

**MINUTES OF THE HUNTSVILLE TOWN
Planning Commission Work Session**

MEETING DATE: August 6th, 2026
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 4:00 p.m.

NAME	TITLE	STATUS
Jeff Larsen	PC Chairman	Present
Liz Poulter	Planning Commissioner	Present
Brent Ahlstrom	Planning Commissioner	Present
Will VanderToolen	Planning Commissioner	Zoom
Jeff Keeney	Planning Commissioner	Present
Sandy Hunter	Town Council Member	Zoom
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Tommy Christie, John Janson, Ron Gault, Beckki Endicott, Dave Booth

The Vision Committee and Planning Commission convened for a joint work session to review and revise the proposed mixed-use ordinance for the Commercial Highway Zone C2. John Janson presented an updated draft that converted subjective compatibility standards into objective standards, created a table for spatial requirements, and linked architectural standards to the existing C1 zone for the historic town core. The group agreed to address broader policy issues before attending to minor details such as formatting and spelling. During discussion of zoning requirements for mixed-use developments, the committee explored septic system requirements and density standards, the concept of shared parking, and whether to permit offices in mixed-use developments. Some participants expressed concern that office spaces might not contribute to pedestrian-friendly environments, though others noted that offices could generate local employment and sales tax revenue through support of other businesses. The committee ultimately agreed that specific requirements could be addressed through development agreements rather than strict zoning regulations.

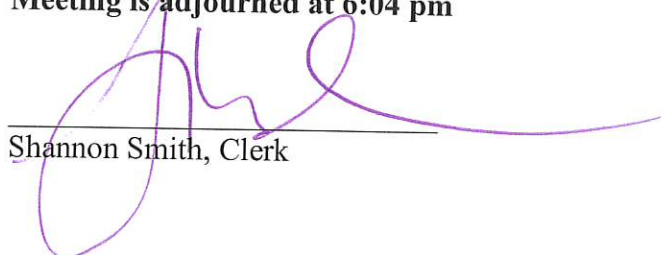
The committee established several key spatial and density standards for the C2 zone. The minimum lot size was set at three-quarter acre to accommodate potential future condominium developments while maintaining appropriate spacing for existing and planned C2 parcels. The maximum residential density was established at two units per half acre, subject to Weber-Morgan Health Department approval. Side yard and rear yard requirements were set at 25 feet when adjacent to residential zones. The group discussed office space allowances and determined to cap office space at 25 percent of a mixed-use complex, with the understanding that this limitation could be revisited in future measures. The committee also agreed to allow drive-up and drive-through windows for restaurants and cafes, and to permit convenience stores with gas stations and charging stations as conditional uses.

Regarding architectural standards and design requirements, the committee discussed the relationship between C2 zone standards and C1 zone requirements, focusing on how to ensure compatibility with the Historic Forest Center. The group decided to combine and strengthen exterior material requirements by moving provisions from sections H1 and H2 into section G6 to apply to all buildings rather than just those with pitched roofs. The committee consolidated material and siding design restrictions into a single section to minimize repetition. They agreed to maintain a primarily rectilinear building design standard, with approximately 70 to 75 percent of a building's ground floor square footage following this architectural style. The maximum building height was set at 35 feet, with specific limitations allowing unique architectural features to extend to 40 feet. The committee set the minimum percentage for transparent windows on the first floor street-facing facade at 30 percent, a reduction from the previous 50 percent requirement.

The committee identified several additional requirements and processes requiring further development. The group recognized the need to create a permit process for special events on private property in the C2 zone, drawing from existing town ordinances while addressing concerns about amplified sound, parking, and food vendors. Beckki Endicott was tasked with researching and developing language for this process. The committee requested definitions for terms including "artisan," "craftsman," and "light industrial" to be added to the code's definitions section rather than directly in the C2 category. They agreed to reference an approved list of five trees from the Tree Committee for street planting requirements. The group also removed confusing language from the purpose section regarding C2 not competing with C1 zones. John Janson was assigned to finalize the revised draft by August 17 for a public hearing scheduled for August 27, 2026, with all participants tasked to submit their language changes by August 7.

Chairman Larsen made a motion to adjourn, PCM Poulter seconded.

Meeting is adjourned at 6:04 pm



Shannon Smith, Clerk

John
Tommy
Dave Bost
Ron

Notice of Efficial Entry
PC work session 8/6 4:05
Liz/BNA

15.9.1 COMMERCIAL HIGHWAY ZONE C-2

15.9.1 Purpose

The purpose of the Commercial Highway Zone (C-2 Zone) is to provide for a more flexible commercial area within Huntsville, that can accommodate a broader range of commercial and mixed-use development, while still reflecting the scale, character, Western mountain architecture, and mountain setting of the Town. The C-2 Zone is intended to support commercial activity, services, and appropriately scaled mixed-use development. The C-2 Zone is intended to support year-round economic activity, visitor-serving uses, and local-serving businesses that strengthen the Town's long-term financial resilience. In addition, the intent of this zone is:

1. To assure that the buildings, parking, access, pedestrians, lighting, noise, and the general impacts of highway oriented businesses do not detract from the small town, historic character of Huntsville.
2. To assure that new development in the C-2 zone does not compete with the uses in the Town Square/C-1 zone, but that they act as a supportive supplement with business types that would be inappropriate in the Town Square/C-1 area.

15.9.2 Use Regulations

- A. All uses not specifically listed as permitted (P) or conditional (C) in the C-2 Zone shall be prohibited. In addition, temporary or event uses are reflected in the table as a "T". Temporary uses are processed by staff with updates to the Town Council.
- B. Short-term rentals, vacation rentals, transient lodging of less than ninety (90) days, and similar short-term occupancy are prohibited in all buildings and units in the C-2 Zone.
- C. in the C-2 zone shall be as set forth in Table 15.9.2. Uses identified as permitted are allowed subject to compliance with the standards of this Title. Uses identified as conditional uses may be approved only upon a review by the Planning Commission and compliance with all applicable conditional use standards of this Title.
- D. Uses not specifically listed may be allowed if determined by the Town Council to be substantially similar to a listed permitted or conditional use, where

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¶ Uses that are primarily storage-oriented, industrial in character, transient in occupancy, incompatible with pedestrian accessibility, or inconsistent with the purpose of the C-2 Zone shall be prohibited or allowed only upon conditional review where specifically identified in this chapter. Buildings in the C-2 Zone, and the ground floor of mixed-use buildings in the C-2 Zone must be occupied by an active, commercial use.¶

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consistent with the intent of the C-2 zone. ~~Uses not considered similar, shall require a text change process.~~

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15.9.2 Table of Permitted and Conditional Uses

Use	Status	Additional Standards/limitations
Retail Sales	P	<u>Shall</u> be conducted within a permanent building. <u>Minor outdoor displays are allowed if no required parking spaces are consumed. May include charging station (s)</u>
Office	P	<u>May include shared workspaces. See definition</u>
* Personal Services	P	<u>See definition</u> <i>Sandy</i>
Artisan <u>Craftsman Industrial</u>	P	<u>No garage doors facing the street. See definition.</u> <i>John</i>
Restaurant, café, bakery, deli	P	<u>Under 3000 square feet in size. May include outdoor seating and subject to Section 15.12.1.D <u>drive-up windows allowed.</u></u> <i>yes</i>
Large restaurant with or without a liquor license	C	<u>3000 square foot or larger. No drive-up windows allowed.</u>
Tavern / bar	C	<u>Only two permitted in the C-2 Zone</u> <i>yes</i>
Day care / educational / tutoring use	P	<u>A traffic study is required to determine access and stacking needs.</u>
Civic or community-serving use	P	<u>See Temporary use section XXXX</u> <i>Defining John</i>
Farmers market / seasonal market	C	
Mixed-use development	P	Subject to Section 15.9.5

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Deleted: Outdoor seating accessory to restaurant/café

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Must be attached, above, behind, or subordinate to the primary commercial use, and not within the area of the frontage

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light manufacturing (3)
L Sandy

* franchises?
McDonalds
Chairs

Use

Status Additional Standards/limitations

Religious assembly	P	
<u>Convenience store</u> /Gas station / fuel sales / charging station	C	<u>Shall be</u> highway <u>oriented</u> , have screened fueling areas <u>located to provide for at least two stacking spaces per pump per side</u>
Auto repair / body shop / vehicle service	C	<u>No garage doors shall face the street</u>
Temporary, portable, membrane-covered, or tent-like principal building	I	Prohibited except for approved temporary events
Special event / temporary commercial event	I	Subject to special events permit requirements – <u>see section XXXX</u>

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C = Conditional N = Prohibited

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15.9.3 Spatial Standards

Spatial standards as required are displayed below:

Table 15.9.3			
<u>Spatial Requirement</u>	<u>Single uses</u>	<u>When abutting residential zone</u>	<u>Mixed Use</u>
<u>Minimum lot area</u>	<u>.25 of an acre</u>		<u>21,000 sq ft</u>
<u>Minimum lot width</u>	<u>30'</u>		
<u>Maximum building height</u>	<u>35'</u> <u>Projections/unique structures may extend to 40'</u>	<u>25' within 50' of residential zone</u>	
<u>Maximum lot coverage</u>	<u>50%</u>		<u>60%</u>
<u>Minimum building height</u>	<u>1 story</u>		<u>2 stories</u>
<u>Minimum front yard</u>	<u>10'*</u>	<u>15'*</u>	<u>15'*</u>
<u>Minimum rear yard</u>	<u>None</u>	<u>25'</u>	<u>25'</u>
<u>Minimum side yard</u>	<u>None</u>	<u>15'</u>	<u>15'</u>
<u>Minimum corner side yard</u>	<u>20'</u>		
<u>Accessory structure minimum rear and interior side yard</u>	<u>2'</u>		

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Table 15.9.3			
Spatial Requirement	Single uses	When abutting residential zone	Mixed Use
		10' between buildings	10' between buildings
Maximum Building length	250'	250'	200'

* Front yard setbacks are measured from the property line after required right of way dedication.

15.9.4 General Design Standards

A. The 10' front yard setback shall be landscaped with a water conserving design. One large street tree, a Type 1, is required for every 30'. Additional on-site landscaping is required for side yards and rear yards and shall include a xeriscape design with one medium size tree for every 30' of length (see section 15.9.6).

B. Permitted signs – see chapter 15.21. Projecting signs are encouraged.

C. Parking – no more than 2 rows of parking shall separate the building from the adjacent street. To consider shared parking, or flexible parking arrangements a parking study is required. See chapter 15.23.

D. Lighting – see chapter 15.22. Dark Sky?

E. Fencing – see chapter 15.30. No vinyl or chain-link fencing permitted.

F. Noise – see Title 2.

G. Building Design:

For all main buildings facing a public street and/or Highway:

1. No HVAC located on a roof to be visible from the street.
2. Pitched roofs to be angled in such a manner to prevent accumulated snow from sliding into pedestrian areas. Where pitched roofs or awnings are angled toward the street, they shall include a gutter to move roof water away from pedestrians.
3. All runoff from the roof and other impervious surfaces such as the parking lot are required to be distributed to the landscaped areas on the lot and retained on site. Rain barrel water attachments are encouraged for roof runoff.
4. Metal roofs shall be painted or of a non-reflective nature.
5. Shingled roofs shall be composed of at least a 25 year guaranteed quality and simulate the look of wood shingles or as a minimum have greater depth than standard

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* Water
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Rectilinear

shingles.

6. For pitched roofed buildings exterior walls to be composed of board and batten siding, but may contain stone or brick features for up to 25% of the front facade.

7. Pitched roof eaves shall overhang a minimum of 1.5 feet measured horizontally

8. No stucco is allowed.

9. All buildings shall have at least one entrance that faces the street

10. Bike racks and/or hitching posts are required with one required per business or every 100', whichever is fewer.

11. Building facade variation – no more than 50' of any front facing facade can be built before a material, color, accent through a change in material or brick pattern, awning, or offset or projection (1' minimum) is constructed.

12. Windows shall constitute at least 50% of the first floor street facing facade.

H. Building Design Options – choose a minimum of 3 of the following:

1. Exterior historical red brick

2. Native Stone with board and batten siding – stone to cover at least 25% of the front facade

3. For flat roofs, decorative parapets including dentals, cornice differentiation, and the date of construction in letters discernable from across the street

4. A projecting sign at least 10' above grade, no exterior lighting, no more than 12 square feet, and extending from the building no more than 5 feet.

5. Storefront style windows covering at least 30% of the front first story face

6. Windows and/or doors with transom windows

7. Second floor street facing windows to include window accents such as visible sills, window grids, window trim, headers (rectangular or curved), boxed windows

8. Doors recessed at least 2' with angular entry walls

9. Natural or stained timber supported galvanized or painted metal secondary add-on roof awnings, including a gutter

10. Front yard gathering place including seating, shade, WIFI, flowering potted plants, and a focal point of art/sculpture based on a pioneering/hunting and/or fishing theme, art with movement via the wind is encouraged, art that emits sounds from different wind speeds, historical information plaques detailing the history of Huntsville and the Ogden Valley, propane fire pit with seating, etc. A covered porch with seating that wraps the front facade and extends at least 10 along the sides of the building may substitute for the gathering place.

11. Timber structural accents to support eaves, second floor porches, or front entryways

I. Prohibited and Discouraged Design Features. The following are prohibited or strongly discouraged in the C-2 Zone:

1. Blank street-facing facades;

2. Large monolithic building walls without articulation;

3. Parking-dominated frontage;

4. Harsh fluorescent or day-glow exterior colors;

5. Low-quality faux materials;

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15.9.5 MIXED-USE DEVELOPMENT

Commercial/Office and limited residential uses are the only uses permitted in a mixed-use development. No other mixed-use combinations are permitted.

- A. Commercial/office uses shall be located on the ground floor. Residential uses shall be attached and located above the commercial/office use.
- B. The entire street facing first floor shall contain commercial or office uses for a minimum of 30' in depth. Commercial space shall not be converted to residential use. A certificate of occupancy for the residential units shall not be issued until the commercial space is completed.
- C. A mixed-use building may be divided into individually owned units, allowing for separate sales and ownership while sharing common elements. If divided or developed as condominium units, a mandatory owners association or a homeowner's association (HOA) shall manage and maintain the building with distributed cost allocations among the owners.
- D. Short term rentals/leases of less than ninety (90) days are prohibited.
- E. Residential density for a mixed use project shall be graduated based on parcel size as stated below:

- o No residential units for parcels smaller than 0.12 acres
- o For parcels up to 0.25 acres in size: A maximum of one (1) residential unit per .25 acre.
- o For parcels between 0.25 and 0.5 acres in size allow up to two (2) residential units per half acre.
- o For parcels 0.5 acres or larger: A maximum of two (2) residential units per half-acre.

- F. Each residential unit shall be provided with a two (2) car garage or carport not facing the adjacent street.

15.9.6 Side Yard Regulations

- A. Side yard regulations in the C-2 Zone require a 10-foot setback for all buildings from the property line and shall be landscaped, using a xeriscape design. Such landscaping shall include groundcovers, bushes and one tree for every 30' of length. Rock mulch shall be used and plant coverage at maturity shall be 40% of the area.
- B. Where a C-2 Zone property abuts a residential zone, in addition to landscaping a site obscuring fence or wall shall be placed on the property line.

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- Moved up [1]: A mandatory owners association or a homeowner's association (HOA) shall manage and maintain the building with sufficient cost allocation among the owners. Mixed-use projects proposing separate ownership of residential units and commercial spaces shall comply with applicable subdivision and condominium platting requirements under Utah law. Approval of mixed-use projects shall not by itself authorize separate conveyance of units or commercial spaces unless the project has been
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- Deleted: <#>On undeveloped C-2 Zone lots sid ... [13]
- Deleted: <#>side-yard setbacks will be a minim ... [14]
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C. Where access, parking, service, loading, or utility areas are located along a side yard, such areas shall be screened or designed to minimize visual and operational impacts on adjacent properties and public streets.

15.9.7 Rear Yard Regulations

A. If the rear yard adjoins a residential property, a 15' foot setback shall be required. The setback area shall be landscaped as per the side yard regulations. Fencing is required also.

B. Rear yards shall be the preferred location for service areas, refuse and recycling areas, loading areas, mechanical equipment, and similar operational features where feasible; provided, however, that such areas shall be screened and arranged to minimize impacts on adjacent properties and public streets.

15.9.8 Coverage Regulations

A. The maximum lot coverage established in this section shall apply to all principal buildings, accessory buildings, and other covered structures, except as otherwise provided by this Title.

B. No covering of septic drain field with parking lots or other similar structures.

15.9.9 Facade, Landscape and Screening Standards

A. Street-Facing Entrances and Frontage.

1. Primary building entrances shall be visible from and oriented toward the street or a clearly defined pedestrian route.
2. Street-facing facades shall include pedestrian-oriented design features such as storefront windows, covered entrances, awnings, canopies, overhangs, or similar elements. See section 15.9.4
3. Frontages shall be designed to avoid blank, vehicle-dominated, or storage-like street edges.

B. Transparency and Blank Walls.

1. Street-facing ground-floor facades shall include a minimum of 50% transparent windows between 2 and 10 feet above grade or similar openings sufficient to support an active and pedestrian-accessible commercial frontage.

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Rear-yard design in the C-2 Zone shall provide appropriate access, service functions, screening, and pedestrian circulation without undermining the commercial character or pedestrian accessibility of the site.¶

¶

Height and Story Regulations¶

No pitched roof building or structure shall be erected to a height greater than two and one-half (2 ½) stories or thirty-five (35) feet unless the height is for a unique architectural feature(s) in a Commercial (C-2) Zone, recommended by the Planning Commission and approved by the Town Council. The unique structure(s) height cannot exceed forty (40) feet, be no greater in area than 150 square feet each and no greater in length than twenty (20) feet each (e.g., bell tower, etc.). There shall not be more than two (2) unique structures per acre. Flat roof buildings shall not exceed two (2) stories or twenty-four (24) feet, whichever is greater.¶

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Buildings in the C-2 Zone shall be designed so that height, stories, and building mass remain compatible. ... [17]

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2. Blank walls on primary street-facing facades are prohibited.

C. Materials.

1. Exterior materials shall be durable, high-quality, and compatible with Huntsville's mountain and small-town character.
2. Metal may be used where integrated with other compatible materials and where it contributes to a durable, high-quality design.
3. Low-quality faux materials, such as vinyl and aluminum siding, exterior stucco (EIFS), and unadorned concrete block (CMU) facades are prohibited. Only natural or high-quality simulated stone, brick, wood siding, and board-and-batten are permitted.
4. Fire-resistant, hardened materials, may be used where wildfire risks are anticipated.

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D. Roof Forms and Weather Protection

1. Roofs shall be designed to complement Huntsville's mountain setting and commercial character. Pitched, hipped, or similarly compatible roof forms are encouraged.
2. Roof overhangs, canopies, covered entries, and similar weather-protection features are encouraged.
3. Roofs, canopies, balconies, and related features shall be designed to prevent snow and ice from shedding directly onto pedestrian walkways, entries, or adjacent properties.
4. All runoff from the roof and other impervious surfaces such as the parking lot are required to be distributed to the landscaped areas on the lot and retained on site.
5. Metal roofs shall be painted or of a non-reflective nature.
6. Shingled roofs shall be composed of at least a 25 year guaranteed quality and must be architectural/laminated shingles or simulated wood shakes. Standard three (3) tab shingles are prohibited. Wood shakes are prohibited.

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E. Colors.

1. Exterior colors shall be muted, natural, or earth-toned.
2. Harshly contrasted, fluorescent, luminescent, day-glow, or similarly intense colors are prohibited as principal exterior colors, except for limited accent use of less than 10% of the street facing building facade.

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F. Screening.

1. Refuse and recycling areas, service areas, loading areas, utilities, ground-mounted mechanical equipment, and similar features shall be screened from public streets and adjacent properties.

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15.9.10 Parking and Shared Parking Standards

A. General Parking Approach.

1. On-site parking is required.
2. To consider shared parking, or flexible parking arrangements, a parking study is required.

B. Parking Design and Screening.

1. Parking areas shall provide safe pedestrian access from parking areas to building entrances, meaning that pedestrian access shall be between the parking space and the commercial building.
2. Landscaping, low walls, fencing, or similar screening elements may be required to soften the visual impact of parking and maintain the character of the district.
3. Larger parking areas shall include pedestrian routes and internal landscaping sufficient to break up paved areas and improve safety and appearance.

15.9.11 Access, Traffic Flow and Pedestrian Connectivity

A. General Standards.

1. Site design shall provide safe and logical circulation for pedestrians, vehicles, parking access, and service access.
2. Site layouts shall avoid unnecessary conflicts between vehicles and pedestrians.

B. SR 39 Road Access.

1. Shall be coordinated with UDOT.

C. Shared Access and Curb Cuts.

1. Shared access points, coordinated site circulation, and cross-access between adjacent properties are encouraged where feasible to reduce curb cuts and improve traffic flow.
2. Curb cuts shall be minimized to the extent practicable and not be located within 25' of the intersection of two streets.

D. Pedestrian Connectivity.

1. Pedestrian walkways shall be clearly identifiable, reasonably direct, and designed to connect building entrances, parking areas, and public sidewalks or pathways in a safe and convenient manner.

E. Protection of the Historic Core.

1. Access and circulation design in the C-2 Zone shall not direct unnecessary commercial traffic, parking circulation, or service activity onto inner town streets serving the Historic Core.

Deleted: <#>Screening shall be integrated into site and building design and shall use materials, walls, fencing, landscaping, or combinations thereof compatible with the district. No vinyl or chain-link fencing permitted. ¶

¶ Parking areas visible from the street shall be limited and screened in accordance with this chapter.¶

¶ K. All signage must comply with Huntsville Town Ordinance Title 15.21¶

¶ L. Transition Toward the Historic Core. Development in the C-2 Zone shall be designed to remain visually and functionally connected to the Town Historic Core. Buildings, site design, pedestrian routes, materials, and frontage treatment shall avoid creating an isolated or strip-commercial pattern disconnected from the rest of the Town.¶

Deleted: M. Prohibited and Discouraged Design Features. The following are prohibited or strongly discouraged in the C-2 Zone:¶
Blank street-facing facades;¶
Large monolithic building walls without articulation;¶

Deleted: Purpose. Parking within the C-2 Zone shall be designed and managed to accommodate a gr ... [22]

Deleted: generally expected in the C-2 Zone. ... [23]

Deleted: <#>Parking shall be designed so that it supports commercial activity without ... [24]

Deleted: <#>S

Deleted: <#>off-site parking, and

Deleted: <#>are encouraged where they reduce unnecessary paving and support efficient si ... [25]

Deleted: ¶ ... [26]

Deleted: ¶ ... [27]

Deleted: <#>Purpose. Access, circulation, and pedestrian connectivity within the C-2 Zone sh ... [28]

Deleted: Access and circulation patterns shall be coordinated with the commercial character d ... [29]

Deleted: s

Deleted: that create

Deleted: <#> Pedestrian movement shall be integrated into site design and shall not be ... [30]

Deleted: <#>Main-

Deleted: For undeveloped lots in the C-2 Zone, primary vehicular access, parking access, and s ... [31]

Deleted: compatible

Deleted: , particularly where they would interrupt pedestrian movement or shift parking circula ... [32]

Deleted: <#>Undeveloped C-2 Zone lots shall provide sidewalks, pathways, or other safe pede ... [33]

Deleted: ¶

F. Service and Operational Access. Service, loading, refuse, and utility access shall be located and designed to minimize conflicts with pedestrians, reduce visual impacts, and avoid unnecessary disruption to streets and frontages serving the broader Historic Core.

15.9.12 Noise, Outdoor Activity and Special Events

A. Noise and Operational Compatibility.

Refer to title 2

1. Outdoor amplified sound, outdoor speakers, and late-night outdoor activity shall be conducted between the hours of 8 AM and 10 PM. Mechanical equipment, loading and service functions, and other operational features shall be limited, screened, timed, or conditioned as necessary to maintain compatibility with surrounding uses.
2. Mechanical equipment, refuse collection activity, deliveries, and service operations shall be located and managed to reduce noise and disruption to nearby properties and pedestrian areas.

B. Outdoor Activity and Outdoor Seating.

1. Outdoor seating, dining, gathering, market activity, or similar outdoor commercial activity may be permitted (subject to a conditional use) and is only permitted between the hours of 6:30 AM and 10 PM.
2. Outdoor activity shall not obstruct pedestrian walkways, interfere with safe circulation, or create unreasonable impacts on adjacent properties or streets.

C. Special Events Permit Required.

1. Any event, gathering, or temporary activity in the C-2 Zone that exceeds the normal approved occupancy, parking capacity, site capacity, or operational characteristics of the use or property shall require a special events permit from Huntsville Town. *See code section ????* *- check*
2. A special events permit ~~may~~ *shall* also be required for events involving amplified sound, temporary structures, vendors, extended hours, overflow parking, traffic control, outdoor lighting, or other impacts on surrounding properties or the public right-of-way.
3. In reviewing a special events permit, the Town may consider traffic, parking, pedestrian safety, lighting, noise, sanitation, hours of operation, compatibility with adjacent uses, and impacts on nearby residential areas and the Historic

Deleted: <#> The Town may require modifications to access location, curb cuts, circulation patterns, or pedestrian routes where necessary to preserve the safety, walkability, and character of the Historic Core.¶

Deleted: Lighting,

Deleted: <#> Purpose. Lighting, noise, outdoor activity, and special events within the C-2 Zone shall be managed in a manner that supports commercial activity, accommodates greater traffic and parking demand than the C-1 Zone, protects nearby properties, and maintains compatibility with Huntsville's small-town setting, dark-sky standards, and connection to the Historic Core.¶

Deleted: Lighting.¶

All development in the C-2 Zone shall comply with the Town's lighting ordinance and Dark Sky principles which include Dark Sky certified lighting fixtures.¶ Lighting in the C-2 Zone shall be fully shielded and designed to minimize glare, light spill, and excessive brightness.¶

Lighting shall be directed downward and located so as to protect adjacent properties, public streets, and the night sky.¶

Lighting for parking areas, vehicle circulation, storefronts, entrances, walkways, and pedestrian areas shall provide safety and visibility without creating an excessive highway-commercial lighting character.¶

Lighting on sites adjacent to or visually connected with the Historic Core may be subject to additional conditions where necessary to protect pedestrian comfort and compatibility.¶

Deleted: <#> Uses within the C-2 Zone shall be operated to minimize adverse noise impacts on adjoining properties, public streets, and areas connected to the broader town center.¶

Deleted: <#> must

Deleted: <#> and the purpose of the district

Deleted: Standards and conditions may be more restrictive where a C-2 Zone property is adjacent to residential uses or where impacts may affect the Historic Core.¶

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Deleted: where it remains compatible with surrounding uses and the character of the district,

Deleted: <#> The Town may require review of outdoor activity with respect to hours of operation, location, pedestrian circulation, waste management, lighting, noise, traffic, and parking impacts.¶

Deleted: Outdoor activity within the C-2 Zone shall be arranged so as not to push overflow parking, traffic, or event activity toward the Historic Core.¶

Commented [JJ65]: I couldn't find anything

Core.

- D. Temporary Structures Associated with Events. Temporary tents, canopies, vendor structures, and similar temporary event-related features may be allowed only in connection with an approved temporary activity or special event and shall not be used as permanent or principal buildings in the C-2 Zone.

Deleted: <#>Transition to Historic Core¶

Development within the C-2 Zone shall be designed to remain visually and functionally connected to the Historic Core through pedestrian routes, building placement, frontage treatment, materials, and overall site design.¶

¶ Development on C-2 Zone lots shall not create strip-commercial patterns, excessive curb cuts, parking-dominated frontage, or traffic circulation patterns that undermine the walkability or character of the Historic Core.¶

¶ The Town may require additional buffering, pedestrian improvements, access modifications, screening, lighting controls, or design adjustments on C-2 Zone lots where necessary to provide a compatible transition toward the Historic Core or nearby residential uses.¶