

11-7K-1: PURPOSE

The purpose of the Master Planned Community Zone is to provide opportunities for creative and unique developments within ~~Smithfield North Ogden~~ City. This ordinance includes guidelines for creating neighborhood oriented village projects that may include a mix of residential, commercial, recreational and/or public uses.

An integral part of this Zone is a multistep review process to assure compatibility of proposed land uses with existing, and proposed adjacent neighborhoods, as well as the vision of the General Plan. The desired goal is to move toward vibrant, sustainable, and walkable neighborhood centers, with integrated streets.

Proposed plans for development must follow or exceed design standards found within this ordinance. Specific plans shall be a reflection of a required development agreement.

HISTORY

Adopted by Ord. 2015-16 on 7/28/2015

11-7K-2: MASTER PLANNED COMMUNITY REZONE REQUIRED

Not all properties will be eligible for the Master Planned Community zone designation. Each proposed parcel shall be evaluated on its own merits and a rezone is required. All of the following criteria shall be used to assess the suitability of the parcel to be considered for the Master Planned Community zone:

The proposed parcel shall encompass a minimum of 5 acres; however, projects on smaller parcels may be considered if they fulfill the objectives of the City.

The proposed parcel shall be located within or adjacent to the ~~Smithfield North Ogden~~ Downtown, Southtown, between those nodes along ~~Washington Boulevard~~, or to the west of Downtown, where more diverse and intense uses are anticipated in the General Plan.

The primary use shall be residential.

At least 5% of the total square footage of all buildings in the entire proposal shall be devoted to a secondary use, such as residential mixed with commercial uses or office uses. Greater mixes are encouraged.

Proposals shall demonstrate an excellence in architecture, site design, and walkability.

Proposers shall be willing to enter into a development agreement that runs with the land.

Proposals shall demonstrate how the potential project will address the specific goals and values found in the ~~Smithfield City North Ogden~~ General Plan
~~and within the Downtown chapter.~~

The entire parcel shall be reflected in a specific site plan.

HISTORY

Adopted by Ord. 2015-16 on 7/28/2015

11-7K-3: PROCESS AND APPLICATION REQUIREMENTS

A pre-application meeting with ~~SmithfieldNorth-Ogden~~ City planning department is required prior to application submittal to review the approval process and requirements of the Zone.

Zoning Application – completely fill out the current ~~SmithfieldNorth-Ogden~~ zoning application.

The application shall generally include:

- The applicant's name, address, telephone number, and interest in the property;

- The property owner's name, address, and telephone number, if different than the applicant, and the property owner's signed consent to the filing of the application;

- The street address and legal description of the subject property;

- The zoning classification, zoning district boundaries, and present use of the subject property;

- A complete description of the proposed planned development as per the previous section; Specific Plan and Development Agreement submittal, following site plan guidance from the City code.

- The list of proposed uses which the applicant shall commit to with the development agreement.

- Other information or documentation the planning department and/or ~~SmithfieldNorth-Ogden~~ City may deem necessary for proper review and analysis of a particular application.

The applicant shall submit a written statement describing the terms and conditions under which the property shall be developed and maintained subsequent to development. Such statements shall include any conditions, performance standards, and other reasonable restrictions as may be necessary to ensure the development and maintenance of the property in accordance with the approved development plan. The applicant shall submit a description of the objectives to be achieved by the development concept. The statement shall include, but is not limited to: The manner in which the proposed development meets or exceeds the intent of the ~~SmithfieldNorth-Ogden~~ General Plan. The proposed architectural and site design concepts including style, colors, and type of materials, placement of structures to maximize views and take advantage of the site's natural characteristics. Specific concepts by which the proposed development shall make an orderly transition from existing or planned adjacent development including varied setbacks and facade treatment, open space elements, screening of parking areas, and landscaping of public or private open spaces and recreational facilities. The combination and coordination of architectural styles, building forms, building materials, and building relationships;

- Preservation and enhancement of desirable site characteristics such as natural topography, springs and streams, vegetation and geologic features, and the prevention of soil erosion.

- Preservation of buildings which are architecturally or historically significant or contribute to the character of the City.

- Use of design, landscape, or architectural features to create a pleasing environment;

- Inclusion of special development amenities that are in the interest of the general public.

- Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

- Inclusion of varied types of housing.

- Utilization of "green", "Traditional Neighborhood" and "walkable" building techniques in development.

Provide a Specific Plan including: a conceptual site plan, conceptual architectural renderings, exterior building materials lists, conceptual landscape plan, conceptual streetscapes, phasing plans, interior site walkways and street connections. Consider addressing the Site Design and Architectural features list found in section 11-8: and the design standards found in this plan.

Complete the Development Agreement Template and include the following, as a minimum:

Duration of agreement.

Legal description of the subject property.

Proposed uses including a table of land use percentages and the number and type of dwelling units.

Maximum density or intensity of the allowed uses and construction requirements, including, but not limited to, minimum and maximum building heights and building size.

The Specific Plan described in #4 above, and/or Subdivision Layout Plan identifying, but not limited to, the location and arrangement of all allowed uses, circulation patterns, and all required dedications and improvements.

A Phasing Schedule for all project phases and the timing for the provision of all features, dedications, and improvements.

A listing of all project features and facilities both private and proposed to be public.

A property management plan.

Other conditions, terms, restrictions, and requirements for subsequent actions and approvals.

Failure to provide accurate and full information concerning the above shall result in rejection of the application. Only complete applications shall be processed.

City Evaluation through the Technical Review Committee.

Planning Commission review – one or more public hearings following the procedure set forth by City Ordinance for the rezoning of property shall be held and a recommendation made to the City Council, subject to any continuances as needed.

City Council review - a public hearing shall be held, following the procedure set forth by City Ordinance for rezoning of property. The City Council may take any action permitted by law, including: approve the zone change and development agreement, modify as warranted, continue the application for additional information, or deny the application.

Planning Commission review of the site plans as a Conditional Use.

Final Development agreement approval with final plans by City Council.

HISTORY

Adopted by Ord. [2015-16](#) on 7/28/2015

11-7K-4: PRINCIPAL REVIEWS

Principal reviews shall be conducted by the following:

City Planner, Building Official, Public Works, City Engineer, Fire Department, Parks & Recreation

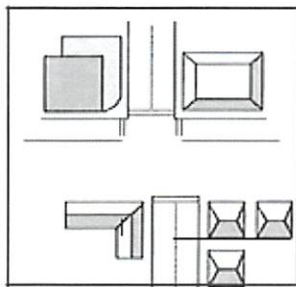
HISTORY

11-7K-5: DEVELOPMENT STANDARDS

Development Standards. The following standards apply specifically to development in the Master Planned Community zone (MPC) and shall supersede any other standards found elsewhere in this Code. These standards are guidelines that should be reinforced through the required development agreement. Significant deviations from these standards are possible, but only if coupled with a development agreement.

Building Placement and Massing

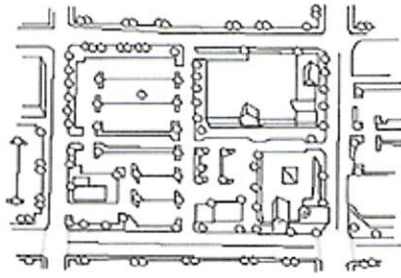
Setbacks. Building facades should comprise at least 65% of the frontage facing Washington Blvd. and 50% of all other public street edges. Building facades must be located 0-10 feet from the public right-of-way (typically inside edge of sidewalk) on major streets. Minor streets may include increased setbacks with a minimum of 15'. Awnings, balconies, and architectural features may project beyond building facades, but not over the sidewalk, as approved by the Planning Commission. Street side setback variations are encouraged when an activity related to pedestrian use is maintained, i.e. special landscaping, outside seating for a restaurant, patios, recessed plazas, courtyards, and trellises are encouraged.



Buildings to the street

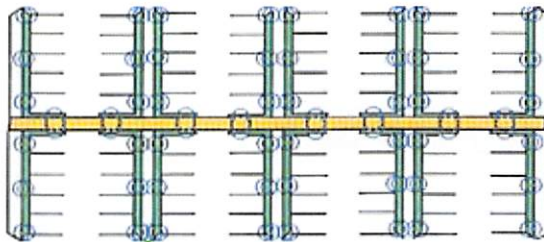
Zero lot line side setbacks with attached structures, in compliance with the International Building Code are anticipated except for necessary rear lot driveway access, pedestrian access, open space, transitions to other uses and landscape areas. Rear setbacks should be of sufficient depth to allow proper parking and landscaped areas to the rear of the buildings, coupled with appropriate transitions to adjacent uses. Unless otherwise approved by the land use authority, rear yards and the rear of buildings shall not directly abut streets. If the rear of building is approved adjacent to a street, pedestrian access and

street oriented building treatment must be adequately addressed.



Anchor Retail

Building Orientation. The entrances of all retail, civic, residential, institutional uses, and office buildings shall always front onto major streets, with the exception of center block residences (which still must front pedestrian ways) and anchor stores greater than 30,000 square feet in size. On minor streets this requirement is suggested but may be waived with an appropriately landscaped buffer yard adjacent to the minor street. Secondary entries may be required at the rear of street-facing buildings. Where possible, 'like land uses' shall face 'like land uses' or open space, i.e. retail across the street from retail, townhomes from townhomes, etc. Loading docks and service areas shall be screened from streets and adjacent properties through architectural design and landscaping. Anchor store entrances must front onto the street, and be connected to adjacent streets via landscaped, publicly accessible walkways. Access from parking areas may be via mid-block passageways or "paseos," to the street.



Walkways thru parking areas

Building Height. Buildings shall have a minimum and maximum height as indicated on the table by building type, with height to be measured in accordance with the City's adopted ordinances

and standards.

Land Use	Commercial, Office & Vertical Mixed-Use or residential flats	Condos, Town-homes, single purpose apartments	Single-Family, Twin Homes, & 4 unit buildings	Civic Uses & other stand alone uses
Minimum Building Height	Two stories or 24'	Two Stories or 24'	One Story or 14'	One Story or 14'
Maximum Building Height	Four Stories or 50'	Three Stories or 36'	Two Stories or 24'	Three Stories or 36'

The land use authority may approve a height over 3 stories if the design includes suitable "step-back" architecture and other architectural features which encourage a 'village' feel on street level. Step backs shall create usable spaces for the residents.

Land Use Impact and Buffering. Landscape buffers are strongly preferred over fences and walls where a separation is desirable. A visually open look should be encouraged between compatible uses. Visual screening which creates 'outdoor rooms' is often more important than a physical separation and the Planning Commission may, at its own option, require special treatment of such areas. Fences or walls, if determined to be necessary or desirable, must be reviewed for their effectiveness in protecting private space while not creating isolated uses or dead space void of natural surveillance. Approved fences or walls shall be compatible in color, texture, and design in relationship to building materials. In order to mitigate any negative impacts, the land use authority, after due consideration, may modify building setbacks and heights to create better separation, and/or require additional architectural and/or landscape elements, as needed to mitigate anticipated detrimental impacts between uses. Transitions between buildings in the MPC and other zones shall generally reflect a setback of 20' for buildings up to 24' in height (measured to the peak of the roof) and then additional height shall be allowed with an additional foot of setback equal to one additional foot of height.

Architectural Design and Materials. The treatment of building mass, façade variation, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding buildings, and yet provides diversity in design. A mix of materials is required. Requirements applicable to all buildings are stated below:

All sides of buildings shall receive substantial design consideration, with an emphasis on areas visible to pedestrians, vehicular traffic, and neighbors. Repetitive design for any project over 5 buildings is not acceptable. Within projects, sub-neighborhoods created by design shall be incorporated in the overall scheme, with a general intent of significant building façade changes every 5 to 10 buildings or as approved in the site plan. A mix of materials is required.

Screening: All building equipment and service areas, including on grade and roof mechanical equipment, utility meters, and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, especially from major streets, or they may be enclosed as to appear to be an integral part of the architectural design of the building.

Dumpsters (shall not be located closer than 20' from any property line), and other necessary equipment shall be located or screened so as not to be visible from streets, pedestrian areas, and adjacent. Screening elements shall be aesthetically incorporated into the design of the site whether located on the ground or on a structure.

Basic building materials shall include, but are not necessarily limited to, architecturally treated pre-cast concrete, brick, stone, granite, ceramic tile, cement/fiber board, architectural metals, and/or glass. All residential uses shall have substantial brick and/or masonry exteriors. Limited amounts of stucco, vinyl siding and metal may be considered as accent materials, if the quality of the design merits such consideration. The use of exposed concrete (architectural concrete excepted), or vinyl for storefront facades is not permitted. All buildings within the development shall incorporate some common architectural theme and/or architectural elements, creating a unifying development.

No more than four colors may be used per development excluding the roof. Earth tone colors are encouraged to help buildings blend into the environment, however, color may vary if approved by the land use authority as being compatible with surrounding developments. Approved tinted glass surfaces shall be considered as one of the colors allowed and shall conform to the color requirements included herein.

Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls, creating easy pedestrian access from sidewalks, parking areas, etc. Commercial buildings shall be designed with ground floor architectural distinction/separation in order to enhance street activity and walkability. All buildings shall have expansive windows, balconies, bay and/or box windows, terraces, or other design features which are oriented to the street, or other people spaces. Windows shall make up at least 50% of street-facing facades on the first story of commercial developments. Window shapes and sizes shall be so designed to be compatible from building to building. Substantially tinted windows and windows with reflective film or glass are not permitted at street level; however windows with a minimum of tinting to meet low-e and other energy efficiency standards are highly encouraged. Building facades should provide at least one operable building entrance per elevation that faces a public street.

Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

Plans shall include any existing buildings that will be incorporated into the project and any modifications to such buildings.

Signage. Proper design and placement of signs and their lighting is critical. All developments shall have a sign theme which promotes use compatibility. Permitted signs within the MPC Zone shall be, directional signs, or signs located on the building. Wall signs, projecting wall signs, and window signs, approved as part of a sign theme, are encouraged.

Where approved, a monument sign must comply with the following limitations: the sign shall have as the prominent feature the name of the development. Font styles shall be consistent. Monument signs shall be constructed with materials similar to that of the main building. Monument signs may not obstruct the clear of view of any intersection or driveway.

Only A-frame signs and painted murals on the inside of a storefront window are encouraged as temporary signs.

Open Space. Significant usable open space equal to 20% of the project shall be provided within the MPC development, depending upon the size, scale, and nature of the development as determined by the Planning Commission. Usable open space means spaces that serve a recreation function and not leftover non-usable pieces such as landscaped islands in parking lots. Such spaces should be appropriately sized for the development and should include at least one usable space with a minimum dimension of 50' by 100'. Approved open space may include but is not limited to: commons, pocket parks, plazas, courtyards, landscape features, water fountains and features, greenbelts, and trail connections. A "Village Green" or other commons area, may be required adjacent to mass transit connections or other significant activity. Building materials used within open space areas shall be related to the materials of adjacent buildings and shall be a non-skid finish. Design shall encourage comfortable and safe pedestrian use, including landscaping, seating areas, WIFI, and lighting as appropriate. Fruit tree, community gardens, and water themes are encouraged. Areas of environmental concern or interest may be required to be preserved or enhanced, i.e. water drainages, connections to trail systems, and water features. Unless otherwise specified through the development agreement with the City, all open space areas shall be maintained by the property owners or homeowner associations.

Landscaping. Landscaping guidelines are established to improve and maintain site qualities.

Landscaping, in general, shall conform to the following principles:

No plans for any building, structure or other improvements shall be approved by the Land Use Authority unless there shall also have been submitted landscape and streetscape plans satisfactory to the Planning Commission. All such plans shall promote water-wise landscaping designs and include xeriscape, where appropriate.

Landscaping in accordance with the plans submitted shall be installed in a proportional manner within 30 days following the occupancy of buildings on the site or as otherwise approved by the City Planner as seasonal conditions may dictate.

Street trees are required along major streets unless this requirement is specifically waived by the City in exchange for other types of street landscaping, such as, flowering pots, shrubbery, rain gardens, etc. When available, the City's Street Tree Plan should be consulted.

Future development areas or land area not occupied by buildings, structures, hard surfacing, vehicular driveways or pedestrian walkways shall be kept in a weed-free condition or landscaped, as approved by the Land use authority.

Plant Materials:

60% medium size trees; deciduous trees with a caliper from 2 to 3 inches and evergreen trees with a height from 5 to 8 feet. 40% small size trees and shrubs in a combination with deciduous trees with a caliper of 1 to 2 inches and evergreen trees with a minimum height of 4 feet. Where possible, a 50/50 mix of deciduous and evergreen trees and shrubs shall be used for on-site landscaping.

Where required, street trees with a minimum 2 inch caliper shall be installed along public rights-of-way by the developer. The species-type, location, and

spacing of trees shall be as shown on the approved landscape plan, in coordination with streetscape designs.

Installation. It shall be the responsibility of the developer to grade, place topsoil, seed, sod, install sprinkler irrigation systems, and properly plant trees, shrubs, and other approved plant materials.

Maintenance. It shall be the responsibility of the developer and/or property association to properly maintain landscaped areas including watering, mowing, pruning, fertilizing, and the removal and replacement of dead plant materials in a timely manner.

Vegetation Modification/Removal. Pruning vegetation for "exposure," which results in unnatural plant specimens, is prohibited. Necessary vegetation removal shall be replaced with equal or better quality plant materials. Trees that are necessarily removed shall be replaced with trees with comparable total caliper. Street tree replacement shall be at the discretion of the City Planner.

Utility Connections. When disturbances are made to existing landscaped areas, the existing landscaping must be replaced to its previous condition. Other modification of landscaped areas shall require approval by the City Planner.

Outdoor Lighting. The lighting of streets, pedestrian areas, parking lots, and open space is required. Exterior wall mounted floodlights are expressly prohibited. Indirect lighting, bollard lighting, and landscape lighting is encouraged. Lighting of a building and site identification signs are permitted as allowed elsewhere in this Code.

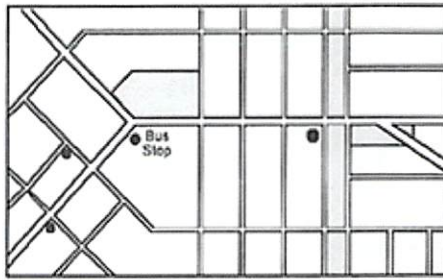
Lighting ~~along Washington Blvd., the Downtown and Southtown, and 2700 N.~~ shall be an approved fixture as selected by the City.

Lighting shall be evaluated as to how adequately it meets its intended purpose. Design and location of standards and fixtures shall be specified on the site development drawings and a lighting plan provided. Intensities shall be controlled so that 'safety' lighting is provided while neighboring areas are protected from glare or excessive direct light. All lighting shall be directed to the ground to protect the visibility of the night sky.

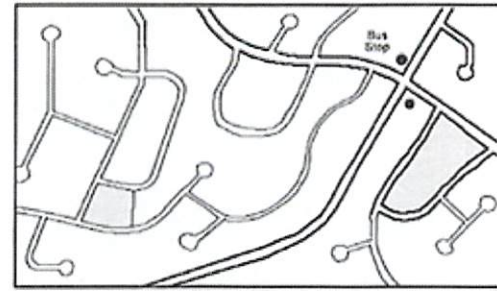
Streets and Pedestrian Ways

Streets. All accesses within a MPC should have connectivity with existing and future street patterns. A grid street pattern or modified grid pattern is required where possible. Cul-de-sac streets shall not be approved unless it can be demonstrated that no other practical way exists to make connectivity. In order to uphold and enhance traditional neighborhood development principles, private streets are discouraged and gated

communities are prohibited.



Connected Street System



Disconnected Street System

Widths. Street widths shall be determined during site plan review as may be recommended by staff and approved by the land use authority. In general, streets shall be designed to meet the level of travel and service, while incorporating principles of traffic calming and pedestrian compatibility, i.e. tree lined streets with pedestrian ways and linkages, decreasing the need for pavement width by spreading traffic through a grid or modified street hierarchy system.

Sidewalks and Walkways. The design of pedestrian ways may include a solitary meandering pathway or trail, a 'pedestrian street' and the many possible designs in-between. Walkways and connections to trail systems shall be incorporated into the project. Choice of appropriate pedestrian access shall be made based upon the scale and type of mixed use project being proposed and by the way uses are intermingled. A ten foot cross-section (five foot park strip, five foot sidewalk) is a minimum standard, ~~while sidewalks widths of 10' are suggested for properties that front on Washington Blvd. and/or 2700 N.~~ All public streets shall have walkways for pedestrians.

Pavers, borders, colored/textured concrete and other sidewalk design materials with compatible colors shall be used as needed in order break up expanses of hard-surfacing and to encourage pedestrian interest and activity. In vertical mixed use areas, wider sidewalks are required in order to enhance street and land use connectivity. Portions of the park strip may be paved or crushed rock, to accommodate street furniture, leaving tree wells for street trees. Corner plazas are encouraged. Street furniture, including but not limited to benches, trash receptacles, artwork, drinking fountains, bike racks, etc. may be required depending upon the nature of approved uses. Street furniture requirements shall include an overall design theme for compatibility.

Crosswalks. Extensive use of crosswalks shall be incorporated within the project. Crosswalks shall be so configured to be a design feature of the development, i.e. heavy painted lines in patterns, pavers, edges, and other methods of emphasizing pedestrian use. Bulb-outs and other pedestrian design shall be used to shorten walking distances across open pavement. Planted medians shall be used in appropriate areas to encourage walking and to act as a 'refuge' for crossing pedestrians.

Street widths. The widths of streets shall be established as per the General Plan suggestions and through review by the City Engineer and City Planner.

Other Forms of Transportation. All forms of transportation shall be considered within and without the MPC with the intent to improve convenience and reduce automobile trips. All forms of transportation should be encouraged, including, walking, bus, bicycle, and pedestrian. Access connections shall be required where deemed essential to provide circulation or access to churches, schools, playgrounds, shopping centers, transportation, and other community facilities.

Conveniently located short term bicycle racks shall be required in every development along the street frontage with the ratio of one rack that accommodates at least 2 bikes per business with up to 25 employees and one rack that accommodates at least 4 bikes for businesses with over 25 employees. Long term bike rack/storage is required for residential developments with a ratio of one rack that accommodates at least 5 bikes for every 50 units.

Appropriate bus turnouts, shelters, and stops shall be coordinated and planned as part of the development review process. Based upon land use and the level of demand, bicycle parking shall be provided in appropriate locations, i.e. visible from store fronts and entrances to office buildings and residential structures.

Parking Areas. Parking areas shall be considered as structures since they present a three dimensional appearance when occupied.

Location of parking shall be determined not only from its visual relationship to the building and site, but also as it relates to safe convenient pedestrian and vehicular circulation patterns. Where possible, parking lots shall be broken up and planned as 'outdoor rooms'. When approved, larger parking lots shall be broken up with substantial tree and ground cover. Large parking lots should be broken up into 'rooms' of no more than 300 parking stalls thru the use of connecting walkways. Where practical, parking lots shall incorporate interior retention through the use of internal islands for storm water retention with a ratio of an island for every 16 parking spaces.

Unless otherwise approved by the Land Use Authority, parking lots are prohibited adjacent to any street and/or between a building and the street. Parking shall be located to the rear of the building or to the side. Parking lots located to the side of a building shall incorporate adequate screening, such as short walls and hedge type landscaping between the lot and the public sidewalk.

Underground parking, deck or terrace parking, and parking garages are encouraged. Parking structures with first level parking immediately adjacent to the frontage of a street are prohibited. Parking structures shall be designed around natural light with 'safety' lighting added as needed. Landscaping, within and without, may be required to enhance compatibility and safety. Developments may be approved with less than required parking if evidence can be shown that the nature of the land use proposed will not need the number of stalls as recommended in the City's parking ordinance, as may be approved by the land use authority. Developments may also be 'under parked' if justified with a walkable design that demonstrates such, and/or where local multi-modal transit systems exist or are immediately planned, which would help reduce the number of needed parking stalls and/or automobile trips. Shared parking arrangements may be required in order to reduce necessary parking areas and to encourage pedestrian activity. A parking study may be required and may be used to reduce the City parking standards.

Where possible, on-street parking shall be provided adjacent to developments, and a pro-rated share of such, may be used to satisfy overall parking requirements. Parallel or angle parking may be approved based upon the overall design and width of the street, as recommended by the City Engineer and approved by the land use authority. UDOT coordination and approvals may be

required.

Visitor parking shall be carefully considered using the standard of 1 visitor parking space for every 2 units. Tandem parking may be considered for up to 50% of this requirement.

RV storage lots and stalls occupied by RVs shall not be allowed.

Environmental. Building, landscape, and solar design should adjusted, where possible, to be compatible with the local climate. Such design should include, but may not be limited to, window placement, building recesses, overhangs, trellises, awnings, porches, and landscape placement, planned in such a way to enhance livability and reduce energy costs.

The use of lighter colored building materials (i.e. roof tops), fences/walls, and extensive deciduous and evergreen tree cover shall be incorporated into developments in order to reduce the urban heat island effect. Where possible, streets, driveways, parking lots, etc., should use concrete or other materials which absorb less sunlight. Interior and perimeter parking lot landscaping shall be provided at the ratio of at least one tree per six parking stalls.

Where practical, drought resistant ground covers, shrubs, and trees shall be incorporated into the landscape to reduce water usage and storm runoff. Extensive areas of grass or other high water use plants without a public purpose are discouraged.

Requirements Unique to Residential Uses. The following shall apply to residential uses:

Multi-family residential use shall comprise a variety of types of housing, fulfilling housing needs with a wide assortment of housing choices.

The following standards shall be required for multi-family residential:

Properly designed off-street surface parking hidden from streets, parking terraces, or underground parking. Attached or detached garage units associated with multi-family development should be rear loaded. Where only front loaded garages are possible, they shall be subservient and setback 5 feet from the front façade and at least 20' from the front property line.

Flat roofs with a parapet and pitched roofs with a 4/12 pitch or greater, unless otherwise approved by the Land Use Authority.

Extensive windows facing streets, alleys and pedestrian connections.

Covered porch entrances.

Entry sidewalks that connect directly to public sidewalks.

Livable balconies of 50 square feet or larger with a minimum of 5' in depth

Material variety

Building relief

The following standards for multi-family residential shall be encouraged:

Multi-level structures.

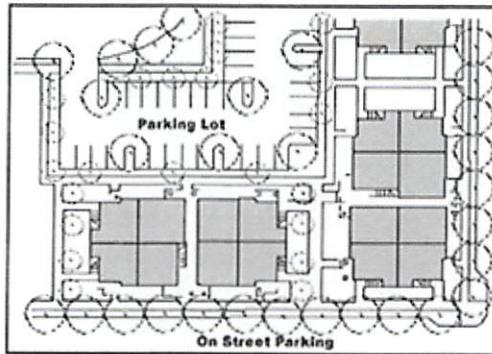
Dormers and/or shutters, and other window treatments such as bay or box type windows.

Enhanced corner treatments on major streets including towers and larger corner setbacks for plazas

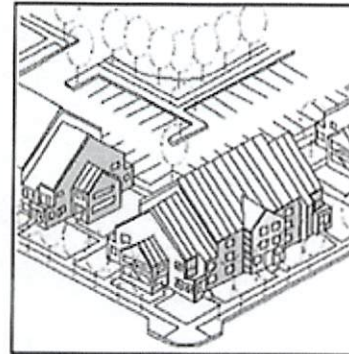
Street side balconies/decks.

Streets which de-emphasize the need and speed of automobiles.

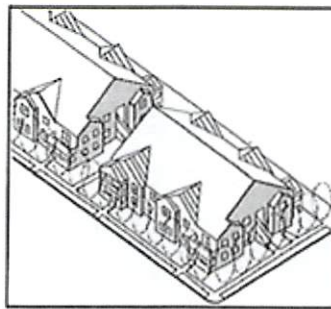
Other pedestrian oriented design



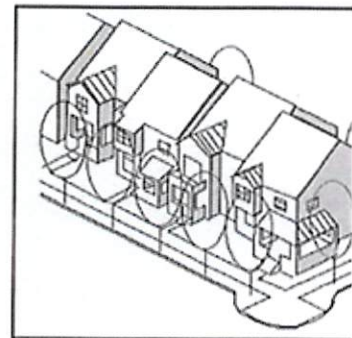
Garden Apartments - Plan View



Garden Apartments - Elev



Condos w/ Underground
Parking Elevations



Townhomes - Elevati

Small lot Single family residential uses, if approved, shall be carefully designed using the following design principles. Front setbacks shall range between fifteen (15) and twenty (20) feet typically measured from the inside edge of sidewalk to the porch. Front loaded garages shall be subservient to the dwelling and shall not have a setback less than twenty feet. Side and rear setbacks shall be determined by the Planning Commission based upon acceptable subdivision layout and design. The following standards shall be required for single family residential:

Subservient garages, i.e. back loaded detached with alley access, front loaded detached, attached but setback from the front line of the home by at least five feet (and 20' from the public ROW), side entry attached, or a combination of the above.

Roofs with a 4/12 pitch or greater.

Covered open front porches comprising at least 50% of the front elevation (not including the garage), in no case being no less than fifteen feet (15') in width and six feet (6') in depth.

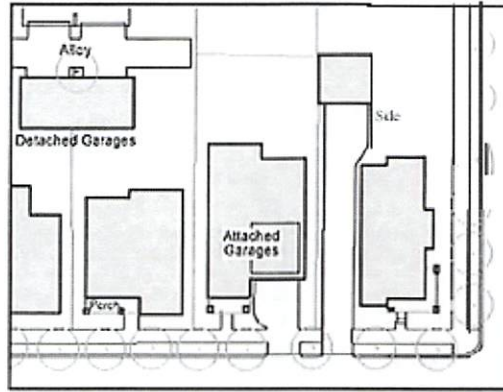
Entry sidewalks that connect directly to public sidewalks.

Lamp posts and/or entry door lighting with downward directed illumination

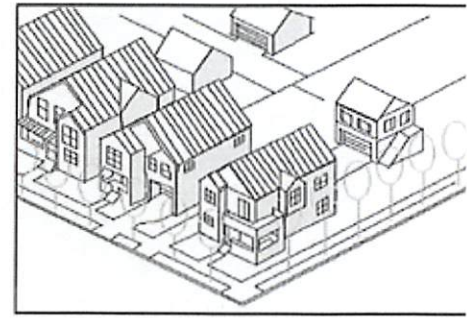
The following standards for small lot single family residential shall be encouraged:

Two-story dwellings.

House dormers and/or shutters, and other window treatments.
 Street side balconies/decks.
 Wrap-around porches, particularly on corner lots.
 Streets which de-emphasize the need and speed of automobiles.
 Other pedestrian oriented design



Single Family Residential - Plan View



Single Family Residential - Elevation

Service Areas. Loading and refuse collection areas shall be screened from public view. These areas are not permitted between buildings and streets unless they can be adequately screened thru landscaping and architectural design. Streets shall not be used as maneuvering areas for commercial loading, unloading, or refuse collection. Building and improvements upon lots shall be designed to properly accommodate loading, unloading and refuse collection. Screen walls and enclosures shall be constructed with materials compatible with the structures they serve. Loading and refuse collection areas shall be properly maintained in a debris-free condition. Dumpsters shall not be located within 20' of any property line.

Density. It is anticipated that a Master Planned Community will fall in the medium to high density categories as established in the General Plan. Currently (2015) those densities are 6 to 18 units per acre for medium density and 18 to 40 units per acre for high density.

HISTORY

Adopted by Ord. [2015-16](#) on 7/28/2015

H-7K-6: LAND USES

Land uses shall be established through the development agreement. The general categories of uses include: retail, service, office, and residential uses but all uses shall be enumerated in the development agreement.

HISTORY

Adopted by Ord. [2015-16](#) on 7/28/2015

**11-7K-7: ZONE DESIGNATION ON THE OFFICIAL ZONING MAP OF ~~Smithfield~~~~NORTH~~
~~OGDEN~~**

All Master Planned Community zoning shall be designated MPC with a suffix that refers to the actual development. As an example, if a project is approved and built with the name "Coldwater Springs", it would be designated on the Zoning Map as MPC-CS.

HISTORY

Adopted by Ord. [2015-16](#) on 7/28/2015

11-7K-8: MODIFICATIONS OF THE APPROVED PLANS

After adoption of the MPC, there may be a need for deviations from the approved plans to address building code revisions, unknown existing conditions, material availability, and other unforeseeable issues. The City Planner, the City Engineer, and their designees may approve changes that are consistent with the intent of the original approval, so long as such changes do not constitute more than 5% of the original project area. Any changes shall be approved only if the modifications include improved or equivalent quality of materials or design. Any proposed changes that exceed 5% of the project area or that are deemed materially significant by the City Planner or City Engineer shall require an amendment to the MPC per the approval process set forth in this ordinance. Planning Commission shall hold a hearing and may make a determination in favor of, against, or require a modification to the proposal. Any significant change shall require that the Development Agreement be updated with the City Council.

HISTORY

Adopted by Ord. [2015-16](#) on 7/28/2015

11-7K-9: MASTER PLANNED COMMUNITY ZONE CONFLICTS WITH OTHER REQUIREMENTS IN THE CITY CODE

When the requirements of this chapter are found to be in conflict with other provisions of the City Code, the standards, requirements, and processes of this chapter shall take precedence, especially where a development agreement has been approved.

HISTORY

Adopted by Ord. [2015-16](#) on 7/28/2015

NOTES

[a] Removing 11-7K-1 will begin re-numbering soon- will this be an overlay zone or a basic zone?

[b] I would suggest we consider a basic zone

[c] Need to replace Washington Blvd or remove.

[d] Are we suggesting removing 11-7K-4?

[e] Are we suggesting removing 11-7K-5? I don't think we can just throw open the doors with this ordinance and let the developers run wild. This is going to require some standards if we want it to be successful as a development and with the citizens of Smithfield.

[f] the street

[g] need to define the frontage setback

[h] need to define street setback. Do we want a different setback for Major and Minor Roads?

[i] Need to define setbacks

[j] We will want to have some language to address buffering of existing Agricultural Businesses

[k] How do we change the building height table to conform with our ordinances?

[l] What percentage do we want in Smithfield?

[m] 25% sounds good

[n] North Ogden has been successful with 20%. Remember if we require too much we won't have a successful project. I would suggest keeping the 20%.

[o] Things we need to discuss

[p] Some of this may not be needed if we don't include Commercial in the MPC. We do need to discuss visitor parking, etc.

[q] Need to discuss