



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: April 2, 2019
FROM: Mike DeSimone, Director
SUBJECT: Ordinance #19-008 (South Gateway Overlay Amendment)

Summary of Planning Commission Proceedings

Project Name: South Gateway Overlay Amendment
Request: Code Amendment
Project Address: South Gateway Corridor
Recommendation of the Planning Commission: **Approval**

On March 14, 2019, the Planning Commission recommended the Municipal Council **approve** the Land Development Code Amendment to Chapter 17.21 amending the South Gateway Overlay.

This is a proposal to amend the existing South Gateway Overlay standards to better align the South Gateway with the Cache Valley South Corridor Development Plan ("South Corridor Plan") by expanding the South Gateway Overlay from 2200 South to 3200 South, increasing the building setback line from the highway, limiting the range of uses permitted adjacent to the highway, and by designating three (3) specific commercial nodes where the setbacks are reduced and development is encouraged. This amendment is a result of Logan City's efforts to collaborate with neighboring jurisdictions in implementing the South Corridor Plan uniformly. This action also is considered a rezone or zoning amendment as it is proposing to expand the overlay zone beyond its current boundaries. It doesn't change the actual zoning underneath it; rather, it applies additional zoning or land use regulations on top of the existing zoning

Planning Commissioners vote (5-0):

Motion: S. Goodlander

Second: R. Croshaw

Yea: T. Nielson, S. Goodlander, R. Dickinson, D. Newman, R. Croshaw

Abstain: none **Nay:** none

Attachments:

Staff Reports (PC)

Ordinance #19-008

PC Meeting Minutes

CITY OF LOGAN, UTAH
ORDINANCE NO. 19-008

AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF
LOGAN CITY, UTAH

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN,
STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain code entitled "Land Development Code, City of Logan, Utah"
Chapter 17.21: "Gateway Overlay Zone" are hereby amended as attached hereto as Exhibit A.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2019.

AYES:
NAYS:
ABSENT:

Jeannie F. Simmonds, Chair

ATTEST:

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for
approval or disapproval on the ____ day of _____, 2019.

Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____,
2019.

Holly H. Daines, Mayor

EXHIBIT A

PROPOSED DRAFT

Chapter 17.21: Gateway Overlay Zone

§17.21.010. Purpose

The purpose of the gateway overlay zone is to develop aesthetically pleasing, high quality, and economically functional highway entrances into Logan City by preserving important open space and vistas, emphasizing high quality building and site design, and implementing enhanced landscaped or natural areas adjacent to the highways. The gateway overlay zone recognizes that unique and sensitive site design, rather than an emphasis on uses, will promote and protect important gateway areas.

§17.21.020. Applicability

The gateway overlay zone will be applied to five unique gateway corridors discussed below, each with their own standards based on their specific or unique circumstances.

§17.21.030. North Gateway

The North Gateway is located on the north side of Logan along North Main Street and is generally built up with a mixture of commercial uses. The purpose of the North Gateway is to create a parkway entrance into Logan along North Main Street as properties and uses redevelop in response to changing market demands. This specific overlay contemplates a renewed emphasis on street trees, park strips, generous landscaping, improved pedestrian walkways, and enhanced building designs with a general orientation towards Main Street.

A. **Boundaries.** TBD

B. **Site Design and Development Standards.** TBD

C. **Permitted Uses.** TBD

D. **Prohibited Uses.** TBD

E. **North Gateway.** TBD

§17.21.040. Northwest Gateway

The purpose of the Northwest Gateway is to provide a transition into Logan in conjunction with the implementation of the Logan-Cache Airport Area Specific Plan. Because this area is a potential growth corridor for Logan, it is important to ensure new development is compatible with the anticipated airport uses while contributing to the aesthetic quality of this unique gateway. Due to the unique qualities of the areas wetlands and natural open areas, the Northwest Gateway will have the character of a parkway entrance into the city with vistas and large planted setbacks, consistent signage and fencing, and natural plantings. Development shall be designed to utilize critical areas as project amenities where possible.

A. **Boundaries.** TBD

B. **Site Design and Development Standards.** TBD

C. **Permitted Uses.** TBD

D. **Prohibited Uses.** TBD

§17.21.050. West Gateway

The West Gateway is located along Highway 30 and provides dramatic vistas of Logan City and the eastern mountains as one enters town from the west. The purpose of the West Gateway is to provide a transition between the agricultural and natural areas to the west with the industrial, commercial, and public uses located along the west entrance to Logan. This specific area contains a large number of public uses such as the landfill, transfer station, sewage lagoons, shooting ranges, fish hatchery, highway maintenance yard, and the

County Detention Center. The West Gateway will be characterized by enhanced setbacks, extensive landscaping, an incorporation of natural features into the overall site design, vista preservation, and the execution of high quality design of new construction.

A. Boundaries. The West Gateway overlay zone includes those properties, or portions thereof, located within 300' of Highway 30 and west of 1400 West to the Logan City Limits.

B. Site Design and Development Standards.

1. Setbacks.
 - a. Front Yard: 50'
 - b. Side Yard: 30'
 - c. Rear Yard: 20'
 - d. Corner Yard: 30'
2. Landscaping and Screening. All yard areas shall be landscaped and maintained per Chapter 17.39.
3. Parking. Parking and loading facilities shall be located to the side or rear of the primary building and shall be sufficiently screened from Highway 30.
4. Building Height. The maximum building height defaults to the underlying zone.
5. Open Space. The project shall provide a minimum of 25% open space and 10% usable outdoor space. Natural features shall be incorporated into the open space where feasible.
6. Lot Frontage. The minimum lot width along Highway 30 is 200'.
7. Outdoor Storage. Outdoor storage within the front yard area is prohibited. All outdoor storage and service areas shall be located to the side or rear of the building(s) and shall be screened from Highway 30 using a combination of masonry walls and landscaping.
8. Signs. Pole signs and EMD's are prohibited. Only monument signs are permitted within the front yard area and shall be setback from the front property line 20'. Other signage shall be permitted as defined in Chapter 17.40.

C. Permitted Uses.

In addition to the range of uses permitted in the underlying zoning district, the following uses are also permitted in the West Gateway Overlay Zone:

1. Golf courses and their accessory uses.
2. Agricultural uses and structures.
3. Sales of Agricultural products grown on-site.
4. Garden shop, plant sales, or nurseries.

D. Prohibited Uses.

The following uses, regardless of the underlying zoning district, are specifically prohibited in the West Gateway Overlay Zone.

1. Wireless Telecommunication Facilities are prohibited within the first 200' of Highway 30.
2. Wrecking yard, junk yard, and salvage yards.
3. Single family residential dwellings are prohibited within the first 200' of State Highway 30.
4. Commercial parking lots, vehicular storage, or recreational vehicle storage.
5. Vehicle, recreational vehicle, heavy equipment, tractor trailer, and mobile home sales, service, rental, repair, or storage.
6. Sales or storage of sand, gravel, stone, rock, landscaping materials, etc.
7. Commercial storage units.
8. Mobile home parks.
9. Adult oriented businesses.
10. Concrete or asphalt batch plants.

11. Hotels, motels, and bed & breakfast establishments.
12. Group living facilities.

§17.21.060. South Gateway

The South Gateway Overlay Zone is the City's primary front door for visitors. The purpose of the South Gateway Overlay Zone is to make a welcoming transition from the semi-rural, agricultural areas to Logan's southern commercial and mixed-use areas. Gateway standards of larger setbacks, extensive landscape, incorporation of natural lands, vista preservation, agricultural conservation and high-quality design is intended to enhance the area and give it cohesion.

A. Boundaries.

The South Gateway Overlay Zone includes those properties, or portions thereof, located within 300' of the centerline of Highway 89/91, and beginning at the Union Pacific Railroad Tracks and extending southwest to 3200 South.

B. Commercial Nodes.

The South Gateway Overlay Zone includes three commercial nodes where commercial land uses will be clustered around a specific highway intersection either signalized or planned for future signalization. The commercial node includes all property within a 700' radius of the center of the Highway 89/91 intersection identified below:

1. 10th West and Highway 89/91.
2. 2600 South and Highway 89/91.
3. 3200 South and Highway 89/91.

B. Site Design and Development Standards.

1. Setbacks for properties located adjacent to Highway 89/91.
 - a. Overlay Zone between the Union Pacific Railroad Tracks and 2200 South: all structures shall be setback at least 100' from the Highway 89/91 right of way.
 - b. Overlay Zone between 2200 South and 3200 South: all structures shall be setback at least 150' from the Highway 89/91 right of way.
2. Setbacks for properties located within a commercial node and adjacent to Highway 89/91.
 - a. 10th West and Highway 89/91 node: all structures shall be setback 50' from the Highway 89/91 right of way.
 - b. 2600 South and Highway 89/91 node: all structures shall be setback 75' from the Highway 89/91 right of way.
 - c. 3200 South and Highway 89/91 node: all structures shall be setback 75' from the Highway 89/91 right of way.
3. Setbacks for properties within the South Gateway Overlay Zone (other than setback from Highway 89/91 right of way) defaults to the underlying zone.
4. Landscaping and Screening. All yard and setback areas shall be landscaped and maintained per Chapter 17.32.
5. Parking. Parking and loading facilities shall be located to the side or rear of the primary building and shall be sufficiently screened from Highway 89/91.
6. Building Height. The maximum building height defaults to the underlying zone.
7. Open Space. Any project within the South Gateway Overlay Zone shall provide a minimum of 25% open space. Natural features shall be incorporated into the open space where feasible.
7. Lot Frontage. The minimum lot frontage along Highway 89/91 is 100'.
8. Outdoor Storage. Outdoor storage within the front yard is prohibited. All outdoor storage and service areas shall be located to the side or rear of the building(s) and shall be sufficiently screened from Highway 89/91.

DRAFT 17.21: Gateway Overlay Zone

9. Signs. Pole signs and EMD's are prohibited within the South Gateway Overlay Zone. Only wall and monument signs are permitted, and in addition to the minimum sign standards contained in Chapter 17.33, monument signs shall be setback at least 50' from the highway right of way.
10. Fencing. Chain link and/or razor wire is prohibited within the South Gateway Overlay Zone.

C. Permitted Uses.

In addition to the range of uses permitted in the underlying zoning district, the following uses are also permitted in the South Gateway Overlay Zone:

1. Golf courses and their accessory uses.
2. Agricultural uses and structures.
3. Sales of Agricultural products grown on-site.
4. Garden shop, plant sales, or nurseries.

D. Prohibited Uses.

The following uses, regardless of the underlying zoning district, are specifically prohibited in the South Gateway Overlay Zone.

1. Wireless Telecommunication Facilities are prohibited within the first 100' of Highway 89/91.
2. Wrecking yard, junk yard, and salvage yards.
3. New single family residential dwellings are prohibited within the first 100' of Highway 89/91.
4. Commercial parking lots.
5. Vehicle, recreational vehicle, heavy equipment, tractor trailer, and mobile home sales, service, rental, repair, or storage.
6. Sales or storage of sand, gravel, stone, rock, landscaping materials, etc.
7. Commercial storage units.
8. Mobile home or Recreational Vehicle (RV) parks.
9. Adult oriented businesses.
10. Concrete or asphalt batch plants.
11. Group living facilities.
12. Contractors storage yards.
13. Waste related uses.
14. ATV, Motorcycle or Snowmobile sales, service and rentals.

§17.21.070. East Gateway

This gateway area, at the mouth of Logan Canyon, will be very carefully designed to emphasize the transition from the canyon's rugged and beautiful landscape to the low-density edge of east Logan. The vistas from this gateway are outstanding and shall not be interrupted. The East Gateway includes the edge of Utah State University which also announces a welcome to Logan. Currently, a majority of the property within the East Gateway is public or quasi-publicly owned.

A. Boundaries. TBD**B. Site Design and Development Standards. TBD****C. Permitted Uses. TBD****D. Prohibited Uses. TBD****§17.21.080. Design Review and Approval**

Proposed development projects shall be reviewed as per the review and approval processes outlined in this Title.



**Project #19-005
South Gateway Overlay Amendment
Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	South Gateway Overlay Amendment
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment & Zoning Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	February 28, 2019
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council to amend Land Development Code Chapter 17.21 to modify the South Gateway Overlay Standards and increase the size of the overlay zone.

BACKGROUND

The purpose of this request is to amend the existing South Gateway Overlay standards to better align the South Gateway with the Cache Valley South Corridor Development Plan ("South Corridor Plan") by identifying specific commercial nodes, instituting a greater building setback from the highway, limiting the range of uses adjacent to the highway by directing commercial activity towards the commercial nodes, and collaborating with neighboring jurisdictions to implement the South Corridor Plan uniformly. This action also is considered a rezone or zoning amendment as it proposed to expand the overlay zone beyond its current boundaries. It doesn't change the actual zoning underneath it; rather, it applies additional zoning or land use regulations on top of the existing zoning.

The SR 89/91 South Gateway is the most heavily traveled gateway into Logan City and is currently home to a variety of uses, many of which are highway related commercial uses. The South Corridor Plan was adopted in 2013 and is a long-term coordinated plan to move new development away from the highway, consolidate commercial uses into commercial nodes around the major intersections, promote high quality site and building design, manage/limit highway access, and facilitate the flow of through traffic while protecting the significant views and natural areas within the corridor. Logan, Nibley, Wellsville, and Cache County have all agreed to implement various elements of the South Corridor Plan.

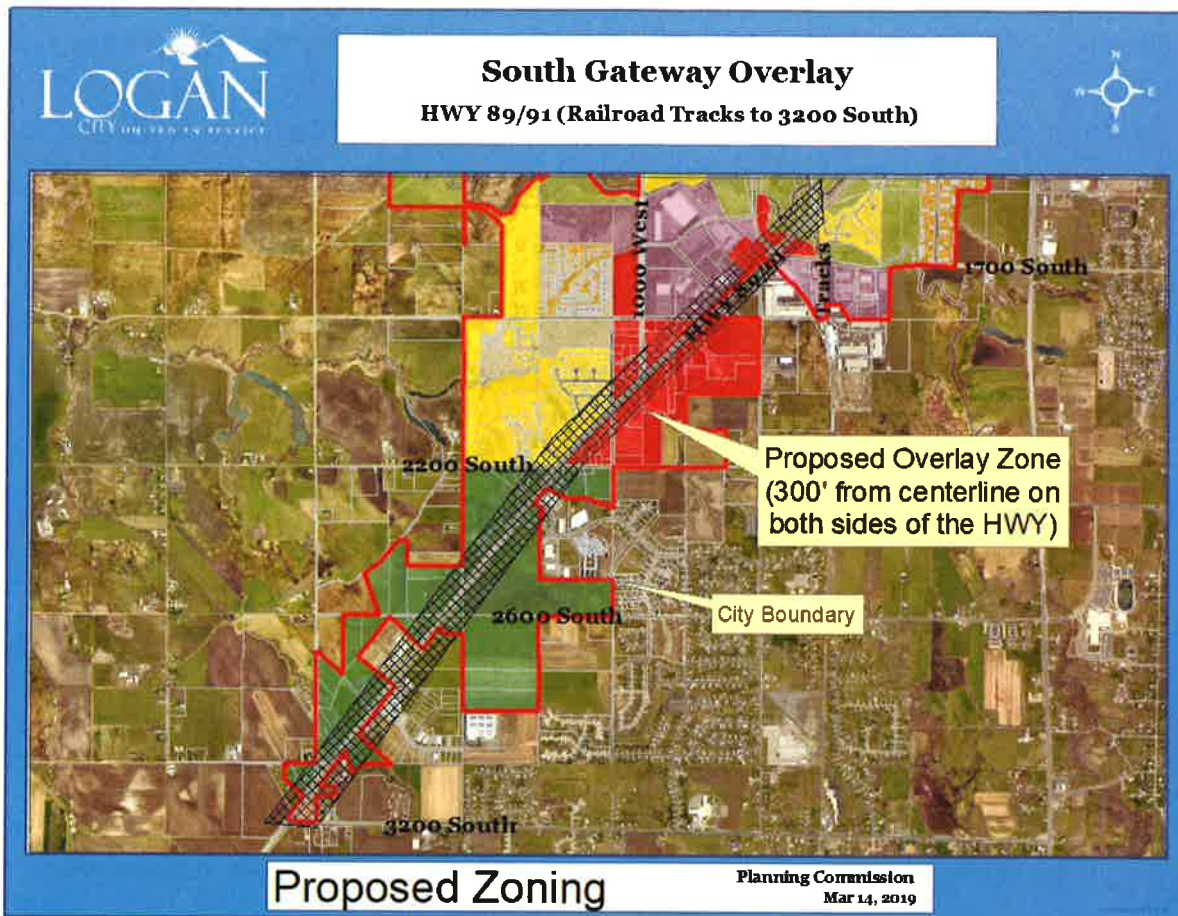
REQUEST

The proposed amendments to Chapter 17.21 are summarized below:

1. Chapter 17.21 was reformatted to address each specific gateway independently.

The current version of 17.21 is currently organized in a way that is difficult to read. The proposed version is formatted so that the user can go directly to the South Gateway section and locate all of the relevant standards unique to that specific gateway.

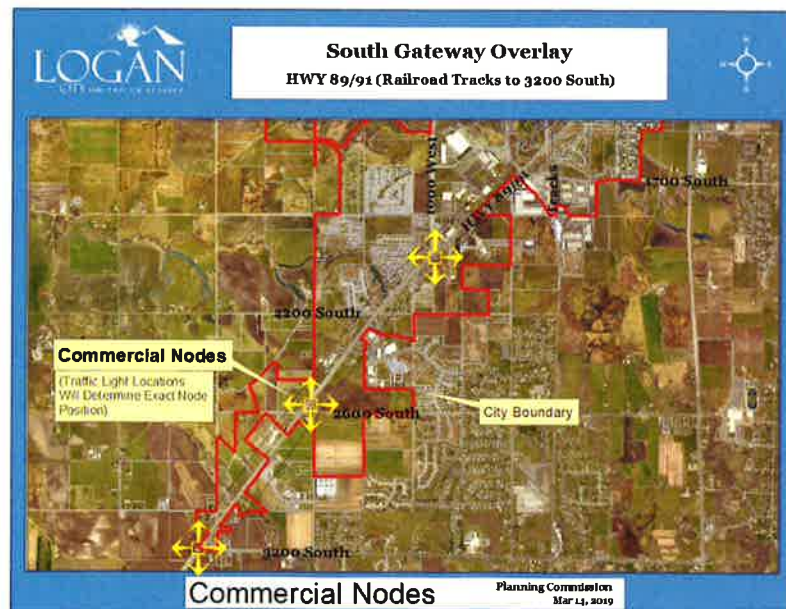
2. South Gateway Boundaries.

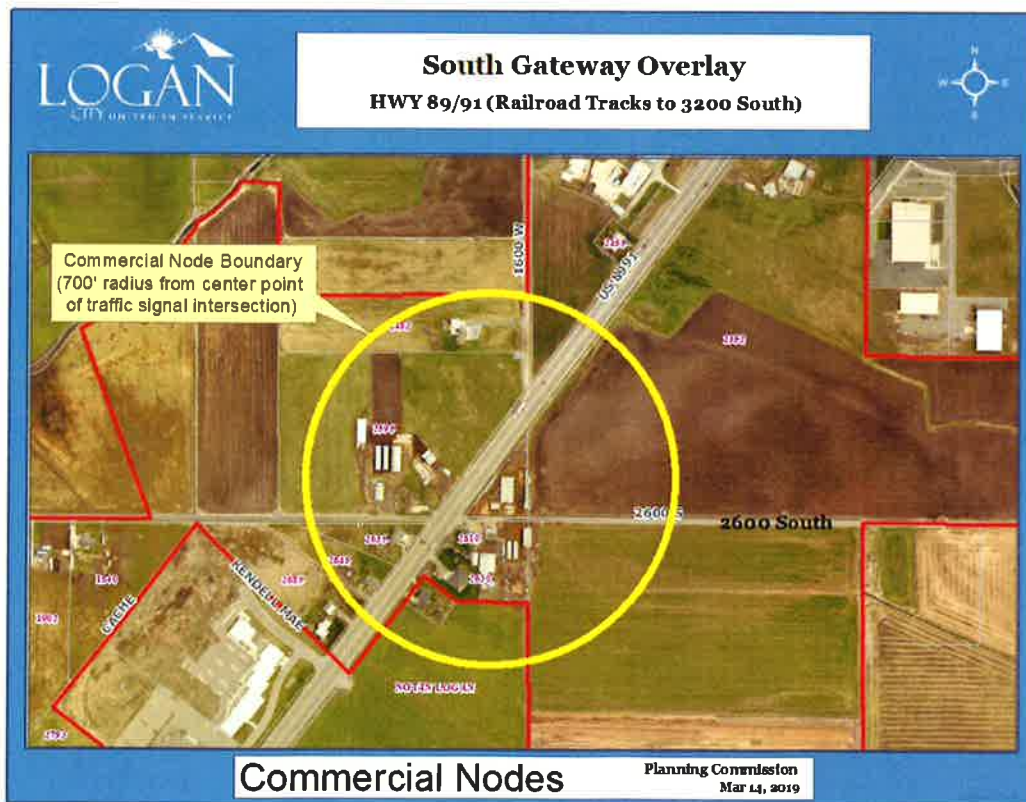
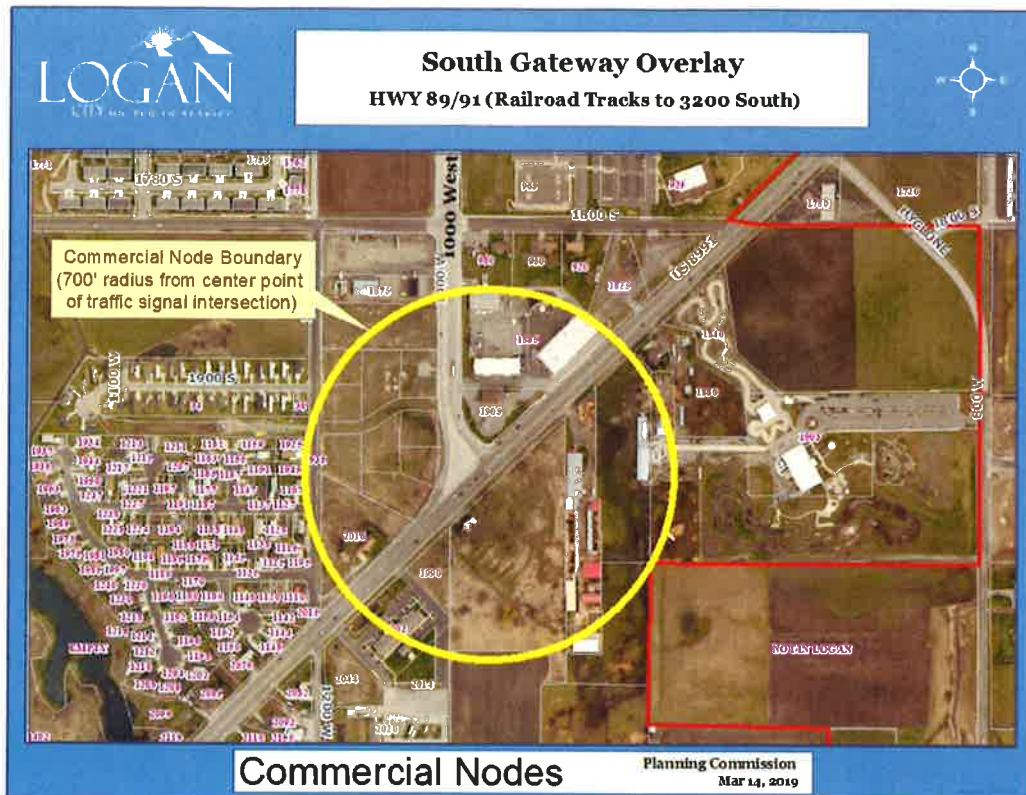


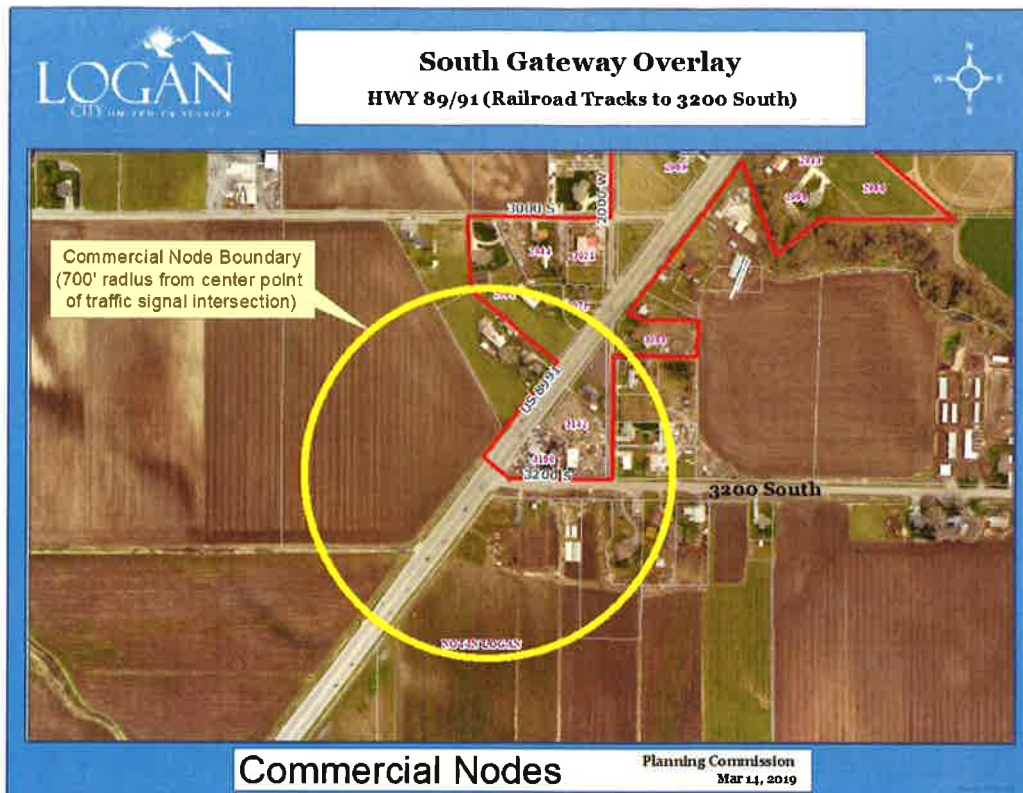
The current boundaries of the South Gateway Overlay Zone run from the Union Pacific Railroad tracks to 2200 South. The proposal is to extend this overlay zone south to 3200 South. The width of the overlay remains unchanged at 300' from the centerline of SR 89/91.

3. Commercial Nodes.

The three commercial nodes identified in the South Corridor Plan are specified in this proposal: 10th West and Highway 89/91, 2600 South and Highway 89/91, and 3200 South and Highway 89/91. The 10th West node is signalized while the other two are planned to be signalized. The commercial node includes all land within 700' of the radius of the center of the actual intersection. The three nodes are shown to the right. The yellow lines represent an approximate 700' boundary.







4. Setbacks.

The proposal specifies different building setbacks from the edge of the highway based on the location in the overlay zone. The setbacks are as follows:

- Setbacks for properties located adjacent to Highway 89/91 (outside the commercial node):
 - Between the Union Pacific Railroad Tracks and 2200 South - 100' from the Highway 89/91 right of way.
 - Between 2200 South and 3200 South - 150' from the Highway 89/91 right of way.
- Setbacks for those properties adjacent to Highway 89/91 and within one of the following commercial nodes:
 - 10th West and Highway 89/91 node - 50' from the Highway 89/91 right of way.
 - 2600 South and Highway 89/91 node - 75' from the Highway 89/91 right of way.
 - 3200 South and Highway 89/91 node - 75' from the Highway 89/91 right of way.

5. Other Site Design/Development Standards.

- Other setbacks from property lines default to the underlying zoning district
- Landscaping – defaults to the LDC
- Parking – side/rear of buildings
- Building Height – defaults to the LDC
- Open Space – 25% open space required
- Lot Frontage – 100' along SR 89/91
- Outdoor Storage – prohibited in front yard
- Signs – no pole signs, only monument signs setback 50' from SR 89/91

- Fencing – no chain link or razor wire

6. Permitted Uses

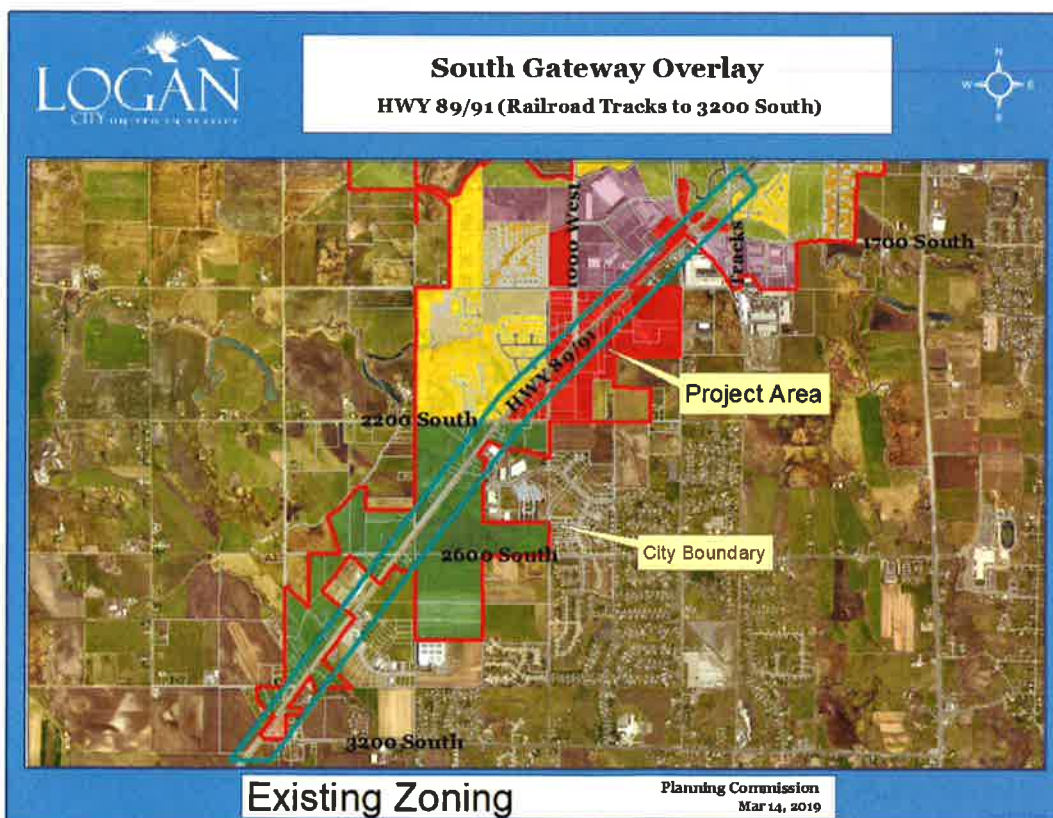
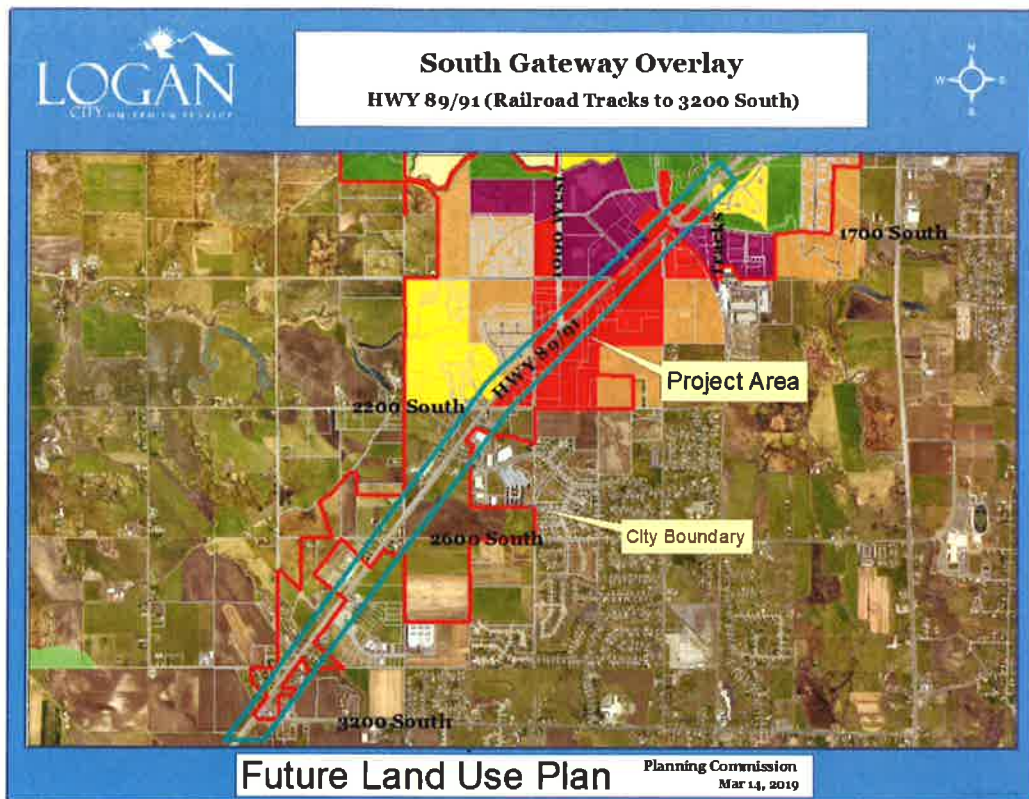
In addition to the range of uses permitted in the underlying zone, the overlay zone allows for some additional uses, e.g., golf courses, agricultural uses, nurseries, etc.

7. Prohibited Uses

The purpose of a Gateway is to promote aesthetically pleasing, high quality, and functional highway entrances to the City. Uses that contribute to this principle are encouraged and generally permitted, while those uses that detract from this goal are prohibited. The following is a listing of different uses that, in addition to those uses specifically prohibited in the underlying zoning district, are specifically prohibited in the entire overlay zone:

- Wireless Telecommunication Facilities within the first 100' of Highway 89/91;
- Wrecking yard, junk yard, and salvage yards;
- New single family residential dwellings within the first 100' of Highway 89/91;
- Commercial parking lots;
- Vehicle, recreational vehicle, heavy equipment, tractor trailer, and mobile home sales, service, rental, repair, or storage;
- Sales or storage of sand, gravel, stone, rock, landscaping materials, etc.;
- Commercial storage units;
- Mobile home or Recreational Vehicle (RV) parks;
- Adult oriented businesses;
- Concrete or asphalt batch plants;
- Group living facilities;
- Contractors storage yards;
- Waste related uses; and
- ATV, Motorcycle or Snowmobile sales, service and rentals.

Following are the Zoning and Future Land Use Plan (FLUP) Maps for this area. The long-range plan for properties south of 2200nd South are a little uncertain at this time; however, we are in the process of finalizing the Woodruff Neighborhood Plan draft and moving it forward into the public process. This Plan will establish a more refined FLUP and Zoning approach for this area that is based on growth projections, the South Corridor Plan, environmental constraints and long-range infrastructure plans. The proposed expanded overlay considered under this amendment is consistent with the direction that Plan is taking.



STAFF RECOMMENDATION AND SUMMARY

The City currently has a South Gateway Overlay in place that runs from the railroad tracks to 2200 South. This proposal is to continue the overlay to 3200 South with enhanced setbacks while also establishing three specific commercial nodes with reduced setbacks. The overall goal is to further implementation of the South Corridor Plan, especially with growth pressures in this corridor. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS

As of the time the staff report was prepared, no public comments had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on March 2, 2019, posted on the City's website and the Utah Public Meeting website on March 5, 2019, and noticed in a quarter page ad on February 23, 2019.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendment expands the current South Gateway Overlay Zone.
4. The proposed Code Amendment will enable Logan City and landowners within the southern gateway to focus on specific site design and building form and design considerations as a means to enhance the gateway experience; rather than utilize use as the primary criteria to enhance the gateway.
5. The provisions of this Gateway Overlay Zone do not alter the permitted or prohibited uses of the underlying base zone unless specifically identified in the proposed LDC text.
6. The provision of a Gateway Overlay Zone is consistent with the overall goals and objectives of the Logan General Plan as it seeks to provide a mechanism for protecting and enhancing the City's five gateway areas.
7. The provision of this specific Gateway Overlay Zone is consistent with the South Corridor Development Plan.
8. No public comment has been received regarding the proposed hospital overlay zone.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

EXISTING

Chapter 17.21: Gateway Overlay Zone

§17.21.010. Purpose

The purpose of the gateway overlay zone is to develop aesthetically pleasing, high quality, and economically functional highway entrances into Logan City by preserving important open space and vistas, emphasizing high quality building and site design, and implementing enhanced landscaped or natural areas adjacent to the highways. The gateway overlay zone recognizes that unique and sensitive site design, rather than an emphasis on uses, will promote and protect important gateway areas.

§17.21.020. Applicability

The gateway overlay zone will be applied to the five unique gateway corridors. The overlay zone will enable the City to prepare gateway standards unique to each corridor based on their specific circumstances rather than continue with the application of a single Gateway Zone. The gateway overlay zone will be applied within the following areas:

- A. **North Gateway.** The North Gateway, located on the north side of Logan along North Main Street, is generally built up with a mixture of commercial uses. The purpose of the North Gateway is to create a parkway entrance into Logan along North Main Street as properties and uses redevelop in response to changing market demands. This specific overlay contemplates a renewed emphasis on street trees, park strips, generous landscaping, improved pedestrian walkways, and enhanced building designs with a general orientation towards Main Street.
- B. **Northwest Gateway.** The purpose of the Northwest Gateway is to provide a transition into Logan in conjunction with the implementation of the Logan-Cache Airport Area Specific Plan. Because this area is a potential growth corridor for Logan, it is important to ensure new development is compatible with the anticipated airport uses while contributing to the aesthetic quality of this unique gateway. Due to the unique qualities of the areas wetlands and natural open areas, the Northwest Gateway will have the character of a parkway entrance into the city with vistas and large planted setbacks, consistent signage and fencing, and natural plantings. Development shall be designed to utilize critical areas as project amenities where possible.
- C. **West Gateway.** The West Gateway is located along Highway 30 and provides dramatic vistas of Logan City and the eastern mountains as one enters town from the west. The purpose of the West Gateway is to provide a transition between the agricultural and natural areas to the west with the industrial, commercial, and public uses located along the west entrance to Logan. This specific area contains a large number of public uses such as the landfill, transfer station, sewage lagoons, shooting ranges, fish hatchery, highway maintenance yard, and the County Detention Center. The West Gateway will be characterized by enhanced setbacks, extensive landscaping, an incorporation of natural features into the overall site design, vista preservation, and the execution of high quality design of new construction.
- D. **South Gateway.** The South Gateway is the City's primary front door for visitors. Its purpose is to make a welcoming transition from the semi-rural highway to Logan's mixed use and commercial areas at the south end of the City. Gateway standards of large setbacks, extensive landscape, incorporation of natural lands, vista preservation, agricultural conservation and high quality design is intended to enhance the area and give it cohesion. In addition to specific welcome signage and facilities, the right-of-way will be designed with a parkway character. Generously landscaped front setbacks will enhance this theme.

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- E. **East Gateway.** This gateway area, at the mouth of Logan Canyon, will be very carefully designed to emphasize the transition from the canyon's rugged and beautiful landscape to the low density edge of east Logan. The vistas from this gateway are outstanding and shall not be interrupted. The East Gateway includes the edge of Utah State University which also announces a welcome to Logan. Currently the majority of property within the East Gateway is public or quasi-publicly owned.

§17.21.030. Boundaries

The boundary for each of the gateway overlay zones are as follows:

- A. **North Gateway.** TBD
- B. **Northwest Gateway.** TBD
- C. **West Gateway.** The West Gateway overlay zone includes those properties, or portions thereof, located within 300' of Highway 30 and west of 1400 West to the Logan City Limits.
- D. **South Gateway.** The South Gateway overlay zone includes those properties, or portions thereof, located within 300' of Highway 89/91 and south of the Union Pacific Railroad Tracks (approximately 950 east of Park Avenue/1700 South intersection) southeast to the intersection of 2200 South/SR 89/91.
- E. **East Gateway.** TBD

§17.21.040. Site Design and Development Standards

The intent of the gateway overlay zones is to create an aesthetically pleasing entry point into Logan City. Industrial uses shall be constructed in a campus-type setting with lower buildings to preserve vista views, extensive landscaping and green areas between the development and the roadway, and all parking, loading and service areas located to the side or rear of any buildings with adequate screening. In addition to the development standards found elsewhere in this Title, the additional development standards for each Gateway Overlay Zone are as follows:

- A. **North Gateway.** TBD
- B. **Northwest Gateway.** TBD
- C. **West Gateway.**
 - 1. Setbacks.
 - a. Front Yard: 50'
 - b. Side Yard: 30'
 - c. Rear Yard: 20'
 - d. Corner Yard: 30'
 - 2. Landscaping and Screening. All yard areas shall be landscaped and maintained per Chapter 17.39.
 - 3. Parking. Parking and loading facilities shall be located to the side or rear of the primary building and shall be sufficiently screened from Highway 30.
 - 4. Building Height. The maximum height of any building is 38'.
 - 5. Open Space. The project shall provide a minimum of 25% open space and 10% usable outdoor space. Natural features shall be incorporated into the open space where feasible.
 - 6. Lot Frontage. The minimum lot frontage along Highway 30 is 200'.
 - 7. Outdoor Storage. Outdoor storage within the front yard area is prohibited. All outdoor storage and service areas shall be located to the side or rear of the building(s) and shall be screened from Highway 30 using a combination of masonry walls and landscaping.

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8. Signs. Pole signs and EMD's are prohibited. Only monument signs are permitted within the front yard area and shall be setback from the front property line 20'. Other signage shall be permitted as defined in Chapter 17.40.

D. South Gateway.

1. Setbacks. The setback for any structure within any yard adjacent to Highway 89/91 is 100'. The setbacks for all other development within the South Gateway Overlay Zone not directly adjacent to Highway 89/91 are as follows:
 - a. Front Yard: 30'
 - b. Side Yard: 20'
 - c. Rear Yard: 20'
 - d. Corner Yard: 30'
2. Landscaping and Screening. All yard areas shall be landscaped and maintained per Chapter 17.32. All setback areas shall be landscaped.
3. Parking. Parking and loading facilities shall maintain a setback of 100' from the edge of Highway 89/91, shall meet a minimum setback of 25' from any property line, and shall be sufficiently screened from the highway.
4. Building Height. The maximum height of any building defaults to the underlying zone.
5. Open Space. The project shall provide a minimum of 25% open space. Natural features shall be incorporated into the open space where feasible.
6. Lot Frontage. The minimum lot frontage along Highway 89/91 is 100'.
7. Outdoor Storage. Outdoor storage shall meet a minimum setback of 100' from the edge of Highway 89/91 and shall be sufficiently screened from view.
8. Signs. Pole signs and EMD's are prohibited within the gateway overlay zone. Only monument signs are permitted, and in addition to the minimum sign standards contained in Chapter 17.33, shall meet a minimum setback of 50' from the edge of Highway 89/91. Other signage shall be permitted as defined in Chapter 17.33.
9. Fencing. Chain link and/or razor wire is prohibited within the South Gateway Overlay Zone.

E. East Gateway. TBD**§17.21.50. Permitted Uses**

In addition to the allowed uses identified within the underlying zones, the following uses are also permitted in each of the unique gateways as specified below:

- A. North Gateway. TBD
- B. Northwest Gateway. TBD
- C. West Gateway.
 1. Golf courses and their accessory uses.
 2. Agricultural uses and structures.
 3. Sales of Agricultural products grown on-site.
 4. Garden shop, plant sales, or nurseries.
- D. South Gateway.
 1. Golf courses and their accessory uses.
 2. Agricultural uses and structures.
 3. Sales of Agricultural products grown on-site.
 4. Garden shop, plant sales, or nurseries.
- E. East Gateway. TBD

§17.21.60. Prohibited Uses

The following uses are prohibited in each of the specific gateways:

17.21: Gateway Overlay Zone

- A. North Gateway. TBD
- B. Northwest Gateway. TBD
- C. West Gateway.
 - 1. Wireless Telecommunication Facilities are prohibited within the first 200' of Highway 30.
 - 2. Wrecking yard, junk yard, and salvage yards.
 - 3. Single family residential dwellings are prohibited within the first 200' of State Highway 30.
 - 4. Commercial parking lots, vehicular storage, or recreational vehicle storage.
 - 5. Automobile, recreational vehicle, heavy equipment, and tractor trailer sales or service.
 - 6. Sales or storage of sand, gravel, stone, rock, landscaping materials, etc.
 - 7. Commercial storage units.
 - 8. Mobile home parks.
 - 9. Adult oriented businesses.
 - 10. Concrete or asphalt batch plants.
 - 11. Hotels, motels, and bed & breakfast establishments.
 - 12. Group living facilities.
- D. South Gateway.
 - 1. Wireless Telecommunication Facilities are prohibited within the first 100' of Highway 89/91.
 - 2. Wrecking yard, junk yard, and salvage yards.
 - 3. Single family residential dwellings are prohibited within the first 100' of Highway 89/91.
 - 4. Commercial parking lots, vehicular storage, or recreational vehicle storage.
 - 5. Automobile, recreational vehicle, heavy equipment, and tractor trailer sales or service.
 - 6. Sales or storage of sand, gravel, stone, rock, landscaping materials, etc.
 - 7. Commercial storage units.
 - 8. Mobile home parks.
 - 9. Adult oriented businesses.
 - 10. Concrete or asphalt batch plants.
 - 11. Group living facilities.
 - 12. Contractors storage yards.
 - 13. Waste related uses.
- E. East Gateway. TBD

§17.21.060. Design Review and Approval

Proposed development projects shall be reviewed as per the review and approval processes outlined in this Title.