10~~<sup>ten</sup> feet in width and a five-foot park strip, which shall incorporate tree wells, street furniture and planter boxes. The front yard setback is measured from the back of curb.

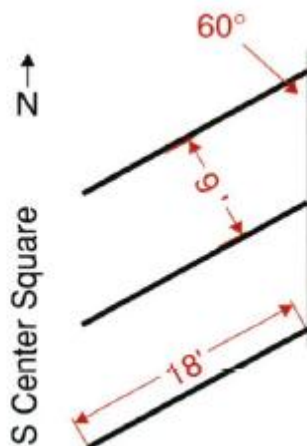
a. *Corner Lot Rule.* Corner lots have two front yards.

b. *Projections.* Sills, cornices, flues and ornamental features may project into the front yard up to two and one-half feet, provided it does not impede pedestrian traffic on the sidewalk. Eaves, awnings, arcades and second story and above balconies may project into the front yard up to eight feet so long as these elements are at least eight feet above ground and do not impede pedestrian traffic on the sidewalk.

c. *South Center Square (125 West Street) Exception.* The front yard setback for properties with frontage on the east side of South Center Square (125 West Street) from Center Street to West Park Street shall be a minimum of ~~32~~<sup>thirty-two</sup> feet from the front property line. The front yard setback must include angled parking, a minimum sidewalk width of five feet beginning from the front edge of the sidewalk with adjacent properties, and a minimum of five feet of landscaping up to the foundation of the

retail, office or mixed-use structure. Each angled parking space shall be constructed at a ~~60~~sixty-degree angle as shown in Figure 1 below.

**Figure 1: South Center Square Angled Parking**



2. *Rear.* There is no rear yard setback for new development except as required by the International Building Code, landscape buffers and the single family setback. Unless otherwise approved as a conditional use by the planning commission, rear yards and the rear of buildings shall not abut a public street.

a. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

b. *Window Wells.* Window wells may project into the rear yard setback.

3. *Side.* There is no side yard setback for new development except as required by the International Building Code, landscape buffers and the single family setback.

4. *Single Family Setback.* The minimum setback from the property line, when adjacent to a single family residential zone, is ~~15~~fifteen feet, subject to the following exceptions. Development is considered adjacent when the development property directly abuts a single family residential zone or abuts a road right-of-way, canal or rail line bordering a single family residential zone.

a. Three-story structures must be set back ~~37~~thirty-seven feet.

b. *Projections.* Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the setback up to two and one-half feet.

c. *Stairs and Landings.* Outside stairways and landings required by building code for exterior doorways may project into the setback up to three feet.

d. *Rear Yard.* When the required single family setback is in the rear yard, the following are permissible:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells.* Window wells may project into the rear yard setback.

#### 17-7-9.12.1.4 Single family residential development standards.

[...]

B. *Setbacks.* The minimum setbacks for primary structures in single family detached residential lot subdivisions are as follows:

1. *Front.* The minimum front yard setback is ~~20~~twenty feet.
  - a. *Corner Lot Rule.* Corner lots have two front yards.
  - b. *Exceptions.* The following exceptions apply to all front yard setbacks in the zone:
    - i. *Front Porch.* An open, front entry porch may encroach eight feet into the front yard setback.
    - ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.
    - iii. *Impervious Surfaces.* A driveway with a width of ~~20~~twenty feet or ~~forty~~percent40% of the lot frontage, whichever is greater, and a sidewalk of up to five feet in width from the driveway or street to the front door. The driveway may extend an additional ~~10~~ten feet in width behind the sidewalk.
2. *Side.* The minimum side yard setback is five feet, subject to the following exceptions:
  - a. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the side yard up to two and one-half feet. If the front porch wraps around the structure it may project into the side yard up to two feet. Window wells required by the International Residential or Building Code may project into the front yard.
  - b. *Stairs and Balconies.* Outside stairways and balconies may project into the side yard up to three feet.

3. *Rear*. The minimum rear yard setback is ~~15~~**fifteen** feet, subject to the following exceptions:

- a. *Corner Lot Rule*. On corner lots there is no rear yard.
- b. *Projection*. Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.
- c. *Landing, Walkout Porch or Stairs*. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~*Stairs and Balconies*. Outside stairways and balconies may project into the rear yard up to three feet.~~

[...]

### **17-7-9.12.1.5 Medium and high density residential development standards.**

The following development standards apply to all new single family attached, single family detached, and multi-family development in the residential land use area, with the exception of single family detached residential lots (see Section [17-7-9.12.1.4](#)):

A. *Setbacks*. New development shall comply with the following setbacks:

1. *Front*. The minimum front yard setback is ~~18~~**eighteen** feet if off-street parking is to occur in the driveway. Otherwise, the front yard setback shall be approved by the planning commission through specific design review.

a. *Exceptions*. The following exceptions to front yard setbacks apply to all new development in the zone:

- i. *Driveway and Sidewalks*. A driveway width of up to ~~20~~**twenty** feet and a sidewalk width of up to six feet may occupy the front yard.

2. *Side.* The minimum side yard setback shall be regulated by the Building Code. In situations where a multi-family development side yard abuts a single family residential, attached or detached, development the side yard setback shall be a minimum of twenty feet.

3. *Rear.* The minimum rear yard setback shall be regulated by the Building Code. In situations where a multi-family development rear yard abuts a single family residential, attached or detached, development the rear yard setback shall be a minimum of ~~25~~twenty-five feet.

a. Exceptions. The following exceptions to rear yard setbacks apply to all new development in the zone:

i. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. Window Wells. Window wells may project into the rear yard setback.

4. Each unit shall have access to a common area of at least ~~three hundred~~300 square feet in size for each unit adjacent to said space, or a private yard of at least ~~three hundred~~300 square feet in size shall be provided at the rear of each structure.

[...]

### **17-7-9.12.1.6 Retail/office/flex and mixed-use lot and development standards.**

The following standards apply to all new development in the retail/office/flex and mixed-use land use areas:

A. *Lot Size.* No minimum lot size.

B. *Setbacks.* No front, side or rear setbacks, except as required by the International Building Code and landscaped buffers.

1. Exceptions: The following exceptions to rear yard setbacks apply to all new development in the zone:

a. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

b. Window Wells. Window wells may project into the rear yard setback.

C. *Build-To Line.* All retail/office/flex and mixed-use structures located in subarea 5 shall address adjacent collector roads by being constructed at the build-to line. At least ~~fifty percent~~50% of the adjacent facade must be built within three feet of the build-to line. The build-to line is defined as the landscaped setback line from the public right-of-way.

D. *Height.* The maximum height is ~~ninety-five~~95 feet for a pitched or ~~ninety-two~~92 feet for a flat roof for portions of the structure more than ~~two hundred~~200 feet from a single family detached or attached residential structure. The maximum height for the zone is ~~thirty-five~~35 feet for a pitched or ~~thirty-two~~32 feet for a flat roof for portions of the structure within ~~one hundred~~100 feet of a single family detached or attached residential development. Distance shall be measured to the nearest single family detached or attached residential structure. (Ord. 8/1/2006O-12 § 1)

#### 17-7-9.12.2.4 Single family residential development standards.

[...]

B. *Setbacks.* The minimum setbacks for primary structures in single family detached residential lot subdivisions are as follows:

1. *Front.* The minimum front yard setback is ~~15~~fifteen feet.
  - a. *Corner Lot Rule.* Corner lots have two front yards.
  - b. *Exceptions.* The following exceptions apply to all front yard setbacks in the zone:
    - i. *Front Porch.* An open, front entry porch may encroach eight feet into the front yard setback.
    - ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.
    - iii. *Impervious Surfaces.* A driveway with a width of ~~10~~ten feet and a sidewalk of up to five feet in width from the driveway or street to the front door.
2. *Side.* The minimum side yard setback is four feet, subject to the following exceptions:
  - a. *Distance Between Buildings.* There shall be a combined minimum of ~~10~~ten feet between buildings.
  - b. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the side yard up to two and one-half feet. If the front porch wraps around the structure it may project into the side yard up to two feet. Window wells required by the International Residential or Building Code may project into the front yard.
  - c. *Stairs and Balconies.* Outside stairways and balconies may project into the ~~10~~ten-foot combined separation up to three feet but may not project into the required four-foot side yard.

3. *Rear*. The minimum rear yard setback is ~~15~~fifteen feet, subject to the following exceptions:

- a. *Corner Lot Rule*. On corner lots there is no rear yard.
- b. *Projection*. Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.
- c. *Landing, Walkout Porch or Stairs*. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~*Stairs and Balconies*. Outside stairways and balconies may project into the rear yard up to three feet.~~

[...]

### **17-7-9.12.2.5 Medium and high density residential development standards.**

[...]

A. *Setbacks*. New development shall comply with the following setbacks:

1. *Front*. The minimum front yard setback is ~~18~~eighteen feet if off-street parking is to occur in the driveway. Otherwise there shall be no front yard setback except as required by the planning commission through specific design review.

a. *Exceptions*. The following exceptions to front yard setbacks apply to all new development in the zone:

i. *Driveway and Sidewalks*. A driveway width of up to ~~20~~twenty feet and a sidewalk width of up to six feet may occupy the front yard.

2. *Side*. The minimum side yard setback shall be regulated by the building code. In situations where a multifamily development side yard abuts a single family residential,

attached or detached development, the side yard setback shall be a minimum of ~~15~~fifteen feet.

3. *Rear.* The minimum rear yard setback shall be regulated by the building code. In situations where a multifamily development rear yard abuts a single family residential, attached or detached development, the rear yard setback shall be a minimum of ~~15~~fifteen feet.

*a. Exceptions. The following exceptions to rear yard setbacks apply to all new development in the zone*

*i. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling is limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.*

*ii. Window Wells. Window wells may project into the rear yard setback.*

4. Each unit shall have access to a common area of at least three hundred square feet in size for each unit adjacent to said space, or a private yard of at least three hundred square feet in size shall be provided at the rear of each structure.

[...]

### **17-7-9.12.2.6 Retail/office/flex and mixed-use lot and development standards.**

[...]

B. *Setbacks.* New development shall comply with the setbacks listed below. All setbacks that incorporate linear trails and amenities as part of the overall trails master plan shall be provided with an easement for public use to be recorded against the property.

1. *Front.* The minimum front yard setback shall be ~~50~~fifty feet along Bingham Junction Boulevard and ~~30~~thirty feet along 7200 South 700 West, Junction View Drive, FLSmidth Drive, and other interior roads. This setback shall be improved in one of the two following ways:

- a. A sidewalk and amenity zone of at least ~~10~~<sup>ten</sup> feet (five-foot sidewalk and five-foot amenity zone) in width to include:
  - i. Tree wells, street lighting and planter boxes per the adopted thematic elements;
  - ii. Street furniture, to include benches, trash cans and bollard lighting per the adopted thematic elements; or
- b. An eight-foot-wide meandering concrete pedestrian path set no closer than five feet to the road and integrated into the overall landscaping for the area (to include a variety of rock and bark mulches) to include:
  - i. Street trees and street lighting per the adopted thematic elements;
  - ii. Street furniture to include benches, trash cans and bollard lighting per the adopted thematic elements.
- c. *Corner Lot Rule.* Corner lots have two front yards and two side yards.
- d. *Projections.* When integrated into a courtyard or plaza area, eaves, awnings and ornamental features may project into the front yard up to eight feet.
- e. All roads north of the UTA Trax line shall utilize a landscaped setback in accordance with Section [17-7-9.12.2.8\(A\)\(3\)](#).

2. *Rear.* The rear yard setback shall be of sufficient depth to allow proper parking and landscaped areas to the rear of the buildings. Unless otherwise approved as a conditional use by the planning commission, rear yards and the rear of buildings shall not abut a public street. On corner lots there is no rear yard. In the case of lots that abut the Jordan River, a ~~65~~<sup>sixty-five</sup>-foot landscaped setback along the Jordan River from the top of bank, or the ~~100~~<sup>one-hundred</sup>-year flood plain, whichever is greater, shall be provided. And in the case of lots that abut the light rail corridor, a ~~30~~<sup>thirty</sup>-foot landscape setback shall be provided. These setbacks shall be landscaped consistent with the adopted landscape plans for the river and linear park open space areas south of the Trax line and provided with an eight-foot-wide asphalt pedestrian path.

[a. Exceptions. The following exceptions to rear yard setbacks apply to all new development in the zone](#)

i. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling is limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. Window Wells. Window wells may project into the rear yard setback.

3. *Side.* There is no side yard setback for mixed-use, retail, office or flex development except as required by the International Building Code. In the case of lots that abut the Jordan River, a ~~65~~sixty-five-foot landscaped setback along the Jordan River from the top of bank, or the ~~100~~one-hundred-year flood plain, whichever is greater, shall be provided. And in the case of lots that abut the light rail corridor, a ~~30~~thirty-foot landscape setback shall be provided. These setbacks shall be landscaped consistent with the adopted landscape plans for the river and linear park open space areas south of the Trax line and provided with an eight-foot-wide asphalt pedestrian path.

4. Setback requirements notwithstanding, when a retail/office/flex or mixed-use structure is located within an area that is identified by the master plan as a predominately residential area, or when a structure is located adjacent to or on a street where residential structures are the dominant use, the setback shall be the same as that required for the dominant use on that block.

[...]

### 17-7-9.12.3.5 Single family residential traditional lot subdivision standards.

[...]

B. *Setbacks.* The minimum setbacks for primary structures in single family detached residential lot subdivisions are as follows:

1. *Front.* The minimum front yard setback is ~~18~~eighteen feet to a garage (not including a sidewalk width) and ~~15~~fifteen feet to living area.
  - a. *Corner Lot Rule.* Corner lots have two front yards.
  - b. *Exceptions.* The following exceptions apply to all front yard setbacks in the zone:
    - i. *Front Porch.* An open, front entry porch may encroach eight feet into the front yard setback.
    - ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.
    - iii. *Impervious Surfaces.* A driveway with a width of ten feet and a sidewalk of up to five feet in width from the driveway or street to the front door.
2. *Side.* The minimum side yard setback is five feet, subject to the following exceptions. Where side yards are adjacent to existing residential development, the side yard setback shall be a minimum of ~~10~~ten feet.
  - a. *Projection.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the side yard up to two and one-half feet. If the front porch wraps around the structure it may project into the side yard up to two feet. Window wells required by the International Residential or Building Code may project into the front yard.
  - b. *Stairs and Balconies.* Outside stairways and balconies may project into the side yard up to three feet.

3. *Rear*. The minimum rear yard setback is ~~15~~fifteen feet, subject to the following exceptions:

- a. *Corner Lot Rule*. On a corner lot there is no rear yard.
- b. *Projection*. Sills, cornices, chimneys, flues, eaves and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.
- c. *Landing, Walkout Porch or Stairs*. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~*Stairs and Balconies*. Outside stairways and balconies may project into the rear yard up to three feet.~~

[...]

### **17-7-9.12.3.6 Medium density residential development standards for single-family attached and multi-family development.**

The following development standards apply to all new single-family attached, and multi-family development in the residential land use area.

A. *Setbacks*. New development shall comply with the following setbacks:

1. *Front*. The minimum front yard setback is ~~18~~eighteen feet to a garage (not including the sidewalk width) if off-street parking is to occur in the driveway. Otherwise there shall be no front yard setback for living space and porches except as required by the planning commission through specific design review.

a. *Exceptions*. The following exceptions to front yard setbacks apply to all new development in the zone:

- i. *Driveway and Sidewalks*. A driveway width of up to ~~20~~twenty feet and a sidewalk width of up to six feet may occupy the front yard.

2. *Side.* The side yard setback shall be a minimum of ~~15~~fifteen feet for up to three-story structures, ~~20~~twenty feet for four-story structures, and ~~25~~twenty-five feet for five-story structures.

3. *Rear.* The rear yard setback shall be a minimum of ~~15~~fifteen feet for up to three-story structures, ~~twenty~~20 feet for four-story structures, and ~~twenty~~20 feet for five-story structures.

a. Exceptions. The following exceptions to rear yard setbacks apply to all new development in the zone:

i. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. Window Wells. Window wells may project into the rear yard setback.

4. Each unit shall have access to a common area of at least ~~three hundred~~300 square feet in size for each unit adjacent to said space, or a private yard of at least ~~three hundred~~300 square feet in size shall be provided at the rear of each structure.

[...]

### **17-7-9.12.3.7 Medium density residential development standards for single family detached development.**

The following development standards apply to all new single family detached development in the residential land use area, with the exception of single family residential traditional lot subdivisions (see Section [17-7-9.12.3.5](#)).

A. *Setbacks.* New development shall comply with the following setbacks to residential structures:

1. *Front.* The minimum front yard setback is ~~eighteen~~18 feet to a garage (not including the sidewalk width) if off-street parking is to occur in the driveway. Otherwise, there shall be no

front yard setback for living space and porches except as required by the planning commission through specific design review.

a. *Exceptions.* The following exceptions to front yard setbacks apply to all new development in the zone:

i. *Driveway and Sidewalks.* A driveway width of up to ~~twenty~~20 feet and a sidewalk width of up to six feet may occupy the front yard.

2. *Perimeter Project Setback.* The setback from the project's perimeter boundary to a new residential structure shall be a minimum of ~~ten~~10 feet.

a. *Exceptions.* The following exceptions to rear yard setbacks apply to all new development in the zone:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells.* Window wells may project into the rear yard setback.

3. *Proximity.* There shall be a minimum separation of ~~ten~~10 feet between all habitable structures interior to the project. All building code requirements must be met.

[...]

### **17-7-9.12.3.8 Commercial and mixed-use lot and development standards.**

The following standards apply to all new development in the commercial land use areas:

A. *Lot Size.* No minimum lot size.

B. *Setbacks.* New development shall comply with the setbacks listed below. All setbacks that incorporate linear trails and amenities as part of the overall trails master plan shall be provided with an easement for public use to be recorded against the property.

1. *Front.* The minimum front yard setback along Holden Street, 7800 South, and other interior roads shall be ~~thirty~~30 feet measured from the existing curb. This setback shall include an appropriate sidewalk and amenity zone based on the existing improvements on adjacent properties. Where existing sidewalk improvements do not exist, a minimum five-foot-wide sidewalk and five-foot-wide amenity zone shall be improved.

2. *Rear.* The rear yard setback shall be of sufficient depth to allow proper parking and landscaped areas to the rear of the buildings. Unless otherwise approved as a conditional use by the planning commission, rear yards and the rear of buildings shall not abut a public street.

*a. Exceptions. The following exceptions to rear yard setbacks apply to all new development in the zone:*

*i. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.*

*ii. Window Wells. Window wells may project into the rear yard setback.*

3. *Side.* There is no side yard setback for commercial and mixed-use development except as required by the International Building Code and required landscape buffers.

[...]

### 17-7-10.11.4 Residential development standards.

The following development standards apply to all new development:

A. *Lot Size.* No minimum lot size is required, but the lot size must be sufficient to accomplish the development standards of this chapter and the [International Building Code](#).

B. *Setbacks.* All setbacks are measured from the property line. There are no minimum [front, side or rear](#) setbacks except as required by the [International Building Code](#), required landscape setbacks, residential landscape buffers, and the residential setback.

[a. Exceptions. The following exceptions to the rear yard setbacks apply to all new development in the zone:](#)

[i. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.](#)

[ii. Window Wells. Window wells may project into the rear yard setback.](#)

C. *Residential Setback.* The minimum setback from the property line to a new residential structure when adjacent to a property with a residential use is ~~20~~twenty feet.

[a. Rear Yard. When the required residential setback is in the rear yard, the following are permissible:](#)

[i. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.](#)

[ii. Window Wells. Window wells may project into the rear yard setback.](#)

[...]

## 17-7-10.12.10 Residential developments.

In addition to the development requirements contained in this chapter, all new residential development shall comply with following development standards:

### A. General.

1. *Lot Size.* No minimum lot size is required, but the lot size must be sufficient to accomplish the development standards of this chapter and the International Building Code.

2. *Setbacks.* All setbacks are measured from the property line. There are no minimum front, side or rear setbacks except as required by the International Building Code and required landscape setbacks.

a. Exceptions. The following exceptions to the rear yard setbacks apply to all new development in the zone:

i. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. Window Wells. Window wells may project into the rear yard setback.

3. *Residential Density.* The maximum residential density for Subareas 1-3 is ~~two thousand three hundred~~ 2,300 units. Additional units may be allocated from Subarea 4 as provided in the Amended and Restated Master Development Agreement.

[...]

### 17-7-12.1.3 Medium and high density residential and mixed-use development standards.

The following development standards apply to all new development:

A. *Lot Size.* No minimum lot size, but must be sufficient to accomplish the goals of the residential overlay.

B. *Setbacks.* New development shall comply with the following setbacks:

1. *Front.* When adjacent to a public road, the minimum front yard landscaped setback is ~~fifteen-15~~ feet, subject to the exceptions noted below. Corner lots have two front yards. The front yard setback is measured from the property line. The front yard setback is a build-to line. At least ~~fifty percent~~50% of the front elevation must be built within three feet of the build-to line. The structure may be set back an additional ~~15~~fifteen feet to allow for the inclusion of a courtyard. The planning commission may also modify this requirement for changes in wall plane due to architectural features or if the site is encumbered by curvilinear roads and/or property lines.

Exceptions:

- a. Canopies at least eight feet above ground level may project up to five feet.
- b. Balconies on second stories and above may project up to five feet.
- c. Projections such as sills, cornices, eaves, and ornamental features may project up to two and one-half feet.

2. *Rear.* There is no rear yard setback except as required by the International Building Code and landscape buffers.

Exceptions:

- a. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

a.b. Window Wells. Window wells may project into the rear yard setback.

3. *Side.* There is no side yard setback except as required by the International Building Code and landscape buffers.

4. *Single Family Setback.* The minimum setback from the property line, when adjacent to a single family residential zone, is ~~15~~fifteen feet, subject to the following exceptions:

a. Three-story structures must be set back ~~thirty-seven~~37 feet; four-story structures must be set back ~~66~~sixty-six feet; and five-story structures must be set back ~~83~~eighty-three feet; six-story structures must be set back ~~100~~one hundred feet; and seven-story structures and higher must be set back ~~one hundred sixteen~~116 feet. Structures can have stepped building heights to accommodate setbacks.

b. *Residential Buffer.* New development shall provide a minimum ~~fifteen~~15 foot landscaped buffer consisting of large trees, shrubs, and a minimum seven-foot-high fence (up to eight feet if warranted and approved by the planning commission). The screening wall shall be constructed of wood, metal, brick, masonry or other permanent materials along all property boundaries adjacent to single family residential zones.

c. Rear Yard. When the required single family setback is in the rear yard, the following are permissible:

i. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. Window Wells. Window wells may project into the rear yard setback.

[...]

## 17-7-15.4 Residential development standards.

A. The following development standards apply to new single family attached, single family detached, and multifamily development in the residential land use area.

1. *Setbacks.* New development shall comply with the following setbacks:

a. *Front.*

i. There is no minimum front yard setback except as follows:

(A) The minimum front yard setback is ~~20~~twenty feet if off-street parking is to occur in the driveway; and

(B) The minimum landscaped setback from the edge of a public right-of-way shall be ~~twenty~~20 feet except as provided by the general landscaping standards of the State Street overlay zone. No maximum setback or build-to line is required except that all of the area between the right-of-way and the building shall be landscaped or used as active open space.

(C) The setback from the edge of the State Street right-of-way shall be at least eight feet from the right-of-way. No maximum setback or build-to line is required except that all of the area between the right-of-way and the building shall be landscaped or used as active open space. The setback shall include an eight-foot sidewalk and landscaping for any part of the setback that exceeds eight feet. A park strip, located within the right-of-way, shall be provided that is at least five feet wide that may consist of street trees, live ground cover plants or turf or hardscape if tree wells are provided.

ii. *Exceptions.* The following exceptions to front yard setbacks apply to all new development in the zone:

(A) *Driveway and Sidewalks.* A driveway width of up to ~~20~~twenty feet and a sidewalk width of up to six feet may occupy the front yard.

b. *Side.* The minimum side yard setback shall be regulated by the building code. In situations where a multifamily development side yard abuts a single family residential,

attached or detached, development the side setback shall be a minimum of ~~twenty-20~~ feet.

c. *Rear.* The minimum rear yard setback shall be regulated by the building code. In situations where a multifamily development rear yard abuts a single family residential, attached or detached, development the rear setback shall be a minimum of ~~twenty-five~~25 feet.

i. Each unit shall have access to a common area of at least ~~three hundred~~300 square feet in size for each unit adjacent to said space, or a private yard of at least ~~three hundred~~300 square feet in size shall be provided at the rear of each structure.

ii. *Exceptions.* The following exceptions to front yard setbacks apply to all new development in the zone:

(A) *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

(A)(B) *Window Wells.* Window wells may project into the rear yard setback so long as they do not extend beyond a property line.

[...]

## **17-7-15.5 Retail/office/flex and mixed-use lot and development standards.**

The following standards apply to all new development in the retail/office/flex and mixed-use land use areas:

A. *Lot Size.* No minimum lot size.

B. *Setbacks.* New development shall comply with the following setbacks:

1. Except for property lines along State Street, there shall be no required setback from the property line, except as required by the Building Code and landscaped buffers.
2. For uses that front State Street, the minimum front yard setback is eight feet, which shall consist of an eight-foot sidewalk. A park strip, located within the right-of-way, shall be provided that is at least five feet wide that may consist of street trees, live ground cover plants or turf or hardscape if tree wells are provided.
3. For mixed-use buildings, the setback line is also a build-to line.
4. For uses that access or front on State Street other than mixed-use, a landscaped area up to an additional ~~twenty-two~~22 feet may be provided between the eight-foot sidewalk and the front of the building.
5. Commercial buildings with drive-up windows may have a one-way drive lane located between the sidewalk and building front when the building is located such that only one access to the property is provided. A minimum five-foot landscaped berm must be provided between the sidewalk and drive lane, and the building foundation landscaping shall be provided.
6. No building shall be set back from State Street more than ~~thirty-30~~ feet except when more than one building is located on a property, secondary buildings up to ~~fifty-percent~~50% larger than the building located at the ~~thirty-30~~ foot build-to line may be constructed behind the build-to line. All buildings that can reasonably be built at the building line, excluding areas needed for required setbacks, driveways and landscaping, must be located at the build-to line.

7. The following exceptions apply to the rear yard setback:

a. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

b. Window Wells. Window wells may project into the rear yard setback so long as they do not extend beyond a property line.

[...]

### 17-7-17.3 Development standards.

The following development standards apply to all development in the zone:

A. *Lot Area.* There is no minimum lot area.

B. *Setbacks.* Development shall comply with the following setbacks:

1. *Front.* Any frontage of a property is required to comply with the front yard setbacks in this subsection. The front yard setback is ten feet, which shall include a ~~10ten~~-foot-wide sidewalk, with tree wells, street furniture, planter boxes, and other urban design amenities. Additional front yard setback beyond ~~10ten~~ feet is permitted if the additional area provides space for outdoor dining, shopping, a patio, or a courtyard. The front yard setback is measured from the back of curb.

a. *Corner Lot Rule.* Corner lots have two front yards.

b. *Projections.* Sills, cornices, flues and ornamental features may project into the front yard setback up to two and one-half feet, provided the feature does not impede pedestrian traffic on the sidewalk and is at least eight feet above the ground. Eaves, awnings, arcades and second story and above balconies may project into the front yard up to five feet so long as these elements are at least eight feet above ground and do not impede pedestrian traffic on the sidewalk.

2. *Rear.* There is no rear yard setback for development except as required by the International Building Code, landscape buffers, and the single family setback. The rear of a building may not abut a public street.

a. *Exceptions.* The following exceptions to the rear yard setbacks apply to all new development in the zone:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells.* Window wells may project into the rear yard setback.

3. *Side.* There is no side yard setback for development except as required by the International Building Code, landscape buffers, and the single family setback. The only allowed uses within the side setback are outdoor dining, gathering, and shopping.

4. *Single Family Setback.* The minimum setback from the property line, when adjacent to a single family residential zoned property, is ~~15~~~~fifteen~~ feet, subject to the following requirements and exceptions. Development is considered adjacent when the development property directly abuts a single family residential zone property.

a. Three-story structures must be set back ~~30~~~~thirty~~ feet from an adjacent single family residential zoned property. Four-story structures must be set back ~~45~~~~forty-five~~ feet from an adjacent single family residential zoned property. Five-story structures and above must be set back ~~60~~~~sixty~~ feet from an adjacent single family residential zoned property. Every additional two stories must have a building step-back of ~~15~~~~fifteen~~ feet up to seven stories from an adjacent single family residential zoned property (up to ~~10~~~~ten~~ stories only if incentives have been obtained; the ~~10~~~~ten~~th story does not need a separate setback).

b. *Projections.* Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the setback up to two and one-half feet.

c. *Stairs and Landings.* Outside stairways and landings required by building code for exterior doorways may project into the setback up to three feet.

*d. Rear Yard. When the required single family setback is in the rear yard, the following are permissible:*

*i. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.*

*ii. Window Wells. Window wells may project into the rear yard setback.*

[...]



7505 S Holden Street  
Midvale, UT 84047  
801-567-7200  
Midvale.Utah.gov

## **MIDVALE CITY PLANNING COMMISSION STAFF REPORT 5/13/2026**

---

### **SUBJECT**

Midvale City initiated text amendment to Title 17 of the Midvale City Municipal Code relating to home-based microschoools and micro-education entities.

### **SUBMITTED BY**

Elizabeth Arnold, Senior Planner

### **BACKGROUND AND ANALYSIS**

This text amendment implements S.B. 13 from the 2024 Utah Legislative General Session. The amendment adds definitions for “Home-based microschoool” and “Micro-education entity”, establishes new chapters within Supplementary Regulations to govern these uses, and updates the use tables to permit both uses in all zones.

Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

### ***-ZONING CODE AMENDMENT CRITERIA-***

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-20-101;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the first and second criteria listed above.

### **STAFF RECOMMENDATION**

Staff advises the Planning Commission recommend approval of the text amendment with the following finding:

1. The amendment complies with Midvale City Code 17-3-1(F)(1&2).

## **RECOMMENDED MOTION**

I move that we recommend approval of the amendment as provided in the attachments, with the finding noted in the staff report.

## **ATTACHMENTS**

1. Draft Ordinance

**17-2-8 "H" definitions.**

"Historic district" means a geographically definable area possessing a significant concentration, linkage, or continuity of buildings, structures, sites, or objects united by past events, plan or physical development. A "historic district" may comprise an individual site or individual elements separated geographically but linked by association, plan, design, or history.

"Home-based microschool" means an individual or association of individuals that registers as a business entity in accordance with state and local laws and provides kindergarten through grade 12 education services for compensation to 16 or fewer students from an individual's dwelling unit, accessory dwelling unit, or residential property. A home-based microschool does not include a child care center or a child care facility.

"Home occupation" means a business carried on entirely within a dwelling by persons residing within the dwelling, which business is clearly incidental and secondary to the use of the dwelling for residential purposes.

**17-2-13 "M" definitions.**

"Medical cannabis pharmacy" means the same as that term is defined and amended in Section [26-61a-102](#) of the Utah Code Annotated.

"Micro-education entity" means a person or association of persons that registers as a business entity in accordance with state and local laws and provides kindergarten through grade 12 education services for compensation to 100 students or fewer. A micro-education entity does not include a child care center, child care facility, home-based microschool, private school, or a school within the public education system.

"Minor public utilities" means local utility structures that are necessary for a specific development or service like, but not limited to, poles and lines.

**17-6-5 Vehicle related uses.****17-6-6 Home-based microschool standards.**

A home-based microschool shall meet the following requirements:

- A. Conducted from a dwelling unit or accessory dwelling unit.
- B. Maximum of 16 students. This includes the licensee's and any employees' children if they are a student of the home-based microschool.
- C. Minimum of 35 net square feet per student.
- D. A traffic plan must be reviewed and approved by the City Engineer. The traffic plan must include: traffic flow, drop off, turn-around areas, and no more than 32 vehicular stops per day, excluding regular traffic generated by residents of the dwelling.
- E. Shall not include identifying signage in excess of a two square foot name plate attached to the building.
- F. Shall be enclosed within a structure in complete conformity with current building, fire, electrical, and plumbing codes.
- G. Required parking.
  - a. 1 space for each staff. If a staff member resides within the home-based microschool, no additional parking space shall be required for the staff member
  - b. 1 visitor parking space.
  - c. 1 on-site drop off area space.

---

**17-6-7 Micro-education entity standards.**

A micro-education entity shall meet the following requirements:

- A. Newly constructed micro-education entities shall comply with the development standards of the zone in which they are located. For the zones listed below, micro-education entities shall comply with the development standards in the following sections:
  - a. Transit-Oriented Development: Section 17-7-8.4
  - b. Riverwalk: 17-7-9.12.1.5
  - c. The Junction at Midvale: 17-7-9.12.2.5
  - d. Silver Refinery Overlay: 17-7-9.12.3.6
- B. The number of students that a micro-education entity may have in a facility is determined by the facility's occupancy classification and occupant capacity under the state construction codes, as incorporated by Section 15A-2-103. Notwithstanding the facility's occupant capacity, a micro-education entity may not have more than 100 students.
- C. Minimum of 20 net square feet per student.
- D. Access must be provided and restricted to a minor arterial or larger as designated by the City's Master Transportation Plan.
- E. A traffic plan must be reviewed and approved by the City Engineer. The traffic plan must include: traffic flow, drop off, turn-around areas.
- F. Required parking.
  - d. 1 space for each staff.

- e. 8 visitor parking spaces. 1 additional visitor parking space is required for every 5 students beyond the first 20 students.
  
- f. 8 on-site drop off area spaces. 2 additional drop off spaces are required for every 5 students beyond the first 20 students.

**17-7-1.2 Use table.**

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in Section [17-7-1.2.1](#). Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-1.2. Uses**

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	X			
Agricultural Uses (AO zone only)	X			
Apiary*	X			
Assisted Living Facility, Group Home			X	X
Chickens, Keeping of*	X			
Child Care Facility (up to 12 children)*	X			X
Disabled Care Facility			X	X
Dwellings				
Single Family	X			
Duplex (DO zone only)	X			
External Accessory Dwelling Unit*	X			
Internal Accessory Dwelling Unit*	X			
Fence	X			
Flag Lot*	X			
Gated Community	X			

Home Occupation	X		X
Kennel, Private	X		
Manufactured Home	X		
Master Planned Development		X	
Municipal Facilities:			
Cemeteries	X		
Parks	X		
Public Safety Facility		X	
Public Utilities:			
Minor	X		
Major		X	
Recreational Facilities	X		
Trails	X		
Neighborhood Commercial NC-1 and NC-2		X	X
• Commercial Mixed Use			
• Commercial Use			
• Financial Institution without Drive-Up Window			
• Office General			
• Restaurant (Outdoor Dining) without Drive-Up Window			
• Vertical Mixed Use			
Personal Athletic Facility	X		
Pre-Existing Lot	X		

Pre-Existing Structure	X		
Quasi-Public Facilities:			
Hospital		X	X
<del>Schools, Charter</del>	<del>X</del>		
<del>Schools, home-based microschool</del>	<del>X</del>		<del>X</del>
<del>Schools, micro-education entity</del>	<del>X</del>		<del>X</del>
Schools, Private		X	X
Radio Station		X	X
Religious/Educational Institute:			
Permanent	X		
Temporary		X	
Swimming Pool*	X		
Telecommunications Facility <35' in height		X	

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

**17-7-2.2 Use table.**

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in Section [17-7-2.2.1](#). Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-2.2. Uses**

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	X			
Apiary*	X			
Assisted Living Facility, Group Home			X	X
Chickens, Keeping of*	X			
Child Care Facility (up to 12 children)*	X			
Disabled Care Facility			X	X
Dwellings				
Single Family	X			
External Accessory Dwelling Unit*	X			
Internal Accessory Dwelling Unit*	X			
Fence	X			
Flag Lot*	X			
Gated Community*	X			
Home Occupation	X			X
Kennel, Private	X			

Manufactured Home	X		
Master Planned Development		X	
Municipal Facilities:			
Cemeteries	X		
Parks	X		
Public Safety Facility		X	
Public Utilities:			
Minor	X		
Major		X	
Recreational facilities	X		
Trails	X		
Neighborhood Commercial NC-1 and NC-2		X	X
• Commercial Mixed Use			
• Commercial Use			
• Financial Institution without Drive-Up Window			
• Office General			
• Restaurant (Outdoor Dining) without Drive-Up Window			
• Vertical Mixed Use			
Personal Athletic Facility*	X		
Pre-Existing Lot	X		
Pre-Existing Structure	X		
Quasi-Public Facilities:			

---

Hospital		X	X
<u>Schools, Charter</u>	<del>X</del>		
<u>Schools, home-based microschool</u>	<del>X</del>		<del>X</del>
<u>Schools, micro-education entity</u>	<del>X</del>		<del>X</del>
Schools, Private		X	X
Nonprofit Multicultural Center	X		
Radio Station		X	X
Religious/Educational Institute:			
Permanent	X		
Temporary	X		
Swimming Pool*	X		
Telecommunications Facility <35' in height		X	

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

**17-7-3.2 Use table.**

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-3.2. Uses**

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	X			
Assisted Living Facility, Group Home			X	X
Child Care				
Center: 6 children or less		X		X
Facility: 7 to 12 children			X	X
Disabled Care Facility			X	X
Dwellings:				
Single Family	X			
Duplex	X			
Multifamily:				
One-half to one acre		X		

Type	Allowed	Administrative	Conditional	Business License
Over one acre			X	
Fence	X			
External Accessory Dwelling Unit*	X			
Home Occupation	X			X
Internal Accessory Dwelling Unit*	X			
Kennel, Private		X		
Manufactured Home	X			
Master Planned Development			X	
Municipal Facilities:				
Animal Shelter			X	
Cemeteries	X			
Parks	X			
Public Safety Facility	X		X	
Public Utilities:				
Minor		X		

<b>Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Major			X	
Recreational Facilities		X		
Trails		X		
Neighborhood Commercial			X	X
Personal Athletic Facility		X		
Pre-Existing Landscaping	X			
Pre-Existing Lighting	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Quasi-Public Facilities:				
Hospital			X	X
Schools, Private			X	X
Radio Station			X	
Religious/Educational Institute:				
Permanent	X			X

Type	Allowed	Administrative	Conditional	Business License
Temporary			X	X
Telecommunications Facility <35' in height		X		

A. *Additional Use-Specific Standards.*

1. *Internal Accessory Dwelling Unit.*

- a. An IADU may only be constructed on a lot with one detached single family dwelling. The property owner must occupy one of the dwelling units on the property as their permanent residence for as long as the IADU remains on the property.
- b. The IADU must conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. A building permit is required prior to engaging in any construction activity on an IADU.
- c. Installing separate utility meters or separate addresses for an IADU is prohibited.
- d. Any additions to an existing building must comply with the development standards within this chapter.
- e. An IADU must provide off-street parking as described within this chapter.
- f. An IADU may not be constructed within a mobile home or manufactured home.
- g. An IADU may not be constructed on a lot with a total square footage of six thousand or less.
- h. Prior to issuance of a certificate of occupancy for an IADU, the property owner must record a notice against the property's title that includes:
  - i. A description of the primary dwelling;
  - ii. A statement that the property contains an IADU; and
  - iii. A statement that the IADU may only be used in accordance with this title.

- i. An IADU may not be rented or leased for a period of less than thirty consecutive days.
- j. Only one IADU is permitted on each property.

2. *External Accessory Dwelling Unit.*

- a. An EADU may only be constructed on a lot with one detached single family dwelling. The property owner must occupy one of the dwelling units on the property as their permanent residence for as long as the EADU remains on the property.
- b. The EADU must conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. A building permit is required prior to engaging in any construction activity on an EADU.
- c. Installing separate utility meters or separate addresses for an EADU is prohibited.
- d. An EADU must comply with the standards in Section [17-7-3.8](#).
- e. An EADU must provide off-street parking as described within this chapter.
- f. An EADU may not be constructed on the same lot as a mobile home or manufactured home.
- g. An EADU may not be constructed on a lot with a total square footage of six thousand or less.
- h. Prior to issuance of a certificate of occupancy for an EADU, the property owner must record a notice against the property's title that includes:
  - i. A description of the primary dwelling;
  - ii. A statement that the property contains an EADU; and
  - iii. A statement that the EADU may only be used in accordance with this title.
- i. An EADU may not be rented or leased for a period of less than thirty consecutive days.
- j. Only one EADU is permitted on each property. (Ord. 2025-14 § 1 (Att. A); Ord. 2024-27 § 1 (Att. A); Ord. 2021-19 § 1 (Att. A); Ord. 5/07/2002A § 1; Ord. 11-13-2001 § 2)

**The Midvale Municipal Code is current through Ordinance 2026-08, passed March 23, 2026.**

Disclaimer: The city clerk's office has the official version of the Midvale Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.midvalecity.org](http://www.midvalecity.org)

[Hosted by General Code.](#)

**17-7-4.2 Use table.**

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

**Table 17-7-4.2. Uses**

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	X			
Assisted Living Facility, Group Home			X	X
Child Care				
Center: 6 children or less		X		X
Facility: 7 to 12 children			X	X
Disabled Care Facility			X	X
Dwellings:				
Single Family	X			
Duplex	X			
Multifamily:				
One-half to one acre		X		

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Over one acre			X	
Fence	X			
External accessory dwelling unit*	X			
Home Occupation	X			X
Internal Accessory Dwelling Unit*	X			
Kennel, Private		X		
Manufactured Home	X			
Master Planned Development			X	
Municipal Facilities:				
Animal Shelter			X	
Cemeteries	X			
Parks	X			
Public Safety Facility			X	
Public Utilities:				
Minor		X		

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Major			X	
Recreational Facilities		X		
Trails		X		
Neighborhood Commercial			X	X
Personal Athletic Facility		X		
Pre-Existing Landscaping	X			
Pre-Existing Lighting	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Quasi-Public Facilities:				
Hospital			X	X
<u>Schools, Charter</u>	<del>X</del>			
<u>Schools, home-based microschool</u>	<del>X</del>			<del>X</del>
<u>Schools, micro-education entity</u>	<del>X</del>			<del>X</del>
Schools, Private			X	X

Formatted Table

Formatted: Font: Bold

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Radio Station			X	
Religious/Educational Institute:				
Permanent	X			X
Temporary			X	X
Telecommunications Facility <35' in height		X		

Formatted Table

**17-7-5.2 Uses.**

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-5.2. Uses**

Type	Allowed	Administrative	Conditional	Business License
Accessory Building—Unoccupied, Single Family only	X			
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			
Animal Hospital			X	X
Assisted Living Facility				

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
≤ 1 acre		X		X
> 1 acre			X	X
Athletic, Tennis, Health Club	X			X
Bed and Breakfast	X			X
Cemetery			X	X
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Commercial Convenience Store			X	X
Comprehensive Mental Health Treatment			X	X
Dwellings				
Single Family	X			
Duplex	X			
Multifamily				

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
≤ 1 acre		X		
> 1 acre			X	
Entertainment Center			X	X
Fences				
7' or less	X			
> 7'		X		
Financial Institution				
W/drive-up window	X			X
W/o drive-up window	X			X
External Accessory Dwelling Unit*	X			
Home Occupation	X			X
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Kennel, Private		X		
Manufactured Home	X			

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Master Planned Development			X	
Medical Cannabis Pharmacy*	X			X
Mixed-Use	X			
Mortuary, Funeral Home	X			X
Municipal Facilities				
Parks		X		
Public Safety Facility		X		
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Office				
General	X			X
Intensive and Clinical, Medical			X	X

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Outdoor Dining		X		X
Parking Lot				
Commercial			X	X
Private	X			
Plant Nursery			X	
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Recreation Facility, Commercial			X	X
Religious/Educational Institute				
Permanent	X			X
Temporary		X		X

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Residential Facility, Handicapped			X	X
Residential Facility, Elderly			X	X
Restaurant w/o Drive-Up Window		X		X
Retail and Service Commercial w/o Drive-Up Window		X		X
<u>Schools, Charter</u>	X			
<u>Schools, home-based microschool</u>	X			X
<u>Schools, micro-education entity</u>	X			X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			

Formatted Table

Formatted: Font: Bold

Formatted Table

**17-7-7.2 Uses.**

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-7.2. Uses**

Type	Allowed	Administrative	Conditional	Business License
Accessory Building—Unoccupied, Single Family only	X			
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			
Animal Hospital	X			X
Assembly Use		X		X

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Assisted Living Facility				
≤ 1 acre		X		X
> 1 acre			X	X
Auditorium, Assembly Hall			X	X
Bed and Breakfast			X	X
Cafe/Deli	X			X
Car Wash		X		X
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Dwellings				
Single Family	X			
Duplex	X			
Multifamily				

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
≤ 1 acre		X		
> 1 acre			X	
External Accessory Dwelling Unit*	X			
Entertainment Center			X	X
Fences				
7' or less	X			
> 7'		X		
Financial Institution				
W/drive-up window		X		X
W/o drive-up window	X			X
Heliport			X	X
Home Occupation	X			X
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Itinerant Merchant				

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Vending Carts	X			X
Seasonal Food Stands	X			X
Christmas Tree Sales	X			X
Fireworks Stands	X			X
Seasonal Produce Stands	X			X
Seasonal Flower Stands	X			X
Kennel, Commercial		X		X
Manufactured Home	X			
Master Planned Development			X	
Medical Cannabis Pharmacy*	X			X
Mixed-Use	X			X
Mortuary, Funeral Home	X			X
Municipal Facilities				
Parks		X		
Public Safety Facility		X		

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Nursery, Commercial	X			X
Office				
General	X			X
Intensive and Clinical, Medical			X	X
Outdoor Dining		X		X
Outdoor Storage		X		
Parking Lot				
Commercial			X	X
Private	X			
Pre-Existing Landscaping	X			

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Radio Station	X			X
Recreation Facility				
Commercial			X	X
Private	X			
Religious/Educational Institute				
Permanent	X			X
Temporary			X	X
<u>Schools, Charter</u>	<del>X</del>			
<u>Schools, home-based microschool</u>	X			X
<u>Schools, micro-education entity</u>	X			X

Formatted Table

Formatted: Font: Bold

Type	Allowed	Administrative	Conditional	Business License
Restaurant				
W/drive-up window		X		X
W/o drive-up window	X			X
Retail and Service Commercial				
W/drive-up window		X		X
W/o drive-up window	X			X
24 hour use			X	
Self-Service Storage Facility			X	X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			
Rental	X			X
Sales (Minor)	X			X

Formatted Table

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Sales and Service (Major)	X			X
Filling Station	X			X
Repair	X			X
Warehouse/Distribution			X	X

Formatted Table

**17-7-8.2 Uses.**

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-8.2. Uses**

Type	Allowed	Administrative	Conditional	Business License
Accessory Building—Unoccupied (single family residential lot subdivision only)	X			
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C License	X			X
Restaurant	X			X
Package Agency				X
Private Club	X		X	X
State Liquor Store	X			X
Animal Hospital			X	X

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Assisted Living				
≤ 1/2 acre		X		X
> 1/2 acre			X	X
Auditorium, Assembly Hall			X	X
Bed and Breakfast Inn	X			X
Child Care				
Center: ≤ 6 children	X			X
Facility: ≥ 7 children		X		X
Commercial Repair Services	X			X
Dwellings				
Single Family (single family residential lot subdivision only)	X			
Medium and High Density Residential Developments (single family attached, single family detached, multifamily)			X	
Entertainment Center			X	X
External Accessory Dwelling Unit*	X			

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Fences				
≤ 7'	X			
> 7'		X		
Financial Institution				
W/o Drive-Up Window	X			X
W/ Drive-Up Window		X		X
Heliport			X	X
Home Occupation	X			X
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Itinerant Merchant				
Vending Carts	X			X
Seasonal Produce Stands	X			X
Live/Work Units			X	X
Manufactured Home	X			

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Medical Cannabis Pharmacy*	X			X
Mixed-Use			X	X
Municipal Facilities				
Parks		X		
Public Safety Facility		X		
Public Utilities				
Major			X	
Minor		X		
Recreational Facilities		X		
Trails		X		
Office				
General	X			X
Intensive			X	X
Outdoor Dining		X		
Parking Lot				

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Commercial			X	X
Personal	X			
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Radio Station	X			X
Recreation Facility				
Commercial			X	X
Private	X			
Religious/Educational Institution				
Permanent	X			X
Temporary			X	X

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
<a href="#">Schools, Charter</a>	X			
<a href="#">Schools, home-based microschool</a>	X			X
<a href="#">Schools, micro-education entity</a>	X			X
Restaurant W/o Drive Up Window	X			X
Retail and Service Commercial				
W/o Drive Up Window	X			X
W/ Drive Up Window			X	X
24-hour use			X	X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			

Formatted Table

Formatted Table

**17-7-9.3 Uses.**

If a use is not specifically designated, it is prohibited. Some uses may be prohibited from certain areas of the zone due to environmental constraints. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

<b>Subarea 1—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—Unoccupied	.			
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Child Care:				
Center: ≤ 6 children		.		.
Facility: 7 to 12 children			.	.
Disabled Care Facility			.	.
Dwellings:				
Single Family, Detached	.			
Single Family, Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	

<b>Subarea 1—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
External Accessory Dwelling Unit*	.			
Fences, 7' or less	.			
Home Occupation	.			.
Internal Accessory Dwelling Unit*	.			
Kennel, Private		.		
Master Planned Development			.	
Municipal Facilities:				
Parks	.			
Public Safety Facility			.	
Library			.	
Postal Facility			.	
Public Utilities:				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Private	.			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Religious/Educational Institution:				
Permanent	.			
Temporary		.		
<u>Schools, Charter</u>	⌵			
<u>Schools, home-based microschool</u>	⌵			⌵
<u>Schools, micro-education entity</u>	⌵			⌵
Telecommunications Facility < 35' in height		.		

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Subarea 1—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			.	.
Private Club/ Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Animal Hospital			.	.
Assembly Use:				
Electronic Instruments		.		.

Computer		.		.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.

<b>Subarea 1—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Athletic, Tennis, Health Club	.			.
Bed and Breakfast			.	.
Cafe, Deli	.			.
Carwash, Tunnel			.	.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Itinerant Merchant:				
Seasonal Food Stands	.			.

<b>Subarea 1—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Christmas Tree Sales	.			.
Fireworks Stands	.			.
Seasonal Produce Stands	.			.
Seasonal Flower Stands	.			.
Manufacturing			.	.
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			

Subarea 1—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Recreation Facilities	.			
Trails	.			
Nursery, Commercial	.			.
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Outdoor Storage		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/ Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschool</u>	.			.

Formatted: Centered

Formatted: Centered

Formatted: Centered

Schools, micro-education entity	·			·
Restaurant:				

Formatted: Centered

Formatted: Centered

<b>Subarea 1—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial:				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Shopping Center			.	.
Telecommunications Facility		.		
Warehouse/ Distribution			.	.

<b>Subarea 2—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Alcoholic Beverage:				
Package Agency			.	.
Private Club/ Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.

<b>Subarea 2—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
State Liquor Store	.			.
Animal Hospital	.			.
Assembly Use:				
Electronic Instruments		.		.
Computer		.		.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Automobile Filling Station, Car Wash, and/or Repair		.		.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Entertainment Center			.	.
Fences:				

<b>Subarea 2—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Hospital, Medical Center			.	.
Hotel/Motel			.	.
Itinerant Merchant:				
Seasonal Food Stands	.			.
Christmas Tree Sales	.			.
Fireworks Stands	.			.
Seasonal Produce Stands	.			.
Seasonal Flower Stands	.			.
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.

<b>Subarea 2—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Outdoor Storage		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/ Educational Institution:				
Permanent	.			
Temporary			.	
Schools, Charter	⊖			
Schools, home-based microschool	⊖			⊖
Schools, micro- education entity	⊖			⊖
Restaurant:				
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial: Large*				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

Retail and Service Commercial: Medium**				
W/drive-up window				

<b>Subarea 2—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/o drive-up window	.			.
24-hour use	.			.
Retail and Service Commercial: Small***				
W/drive-up window	.	.		.
W/o drive-up window	.			.
24-hour use				.
Shopping Center			.	.
Telecommunications Facility		.		
Warehouse/ Distribution			.	.

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied	.			
Alcoholic Beverage:				
Package Agency			.	.
Private Club/Tavern	.			.

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Animal Hospital	.			.
Assembly Use:				
Electronic Instruments		.		.
Computer		.		.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Automobile Filling Station, Car Wash, and/or Repair		.		.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Dwellings:				
Single Family Detached	.			

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Single Family Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	
Entertainment Center			.	.
External Accessory Dwelling Unit*	.			
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Home Occupation	.			.
Hospital, Medical Center			.	.
Hotel/Motel			.	.
Internal Accessory Dwelling Unit*	.			
Kennel, Private		.		
Master Planned Development			.	

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Outdoor Storage		.		
Parking Lot:				

Subarea 2—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschool</u>	.			.
<u>Schools, micro-education entity</u>	.			.
Restaurant:				
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial: Large*				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use		.		.

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

Retail and Service Commercial: Medium**				
---	--	--	--	--

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.	.		.
Retail and Service Commercial: Small***				.
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.	.		.
Shopping Center			.	.
Telecommunications Facility		.		
Warehouse/Distribution			.	.

<b>Subarea 3—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied	.			
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.

<b>Subarea 3—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Child Care:				
Center: ≤ 6 children		.		.
Facility: 7 to 12 children			.	.
Disabled Care Facility			.	.
Dwellings:				
Single Family, Detached	.			
Single Family, Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	
External Accessory Dwelling Unit*	.			
Fences, 7' or less	.			
Home Occupation	.			.
Internal Accessory Dwelling Unit*	.			
Kennel, Private		.		
Master Planned Development			.	
Municipal Facilities:				
Parks	.			

<b>Subarea 3—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Public Safety Facility			.	
Library			.	
Postal Facility			.	
Public Utilities:				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary		.		
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschool</u>	.			.
<u>Schools, micro-education entity</u>	.			.
Telecommunications Facility < 35' in height		.		

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

**Subarea 3—Urban**

<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Alcoholic Beverage:				
Package Agency			.	.

<b>Subarea 3—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Private Club/ Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Animal Hospital	.			.
Assembly Use:				
Electronic Instruments		.		.
Computer		.		.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Automobile Filling Station, Car Wash, and/or Repair		.		.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.

<b>Subarea 3—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Disabled Care Facility			.	.
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Hospital, Medical Center			.	.
Hotel/Motel			.	.
Itinerant Merchant:				
Seasonal Food Stands	.			.
Christmas Tree Sales	.			.
Fireworks Stands	.			.
Seasonal Produce Stands	.			.
Seasonal Flower Stands	.			.

<b>Subarea 3—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Outdoor Storage		.		

Subarea 3—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/ Educational Institution:				
Permanent	.			
Temporary			.	
Schools, Charter	⋮			
Schools, home-based microschool	⋮			⋮
Schools, micro- education entity	⋮			⋮
Restaurant:				
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial: Large*				
W/drive-up window		.		.

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

W/o drive-up window	.			.
24-hour use	.			.

<b>Subarea 3—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Retail and Service Commercial: Medium**				
W/drive-up window				
W/o drive-up window				
24-hour use				
Retail and Service Commercial: Small***				
W/drive-up window				
W/o drive-up window				
24-hour use				
Shopping Center				
Telecommunications Facility				
Warehouse/ Distribution				

<b>Subarea 3—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied				

<b>Subarea 3—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Alcoholic Beverage:				
Package Agency			.	.
Private Club/Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Dwellings:				
Single Family Detached	.			
Single Family Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	

<b>Subarea 3—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
External Accessory Dwelling Unit*	.			
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Home Occupation	.			.
Internal Accessory Dwelling Unit*	.			
Kennel, Private		.		
Master Planned Development			.	
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			

<b>Subarea 3—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Parking Lot:				
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	.			

Formatted: Centered

<u>Schools, home-based microschool</u>	☐			☐
<u>Schools, micro- education entity</u>	☐			☐
Retail and Service Commercial: Medium**				

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

<b>Subarea 3—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/o drive-up window				
Retail and Service Commercial: Small***				
W/o drive-up window				
Telecommunications Facility				

<b>Subarea 4—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied				
Assisted Living:				
≤ 1/2 acre				
> 1/2 acre				
Child Care:				
Center: ≤ 6 children				
Facility: 7 to 12 children				
Disabled Care Facility				
Dwellings:				
Single Family, Detached				

<b>Subarea 4—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Single Family, Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	
External Accessory Dwelling Unit*	.			
Fences, 7' or less	.			
Home Occupation	.			
Internal Accessory Dwelling Unit*	.			
Kennel, Private		.		
Master Planned Development			.	
Municipal Facilities:				
Parks	.			
Public Safety Facility			.	
Library			.	
Postal Facility			.	
Public Utilities:				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			

Subarea 4—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Quasi-Public Facility				
Recreation Facility:				
Private				
Religious/Educational Institution:				
Permanent				
Temporary				
<u>Schools, Charter</u>	⌵			
<u>Schools, home-based microschool</u>	⌵			⌵
<u>Schools, micro-education entity</u>	⌵			⌵
Telecommunications Facility < 35' in height				

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Subarea 4—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency				
Private Club/ Tavern				
Restaurant, Beer Retailer, etc.				
State Liquor Store				

Animal Hospital			.	.
Assembly Use:				
Electronic Instruments		.		.
Computer		.		.

<b>Subarea 4—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Bed and Breakfast			.	.
Cafe, Deli	.			.
Carwash, Tunnel			.	.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.

<b>Subarea 4—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/drive-up window		.		.
Itinerant Merchant:				
Seasonal Food Stands	.			.
Christmas Tree Sales	.			.
Fireworks Stands	.			.
Seasonal Produce Stands	.			.
Seasonal Flower Stands	.			.
Manufacturing			.	.
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	

<b>Subarea 4—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Nursery, Commercial	.			.
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Outdoor Storage		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/ Educational Institution:				

Subarea 4—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Permanent	.			
Temporary			.	
Schools, Charter	.			
Schools, home-based microschool	.			.
Schools, micro-education entity	.			.
Restaurant:				
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial:				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Shopping Center			.	.
Telecommunications Facility		.		
Warehouse/ Distribution			.	.

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

Subarea 4—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License

Accessory Structure—unoccupied				
Alcoholic Beverage:				

<b>Subarea 4—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Package Agency			.	.
Private Club/Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Dwellings:				
Single Family Detached	.			
Single Family Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre		.		

<b>Subarea 4—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
External Accessory Dwelling Unit*	.			
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Home Occupation	.			.
Internal Accessory Dwelling Unit*	.			
Kennel, Private		.		
Master Planned Development			.	
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			

<b>Subarea 4—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Parking Lot:				
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	.			

Formatted: Centered

<u>Schools, home-based microschool</u>	☐			☐
<u>Schools, micro- education entity</u>	☐			☐
Retail and Service Commercial: Medium**				

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

<b>Subarea 4—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/o drive-up window				
Retail and Service Commercial: Small***				
W/o drive-up window				
Telecommunications Facility				

<b>Subarea 5—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Alcoholic Beverage:				
Package Agency				
Private Club/ Tavern				
Restaurant, Beer Retailer, etc.				
State Liquor Store				
Animal Hospital				
Assembly Use:				
Electronic Instruments				
Computer				
Assisted Living:				

<b>Subarea 5—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Automobile Filling Station, Car Wash and/or Repair		.		.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.

<b>Subarea 5—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Hospital, Medical Center			.	.
Hotel/Motel			.	.
Itinerant Merchant:				
Seasonal Food Stands	.			.
Christmas Tree Sales	.			.
Fireworks Stands	.			.
Seasonal Produce Stands	.			.
Seasonal Flower Stands	.			.
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	

The Midvale Municipal Code is current through Ordinance 2026-08, passed March 23, 2026.

<b>Subarea 5—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Outdoor Storage		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/ Educational Institution:				
Permanent	.			
Temporary			.	

Subarea 5—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Schools, Charter	-			
Schools, home-based microschool	-			-
Schools, micro-education entity	-			-
Restaurant:				
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial: Large*				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Retail and Service Commercial: Medium**				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Retail and Service Commercial: Small***				

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

W/drive-up window				
-------------------	--	--	--	--

<b>Subarea 5—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/o drive-up window	.			.
24-hour use	.			.
Shopping Center			.	.
Telecommunications Facility		.		
Warehouse/ Distribution			.	.

<b>Subarea 5—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied	.			
Alcoholic Beverage:				
Package Agency			.	.
Private Club/Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.

<b>Subarea 5—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Bed and Breakfast Inn	.			.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Dwellings:				
Single Family Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	
External Accessory Dwelling Unit*	.			
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Home Occupation	.			.

<b>Subarea 5—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Internal Accessory Dwelling Unit*	.			
Master Planned Development			.	
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Parking Lot:				

<b>Subarea 5—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	⊖			
<u>Schools, home-based microschool</u>	⊖			⊖
<u>Schools, micro-education entity</u>	⊖			⊖
Retail and Service Commercial: Medium**	.			.
W/drive-up window		.		.
W/o drive-up window	.	.		.
24-hour use	.			.

The Midvale Municipal Code is current through Ordinance 2026-08, passed March 23, 2026.

Retail and Service Commercial: Small***	.			.
W/drive-up window		.		.
W/o drive-up window	.	.		.
24-hour use	.			.

<b>Subarea 5—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Shopping Center				
Telecommunications Facility				

<b>Subarea 6—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied				
Assisted Living:				
≤ 1/2 acre				
> 1/2 acre				
Athletic, Tennis, Health Club				
Cafe, Deli				
Child Care:				
Center: ≤ 6 children				
Facility: ≥ 7 children				
Disabled Care Facility				
Dwellings:				
Single Family Detached				
Single Family Attached				

<b>Subarea 6—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Multifamily 1/2—1 acre				
Multifamily > 1 acre				
External Accessory Dwelling Unit*				
Fences:				
7' or less				
7' or more				
Financial Institution:				
W/o drive-up window				
W/drive-up window				
Home Occupation				
Internal Accessory Dwelling Unit*				
Kennel, Private				
Master Planned Development				
Medical Cannabis Pharmacy*				
Mixed-Use—horizontal, vertical				
Municipal Facilities:				
Parks				

<b>Subarea 6—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Outdoor Storage		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/Educational Institution:				

<b>Subarea 6—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	⊖			
<u>Schools, home-based microschool</u>	⊖			⊖
<u>Schools, micro-education entity</u>	⊖			⊖
Retail and Service Commercial: Medium**	.			.
W/drive-up window		.		.
W/o drive-up window	.	.		.
Retail and Service Commercial: Small***	.			.
W/drive-up window		.		.
W/o drive-up window	.	.		.
Telecommunications Facility		.		
Warehouse/ Distribution			.	.

**17-7-9.12.1.3 Use.**

Uses are categorized by subarea and land use designation as defined in the large scale master plan for Bingham Junction. If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

<b>Subarea 1—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied	.			
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Child Care:				
Center: ≤ 6 children		.		.
Facility: 7 to 12 children			.	.
Disabled Care Facility			.	.
Dwellings:				
Single Family, Detached	.			
Single Family, Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	

<b>Subarea 1—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
External Accessory Dwelling Unit*	.			
Fences, 7' or less	.			
Home Occupation	.			.
Internal Accessory Dwelling Unit*	.			
Master Planned Development			.	
Municipal Facilities:				
Parks	.			
Public Safety Facility			.	
Library			.	
Postal Facility			.	
Public Utilities:				
Minor	.			
Recreation Facilities	.			
Trails	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Private	.			
Religious/Educational Institution:				
Permanent	.			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Temporary		.		
Schools, Charter	±			
Schools, home-based microschool	±			±
Schools, micro-education entity	±			±
Telecommunications Facility < 35' in height		.		

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Subarea 1—Retail/Office/Flex				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			.	.
Private Club/ Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Athletic, Tennis, Health Club	.			.
Animal Hospital			.	.
Assembly Use:				
Electronic Instruments		.		.
Computer		.		.

Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Bed and Breakfast			.	.

<b>Subarea 1—Retail/Office/Flex</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Cafe, Deli	.			.
Carwash, Tunnel			.	.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Itinerant Merchant:				
Seasonal Food Stands	.			.
Christmas Tree Sales	.			.

<b>Subarea 1—Retail/Office/Flex</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Seasonal Produce Stands	.			.
Seasonal Flower Stands	.			.
Manufacturing			.	.
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Minor	.			
Recreation Facilities	.			
Trails	.			
Nursery, Commercial	.			.

Subarea 1—Retail/Office/Flex				
Use Type	Allowed	Administrative	Conditional	Business License
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/ Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschool</u>	.			.
<u>Schools, micro- education entity</u>	.			.
Restaurant:				
W/o drive-up window	.			.
W/drive-up window		.		.

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

Retail and Service Commercial:				
-----------------------------------	--	--	--	--

<b>Subarea 1—Retail/Office/Flex</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Shopping Center			.	.
Telecommunications Facility		.		

<b>Subarea 2—Retail/Office/Flex</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Alcoholic Beverage:				
Package Agency			.	.
Private Club/ Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Athletic, Tennis, Health Club	.			.
Animal Hospital	.			.
Assembly Use:				
Electronic Instruments		.		.

<b>Subarea 2—Retail/Office/Flex</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Computer		.		.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Hotel/Motel			.	.

<b>Subarea 2—Retail/Office/Flex</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Hospital, Medical Center			.	.
Itinerant Merchant:				
Seasonal Food Stands	.			.
Christmas Tree Sales	.			.
Seasonal Produce Stands	.			.
Seasonal Flower Stands	.			.
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Minor	.			

The Midvale Municipal Code is current through Ordinance 2026-08, passed March 23, 2026.

Subarea 2—Retail/Office/Flex				
Use Type	Allowed	Administrative	Conditional	Business License
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/ Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschool</u>	.			.
<u>Schools, micro- education entity</u>	.			.
Restaurant:				

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

W/o drive-up window				
W/drive-up window				

<b>Subarea 2—Retail/Office/Flex</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Retail and Service Commercial: Large*				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Retail and Service Commercial: Medium**				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Retail and Service Commercial: Small***				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use				.
Shopping Center			.	.
Telecommunications Facility		.		

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied	.			
Alcoholic Beverage:				
Package Agency			.	.
Private Club/Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Animal Hospital	.			.
Assembly Use:				
Electronic Instruments		.		.
Computer		.		.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Dwellings:				
Single Family Detached	.			
Single Family Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	
Entertainment Center			.	.
External Accessory Dwelling Unit*	.			
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Home Occupation	.			.
Hospital, Medical Center			.	.
Hotel/Motel			.	.
Internal Accessory Dwelling Unit*	.			

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Master Planned Development			.	
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Parking Lot:				
Commercial			.	.

Subarea 2—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	⊖			
<u>Schools, home-based microschoo</u>	⊖			⊖
<u>Schools, micro-education entity</u>	⊖			⊖
Restaurant:				
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial: Large*				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use		.		.

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

Retail and Service Commercial: Medium**				
W/drive-up window		.		.

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/o drive-up window	.			.
24-hour use	.			.
Retail and Service Commercial: Small***				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Shopping Center			.	.
Telecommunications Facility		.		

<b>Subarea 5—Retail/Office/Flex</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Alcoholic Beverage:				
Package Agency			.	.
Private Club/ Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Athletic, Tennis, Health Club	.			.

<b>Subarea 5—Retail/Office/Flex</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Animal Hospital	.			.
Assembly Use:				
Electronic Instruments		.		.
Computer		.		.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Automobile Filling Station, Car Wash and/or Repair		.		.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		

<b>Subarea 5—Retail/Office/Flex</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Hotel/Motel			.	.
Hospital, Medical Center			.	.
Itinerant Merchant:				
Seasonal Food Stands	.			.
Christmas Tree Sales	.			.
Fireworks Stands	.			.
Seasonal Produce Stands	.			.
Seasonal Flower Stands	.			.
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				

<b>Subarea 5—Retail/Office/Flex</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Outdoor Storage		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.

Subarea 5—Retail/Office/Flex				
Use Type	Allowed	Administrative	Conditional	Business License
Private	.			
Religious/ Educational Institution:				
Permanent	.			
Temporary			.	
Schools, Charter	⋮			
Schools, home-based microschool	⋮			⋮
Schools, micro- education entity	⋮			⋮
Restaurant:				
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial: Large*				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Retail and Service Commercial: Medium**				

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

W/drive-up window				
W/o drive-up window				

<b>Subarea 5—Retail/Office/Flex</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
24-hour use	.			.
Retail and Service Commercial: Small***				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Shopping Center			.	.
Telecommunications Facility		.		
Warehouse/ Distribution			.	.

\* Large: 25,000 SF or larger, single tenant

\*\* Medium: 12,500 SF to 24,999 SF, single tenant

\*\*\* Small: 400 SF to 12,499 SF, single tenant

**17-7-9.12.2.3 Use.**

Uses are categorized by subarea and land use designation as defined in the large-scale master plan for Bingham Junction. If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

<b>Subarea 2—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Alcoholic Beverage:				
Package Agency			.	.
Private Club/Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Animal Hospital	.			.
Assembly Use:				
Electronic Instruments		.		.
Computer		.		.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Automobile Filling Station, Car Wash, and/or Repair		.		.
Cafe, Deli	.			.
Child Care:				

<b>Subarea 2—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Hospital, Medical Center			.	.
Hotel/Motel			.	.
Itinerant Merchant:				
Seasonal Food Stands	.			.
Christmas Tree Sales	.			.
Fireworks Stands	.			.
Seasonal Produce Stands	.			.
Seasonal Flower Stands	.			.
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				

<b>Subarea 2—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Outdoor Storage		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/Educational Institution:				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschoo</u>	.			.
<u>Schools, micro-education entity</u>	.			.
Restaurant:				
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial:				
Large****				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Retail and Service Commercial:				
Medium**				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Retail and Service Commercial:				
Small***				
W/drive-up window	.	.		.
W/o drive-up window	.			.

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

24-hour use				.
Shopping Center			.	.
Telecommunications Facility		.		

<b>Subarea 2—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Warehouse/Distribution			.	.

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied	.			
Alcoholic Beverage:				
Package Agency			.	.
Private Club/Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Animal Hospital	.			.
Assembly Use:				
Electronic Instruments		.		.
Computer		.		.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Automobile Filling Station, Car Wash, and/or Repair		.		.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Dwellings:				
Single Family Detached	.			
Single Family Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	
Entertainment Center			.	.
External Accessory Dwelling Unit*	.			
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/o drive-up window	.			.
W/drive-up window		.		.
Home Occupation	.			.
Hospital, Medical Center			.	.
Hotel/Motel			.	.
Internal Accessory Dwelling Unit*	.			
Kennel, Private		.		
Master Planned Development			.	
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				

Subarea 2—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Outdoor Storage		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschool</u>	.			.

Formatted: Centered

Formatted: Centered

Formatted: Centered

Schools, micro-education entity	⋮			⋮
Restaurant:				

Formatted: Centered

Formatted: Centered

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial:				
Large****				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use		.		.
Retail and Service Commercial:				
Medium**				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.	.		.
Retail and Service Commercial:				
Small***				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.	.		.

<b>Subarea 2—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Shopping Center			.	.
Telecommunications Facility		.		
Warehouse/ Distribution			.	.

<b>Subarea 3—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied	.			
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Child Care:				
Center: ≤ 6 children		.		.
Facility: 7 to 12 children			.	.
Disabled Care Facility			.	.
Dwellings:				
Single Family, Detached	.			
Single Family, Attached	.			

<b>Subarea 3—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	
External Accessory Dwelling Unit*	.			
Fences, 7' or less	.			
Home Occupation	.			.
Internal Accessory Dwelling Unit*	.			
Kennel, Private		.		
Master Planned Development			.	
Municipal Facilities:				
Parks	.			
Public Safety Facility			.	
Library			.	
Postal Facility			.	
Public Utilities:				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Quasi-Public Facility			.	.

Subarea 3—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Recreation Facility:				
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary		.		
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschool</u>	.			.
<u>Schools, micro-education entity</u>	.			.
Telecommunications Facility < 35' in height		.		

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Subarea 3—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			.	.
Private Club/ Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Animal Hospital	.			.

Assembly Use:				
Electronic Instruments		.		.
Computer		.		.
Assisted Living:				

<b>Subarea 3—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Automobile Filling Station, Car Wash, and/or Repair		.		.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.

<b>Subarea 3—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Hospital, Medical Center			.	.
Hotel/Motel			.	.
Itinerant Merchant:				
Seasonal Food Stands	.			.
Christmas Tree Sales	.			.
Fireworks Stands	.			.
Seasonal Produce Stands	.			.
Seasonal Flower Stands	.			.
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	

<b>Subarea 3—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Outdoor Storage		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/ Educational Institution:				
Permanent	.			
Temporary			.	

Subarea 3—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Schools, Charter	⋮			
Schools, home-based microschool	⋮			⋮
Schools, micro-education entity	⋮			⋮
Restaurant:				
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial:				
Large****				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Retail and Service Commercial:				
Medium**				
W/drive-up window		.		.
W/o drive-up window	.			.
24-hour use	.			.
Retail and Service Commercial:				

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

Small***				
W/drive-up window				

<b>Subarea 3—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/o drive-up window	.			.
24-hour use	.			.
Shopping Center			.	.
Telecommunications Facility		.		
Warehouse/ Distribution			.	.

<b>Subarea 3—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied	.			
Alcoholic Beverage:				
Package Agency			.	.
Private Club/Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.

<b>Subarea 3—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Dwellings:				
Single Family Detached	.			
Single Family Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	
External Accessory Dwelling Unit*	.			
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Home Occupation	.			.

<b>Subarea 3—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Internal Accessory Dwelling Unit*	.			
Kennel, Private		.		
Master Planned Development			.	
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		

Subarea 3—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Parking Lot:				
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschoo</u>	.			.
<u>Schools, micro-education entity</u>	.			.
Retail and Service Commercial:				
Medium**				
W/o drive-up window	.			.
Retail and Service Commercial:				
Small***				
W/o drive-up window	.			.

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Telecommunications Facility				
--------------------------------	--	--	--	--

<b>Subarea 4—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied	.			
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Child Care:				
Center: ≤ 6 children		.		.
Facility: 7 to 12 children			.	.
Disabled Care Facility			.	.
Dwellings:				
Single Family, Detached	.			
Single Family, Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	
External Accessory Dwelling Unit*	.			
Fences, 7' or less	.			
Home Occupation	.			.
Internal Accessory Dwelling Unit*	.			

<b>Subarea 4—Residential</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Kennel, Private		.		
Master Planned Development			.	
Municipal Facilities:				
Parks	.			
Public Safety Facility			.	
Library			.	
Postal Facility			.	
Public Utilities:				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary		.		
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschool</u>	.			.

Formatted: Centered

Formatted: Centered

Formatted: Centered

<u>Schools, micro-education entity</u>	.			.
Telecommunications Facility < 35' in height		.		

Formatted: Centered

Formatted: Centered

<b>Subarea 4—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Alcoholic Beverage:				
Package Agency			.	.
Private Club/ Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Animal Hospital			.	.
Assembly Use:				
Electronic Instruments		.		.
Computer		.		.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Bed and Breakfast			.	.
Cafe, Deli	.			.
Carwash, Tunnel			.	.
Child Care:				
Center: ≤ 6 children	.			.

<b>Subarea 4—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Itinerant Merchant:				
Seasonal Food Stands	.			.
Christmas Tree Sales	.			.
Fireworks Stands	.			.
Seasonal Produce Stands	.			.
Seasonal Flower Stands	.			.
Manufacturing			.	.

<b>Subarea 4—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Nursery, Commercial	.			.
Office:				
General	.			.
Intensive			.	.

Subarea 4—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Outdoor Dining		.		
Outdoor Storage		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/ Educational Institution:				
Permanent	.			
Temporary			.	
Schools, Charter	⊖			
Schools, home-based microschool	⊖			⊖
Schools, micro- education entity	⊖			⊖
Restaurant:				
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial:				

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

W/drive-up window				
-------------------	--	--	--	--

<b>Subarea 4—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
W/o drive-up window	.			.
24-hour use	.			.
Shopping Center			.	.
Telecommunications Facility		.		
Warehouse/ Distribution			.	.

<b>Subarea 4—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied	.			
Alcoholic Beverage:				
Package Agency			.	.
Private Club/Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.

<b>Subarea 4—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Dwellings:				
Single Family Detached	.			
Single Family Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre		.		
External Accessory Dwelling Unit*	.			
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Home Occupation	.			.

<b>Subarea 4—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Internal Accessory Dwelling Unit*	.			
Kennel, Private		.		
Master Planned Development			.	
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		

Subarea 4—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Parking Lot:				
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	⊖			
<u>Schools, home-based microschoo</u>	⊖			⊖
<u>Schools, micro-education entity</u>	⊖			⊖
Retail and Service Commercial: Medium**				
W/o drive-up window	.			.
Retail and Service Commercial: Small***				

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

W/o drive-up window				
Telecommunications Facility				

<b>Subarea 5—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Alcoholic Beverage:				

<b>Subarea 5—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Package Agency			.	.
Private Club/ Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Animal Hospital	.			.
Assembly Use:				
Electronic Instruments		.		.
Computer		.		.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Automobile Filling Station, Car Wash and/or Repair		.		.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.

<b>Subarea 5—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Disabled Care Facility			.	.
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Hospital, Medical Center			.	.
Hotel/Motel			.	.
Itinerant Merchant:				
Seasonal Food Stands	.			.
Christmas Tree Sales	.			.
Fireworks Stands	.			.
Seasonal Produce Stands	.			.
Seasonal Flower Stands	.			.

<b>Subarea 5—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Mortuary/Funeral Home	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Outdoor Storage		.		

Subarea 5—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/ Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschool</u>	.			.
<u>Schools, micro- education entity</u>	.			.
Restaurant:				
W/o drive-up window	.			.
W/drive-up window		.		.
Retail and Service Commercial: Large****				
W/drive-up window		.		.

- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

W/o drive-up window	.			.
24-hour use	.			.

<b>Subarea 5—Urban</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Retail and Service Commercial: Medium**				
W/drive-up window				
W/o drive-up window				
24-hour use				
Retail and Service Commercial: Small***				
W/drive-up window				
W/o drive-up window				
24-hour use				
Shopping Center				
Telecommunications Facility				
Warehouse/ Distribution				

<b>Subarea 5—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied				

<b>Subarea 5—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Alcoholic Beverage:				
Package Agency			.	.
Private Club/Tavern	.			.
Restaurant, Beer Retailer, etc.	.			.
State Liquor Store	.			.
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Bed and Breakfast Inn	.			.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Dwellings:				
Single Family Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	

<b>Subarea 5—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Entertainment Center			.	.
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Home Occupation	.			.
Master Planned Development			.	
Medical Cannabis Pharmacy*	.			.
Mixed-Use—horizontal, vertical	.			.
Municipal Facilities:				
Parks	.			
Public Safety Facility		.		
Library	.			
Postal Facility			.	
Public Utilities				
Major			.	
Minor	.			

Subarea 5—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Recreation Facilities	.			
Trails	.			
Office:				
General	.			.
Intensive			.	.
Outdoor Dining		.		
Parking Lot:				
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschoo</u>	.			.

Formatted: Centered

Formatted: Centered

Formatted: Centered

<u>Schools, micro-education entity</u>	.			.
Retail and Service Commercial: Medium**				
W/drive-up window		.		.
W/o drive-up window	.			.

Formatted: Centered

Formatted: Centered

<b>Subarea 5—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
24-hour use	.			.
Retail and Service Commercial: Small***				
W/drive-up window		.		.
W/o drive-up window	.	.		.
24-hour use	.			.
Shopping Center			.	.
Telecommunications Facility		.		

<b>Subarea 6—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Structure—unoccupied	.			
Assisted Living:				
≤ 1/2 acre		.		.
> 1/2 acre			.	.
Athletic, Tennis, Health Club	.			.
Cafe, Deli	.			.
Child Care:				
Center: ≤ 6 children	.			.

<b>Subarea 6—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Facility: ≥ 7 children		.		.
Disabled Care Facility			.	.
Dwellings:				
Single Family Detached	.			
Single Family Attached	.			
Multifamily 1/2—1 acre		.		
Multifamily > 1 acre			.	
External Accessory Dwelling Unit*	.			
Fences:				
7' or less	.			
7' or more		.		
Financial Institution:				
W/o drive-up window	.			.
W/drive-up window		.		.
Home Occupation	.			.
Internal Accessory Dwelling Unit*	.			
Kennel, Private		.		

<b>Subarea 6—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Master Planned Development				
Medical Cannabis Pharmacy*				
Mixed-Use—horizontal, vertical				
Municipal Facilities:				
Parks				
Public Safety Facility				
Library				
Postal Facility				
Public Utilities				
Major				
Minor				
Recreation Facilities				
Trails				
Office:				
General				
Intensive				
Outdoor Dining				
Outdoor Storage				
Parking Lot:				

Subarea 6—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Commercial			.	.
Private	.			
Quasi-Public Facility			.	.
Recreation Facility:				
Commercial			.	.
Private	.			
Religious/Educational Institution:				
Permanent	.			
Temporary			.	
<u>Schools, Charter</u>	.			
<u>Schools, home-based microschoo</u>	.			.
<u>Schools, micro-education entity</u>	.			.
Retail and Service Commercial:				
Medium**				
W/drive-up window		.		.
W/o drive-up window	.	.		.
Retail and Service Commercial: Small***				

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Centered

W/drive-up window		.		.
W/o drive-up window	.	.		.
Telecommunications Facility		.		

<b>Subarea 6—Mixed-Use</b>				
<b>Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Warehouse/ Distribution			.	.

\*\* Medium: 12,500 SF to 24,999 SF, single tenant

\*\*\* Small: 400 SF to 12,499 SF, single tenant

\*\*\*\* Large: 25,000 SF and above

**17-7-9.12.3.4Use.**

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Urban Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, Etc.	•			•
State Liquor Store	•			•
Animal Hospital	•			•
Assembly:				
Electronic Instruments		•		•
Computer		•		•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•

Formatted Table

Urban Use Type	Allowed	Administrative	Conditional	Business License
Athletic, Tennis, Health Club	•			•
Automobile Filling Station, Car Wash, and/or Repair			•	•
Cafe, Deli	•			•
Child Care:				•
Center: ≤ 6 children	•			
Facility: ≥ 7 children		•		
Disabled Care Facility			•	•
Entertainment Center			•	•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				•
W/o drive-up window	•			
W/drive-up window		•		
Hotel/Motel			•	•

Formatted Table

Urban Use Type	Allowed	Administrative	Conditional	Business License
Itinerant Merchant:				
Seasonal Food Stands	•			•
Christmas Tree Sales	•			•
Fireworks Stands	•			•
Seasonal Produce Stands	•			•
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				
Parks	•			
Public Utilities:				
Major			•	
Minor	•			
Trails	•			
Office:				

Formatted Table

Urban Use Type	Allowed	Administrative	Conditional	Business License
General	•			•
Intensive			•	•
Medical/Clinical			•	•
Outdoor Dining		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution	•			
<u>Schools, Charter</u>	⋮			
<u>Schools, home-based microschool</u>	⋮			⋮
<u>Schools, micro-education entity</u>	⋮			⋮

Formatted Table

Formatted: Centered

Formatted: Centered

Urban Use Type	Allowed	Administrative	Conditional	Business License
Restaurant:				•
W/o drive-up window	•			
W/drive-up window		•		
Retail and Service Commercial—Medium**				•
W/o drive-up window	•			
W/drive-up window		•		
24-hour use		•		
Retail and Service Commercial—Small***				•
W/o drive-up window	•			
W/drive-up window		•		
24-hour use		•		
Telecommunications Facility < 35' in height		•		

\*\* Medium: 12,500 SF to 24,999 SF, single tenant

\*\*\* Small: 400 SF to 12,499 SF, single tenant

Formatted Table

Formatted Table

<b>Residential Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Accessory Unoccupied Structure	•			
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Child Care:				
Center: ≤ 6 children		•		•
Facility: 7 to 12 children			•	•
Disabled Care Facility			•	•
Dwellings:				
Single Family, Detached	•			
Single Family, Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	
External Accessory Dwelling Unit*	•			
Fences, 7' or less	•			

<b>Residential Use Type</b>	<b>Allowed</b>	<b>Administrative</b>	<b>Conditional</b>	<b>Business License</b>
Home Occupation	•			•
Internal Accessory Dwelling Unit*	•			
Kennel, Private		•		
Master Planned Development			•	
Municipal Facilities:				
Parks	•			
Public Utilities:				
Major			•	
Minor	•			
Trails	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Private	•			
Religious/Educational Institution	•			
Telecommunications Facility < 35' in height		•		

**17-7-10.11.2 Uses.**

A. *Use Table.* The following uses are allowed with the applicable development permit(s) in Jordan Bluffs Subarea 4. If a use is not specifically designated, then it is prohibited. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-10.11.2. Uses**

Type	Allowed	Administrative	Conditional	Business License
<b>Assisted Living Facility</b>			X	X
<b>Child Care, In-Home:</b>				
Center: ≤ 6 children		X		X
Facility: 7 to 12 children			X	X
<b>Dwellings:</b>				
Multifamily	X			
Single Family, Attached	X			
<b>Home Occupation</b>	X			X
<b>Religious/Educational Institution</b>	X			
<b>Residential Facility for Elderly Persons</b>	X			
<b>Residential Facility for Persons</b>	X			X

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
with a Disability				
<u>Schools, Charter</u>	X			
<u>Schools, home-based microschool</u>	X			X
<u>Schools, micro-education entity</u>	X			X

Formatted Table

### 17-7-10.12.3 Use table.

The following uses are allowed with the applicable development permit(s) in Jordan Bluffs Subareas 1-3. If a use is not specifically designated, then it is prohibited. Uses designated with asterisk (\*) require specific additional standards included in Section [17-7-10-12.12](#). Unless otherwise specified, all buildings and uses shall comply with all city development requirements. The size, location, appearance, and method of operation shall be specified to the extent necessary to ensure compliance with the requirements in this title. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-10.12.2. Uses**

Use Type
Accessory Structure
Animal Clinic/Hospital
Assembly Hall
Assisted Living
Child Care
Data Center/Data Storage Facility
Disabled Care Facility
Dwellings:
Townhomes (single family attached units)
Condominiums

<b>Use Type</b>
Multifamily (stacked units)
Entertainment Center
Financial Institution:
W/o drive-up window
W/drive-up window*
Food Truck Court*
Home Occupation
Hotel
Manufacturing
Medical Cannabis Pharmacy*
Mixed Use
Mortuary/Funeral Home
Municipal Facilities
Office
Outdoor Dining*
Outdoor Storage

<b>Use Type</b>
Parking Lot/Structure
Public and Quasi-Public Facility
Recreation Facility, Commercial
Religious/Educational Institution
Research and Development
Residential Facility for Elderly Persons*
Residential Facility for Persons with a Disability*
Restaurant:
W/o drive-up window
W/drive-up window*
Retail and Service Commercial:
W/o drive-up window
W/drive-up window*
<a href="#"><u>Schools, Charter</u></a>
<a href="#"><u>Schools, home-based microschool</u></a>
<a href="#"><u>Schools, micro-education entity</u></a>

---

<b>Use Type</b>
Telecommunications Facility*, including wireless
Warehouse/Distribution/Flex

**17-7-12.1.2 Use table.**

If a use is not specifically designated, then it is prohibited. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-12.1.2. Uses**

Type	Allowed	Administrative	Conditional	Business License
Home occupation	X			X
Multifamily			X	
Mixed-Use*			X	
<a href="#">Schools, Charter</a>	X			
<a href="#">Schools, home-based microschool</a>	X			X
<a href="#">Schools, micro-education entity</a>	X			X

\* Allowed commercial uses within a mixed-use building shall be subject to the use list in Table 17-7-12.2 and conditional use standards in Section [17-7-12.9](#) where applicable.

Formatted Table

**17-7-12.2 Uses.**

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-12.2. Uses**

Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			X
Animal Hospital	X			X
Assisted Living Facility				
≤ 1 acre		X		

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
> 1 acre			X	
Auditorium, Assembly Hall			X	X
Carwash		X		
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Entertainment Center			X	X
Fences				
7' or less	X			
7' or more		X		
Financial Institution				
W/o drive up window	X			X
W/drive up window		X		X

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Golf Course, private			X	X
Heliport			X	X
Hotel/Motel			X	X
Itinerant Merchants				
Vending Carts	X			X
Seasonal Food Stands	X			X
Christmas Tree Sales	X			X
Fireworks Stands	X			X
Seasonal Produce Stands	X			X
Seasonal Flower Stands	X			X
Kennel, Commercial		X		X
Manufactured Home	X			
Medical Cannabis Pharmacy	X			X
Mortuary/Funeral Home	X			X

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Municipal Facilities				
Parks				
Public Safety Facility		X		
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Office				
General	X			X
Intensive			X	X
Outdoor Dining		X		X
Parking Lot				
Commercial			X	X
Private	X			

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Pawn Shop		X	X	
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities				
Hospital			X	X
Schools, Private			X	X
<u>Schools, Charter</u>	<u>X</u>			
<u>Schools, home-based microschool</u>	<u>X</u>			<u>X</u>
<u>Schools, micro-education entity</u>	<u>X</u>			<u>X</u>
Radio Station	X			X

Formatted Table

Formatted: Font: Bold

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Recreation Facility Commercial			X	X
Religious/Educational Institute				
Permanent	X			X
Temporary			X	X
Restaurant				
W/drive up window		X		X
W/o drive up window	X			X
Retail and Service Commercial				
W/drive up window		X		X
W/o drive up window	X			X
24 hour use			X	X
Retail Tobacco Specialty Business*	X			X
Shopping Center			X	X
Telecommunications Facility		X		

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Transportation Facility				
Major			X	
Minor	X			
Rental	X			X
Sales (Minor)	X			X
Sales and Service (Major)	X			X
Filling Station	X			X
Repair	X			X

Formatted Table

**17-7-13.2 Uses.**

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-13.2. Uses**

Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			X
Animal Hospital	X			X
Assisted Living Facility				
≤ 1 acre		X		
> 1 acre			X	
Auditorium, Assembly Hall			X	X
Cannabis Production Establishment*	X			X
Car Wash		X		X
Child Care				

≤ 6 children	X		X
≥ 7 children		X	X
Commercial Repair Services	X		X
Entertainment Center			X
Fences			
7' or less	X		
7' or more		X	
W/barbed or razor wire			X
Electrified Security			X
Financial Institution			
W/o drive up window	X		X
W/drive up window		X	X
Golf Course, Private			X
Heliport			X
Hospital			X
Hotel/Motel			X
Itinerant Merchants			
Seasonal Food Stands	X		X
Seasonal Produce Stands	X		X
Seasonal Flower Stands	X		X
Kennel, Commercial		X	X
Manufacturing Use	X		X
Medical Cannabis Pharmacy*	X		X
Mortuary/Funeral Home	X		X

Municipal Facilities

Parks		X		
Public Safety Facility		X		
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Office				
General	X			
Intensive			X	
Outdoor Dining		X		X
Outdoor Storage		X		
Parking Lot				
Commercial			X	X
Private	X			
Pawn Shop		X	X	
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Private Club			X	X
Quasi-Public Facilities				

Hospital		X	X
Schools, Private		X	X
<u>Schools, Charter</u>	X		
<u>Schools, home-based microschool</u>	X		X
<u>Schools, micro-education entity</u>	X		X
Radio Station	X		
Recreation Facility, Commercial		X	X
Recycling Center		X	X
Religious/Educational Institute			
Permanent	X		X
Temporary		X	X
Restaurant			
W/drive up window		X	X
W/o drive up window	X		X
Retail and Service Commercial			
W/drive up window		X	X
W/o drive up window	X		X
24 hour use		X	X
Retail Tobacco Specialty Business*	X		X
Self-Service Storage Facility		X	X
Sexually Oriented Business		X	X
Shopping Center		X	X
Storage Yard		X	
Telecommunications Facility		X	

- Formatted: Font: Bold
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

---

Transfer Station		X	X
Transportation Facilities			
Minor	X		
Major		X	
Rental	X		X
Sales (Minor)	X		X
Sales and Service (Major)	X		X
Filling Station	X		X
Repair	X		X
Warehouse/Distribution	X		

**17-7-15.3 Use tables.**

Due to the special circumstances of this overlay zone area, given that this overlay zone is intended to allow for the redevelopment of certain larger parcels on and adjacent to the State Street corridor, the following uses are the only uses allowed in the State Street overlay zone. If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-15.3. Uses**

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied (Single Family and Duplex Only)		X		
Assisted Living Facility, Group Home			X	X
Alcoholic Beverage:				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
State Liquor Store	X			
Assembly Use		X		X
Assisted Living Facility, Disabled Care, Group Home:				
≤ 1 acre		X		X
> 1 acre			X	X
Auditorium, Assembly Hall			X	X
Bed and Breakfast	X			X
Cafe/Deli	X			X
Child Care:				
Center: 6 children or less		X		X
Facility: ≥ 7 children			X	X
Commercial Repair Services	X			X
Commercial Convenience Store Including Gas Sales			X	X
Dwellings:				

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Single Family Detached	X			
Duplex	X			
Multifamily:				
1/2—1 acre		X		
> 1 acre		X		
Entertainment Center			X	X
External Accessory Dwelling Unit*	X			
Fences:				
7' or less	X			
7' or more		X		
Financial Institution:				
W/drive-up window	X			X
W/o drive-up window		X		X
Heliport			X	X
Home Occupation	X			X

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Manufactured Home	X			
Live/Work Units			X	X
Mixed-Use			X	X
Master Planned Development			X	
Medical Cannabis Pharmacy*	X			X
Municipal Facilities:				
Parks		X		
Public Safety Facility		X		
Public Utilities:				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Neighborhood Commercial			X	X
Office:				
General	X			X
Intensive and Clinical, Medical			X	X
Parking Lot:				
Commercial			X	X
Private	X			
Personal Athletic Facility		X		
Pre-Existing Landscaping	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities:				
Hospital			X	X
Schools, Private			X	X

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Recreation Facility:				
Commercial			X	X
Private	X			
Religious/Educational Institute:				
Permanent	X			X
Temporary		X		X
Residential Facility:				
Handicapped	X			X
Elderly	X			X
Restaurant:				
W/drive-up window		X		X
W/o drive-up window	X			X

Formatted Table

Formatted: Font: Bold

Formatted Table

Type	Allowed	Administrative	Conditional	Business License
Retail and Service Commercial:				
W/drive-up window		X		X
W/o drive-up window	X			X
24-hour use			X	X
Shopping Center			X	X
Telecommunications Facility < 35' in height		X		
Transportation Facility:				
Major			X	
Minor	X			

Formatted Table

**17-7-17.2 Use table.**

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (\*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

**Table 17-7-17.2. Uses**

Type	Allowed	Administrative	Conditional	Business License
<b>Alcoholic Beverage</b>				
Class A License	X			X
Class B License	X			X
Class C License	X			X
Restaurant	X			X
Private Club	X		X	X
State Liquor Store	X			X
<b>Assisted Living Facility</b>				
≤ 1/2 acre		X		X
> 1/2 acre			X	X
Auditorium, Assembly Hall			X	X
<b>Child Care</b>				
Center: ≤ 6 children	X			X
Facility: ≥ 7 children		X		X
<b>Dwellings</b>				
Mixed-Use, Commercial or Vertical			X	X
Entertainment Center			X	X

Fences

≤ 7' **X**

> 7' **X**

Financial Institution

W/o Drive Up Window **X** **X**

Home Occupation **X** **X**

Hotel/Motel **X** **X**

Itinerant Merchant

Vending Carts **X** **X**

Seasonal Produce Stands **X** **X**

Live/Work Units **X** **X**

Medical Cannabis Pharmacy\* **X** **X**

Municipal Facilities

Parks **X**

Public Safety Facility **X**

Public Utilities

Major **X**

Minor **X**

Recreational Facilities

Commercial **X**

Public **X**

Trails **X**

Office

General **X** **X**

Intensive		X	X
Outdoor Dining	X		
Parking Lot			
Commercial		X	X
Private	X		
Pre-Existing Landscaping	X		
Pre-Existing Lighting (outdoor)	X		
Pre-Existing Lot	X		
Pre-Existing Structure	X		
Pre-Existing Use	X		
Quasi-Public Facilities		X	X
Religious/Educational Institute			
Permanent	X		X
Temporary		X	X
<u>Schools, Charter</u>	<u>X</u>		
<u>Schools, home-based microschool</u>	<u>X</u>		<u>X</u>
<u>Schools, micro-education entity</u>	<u>X</u>		<u>X</u>
Retail and Service Commercial			
W/o Drive Up Window	X		X
24-hour use		X	X
Shopping Center		X	X
Telecommunications Facility	X		
Transportation Facility			
Major		X	

- Formatted: Font: Bold
- Formatted: Centered
- Formatted: Centered
- Formatted: Centered

---

Minor	<b>X</b>
-------	----------