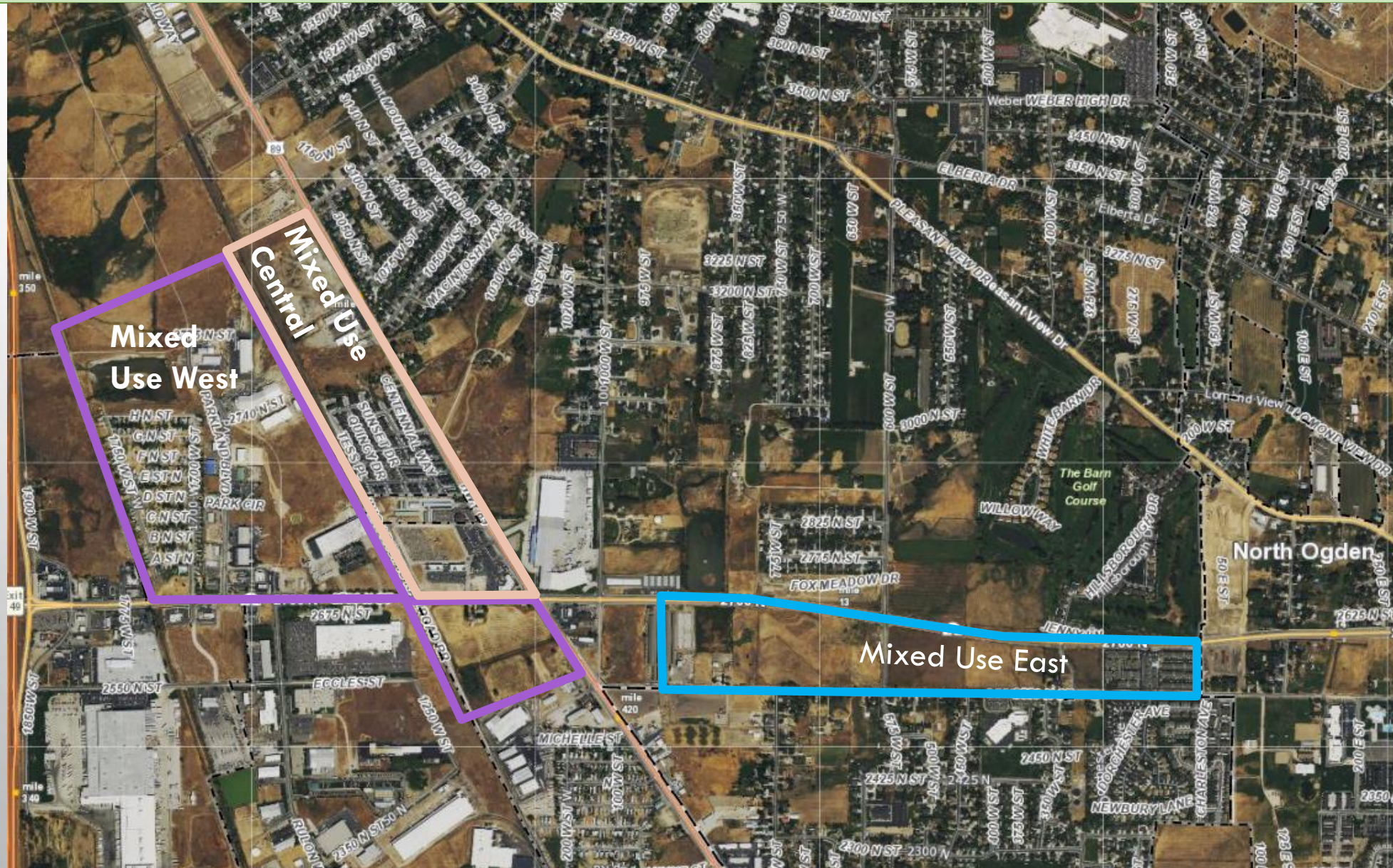


20.40 MIXED USE ZONES ORDINANCE AMENDMENT



CHANGES



Definitions

Project
Living Space



Parking

Public Access
UDOT Approvals
Placement



Grammatical corrections & Chapter References

Standards and Design
requirements
Subdivision code



Locations

Mixed Use West
Mixed Use Central
Mixed Use East



Clarification Residential portion within Mixed Use West

Residential portion



Locations

Mixed Use West

Mixed Use Central

Mixed Use East

Enlarged
zoning area

Shrunk the
zoning area

Added possible areas to
possibly allow along both
side 2700 N & 2550 N

Mixed
Use
Central

Mixed
Use
West

Mixed Use
East





Clarification Residential portion within Mixed Use West

Residential portion

**Residential Component
is a conditional use**

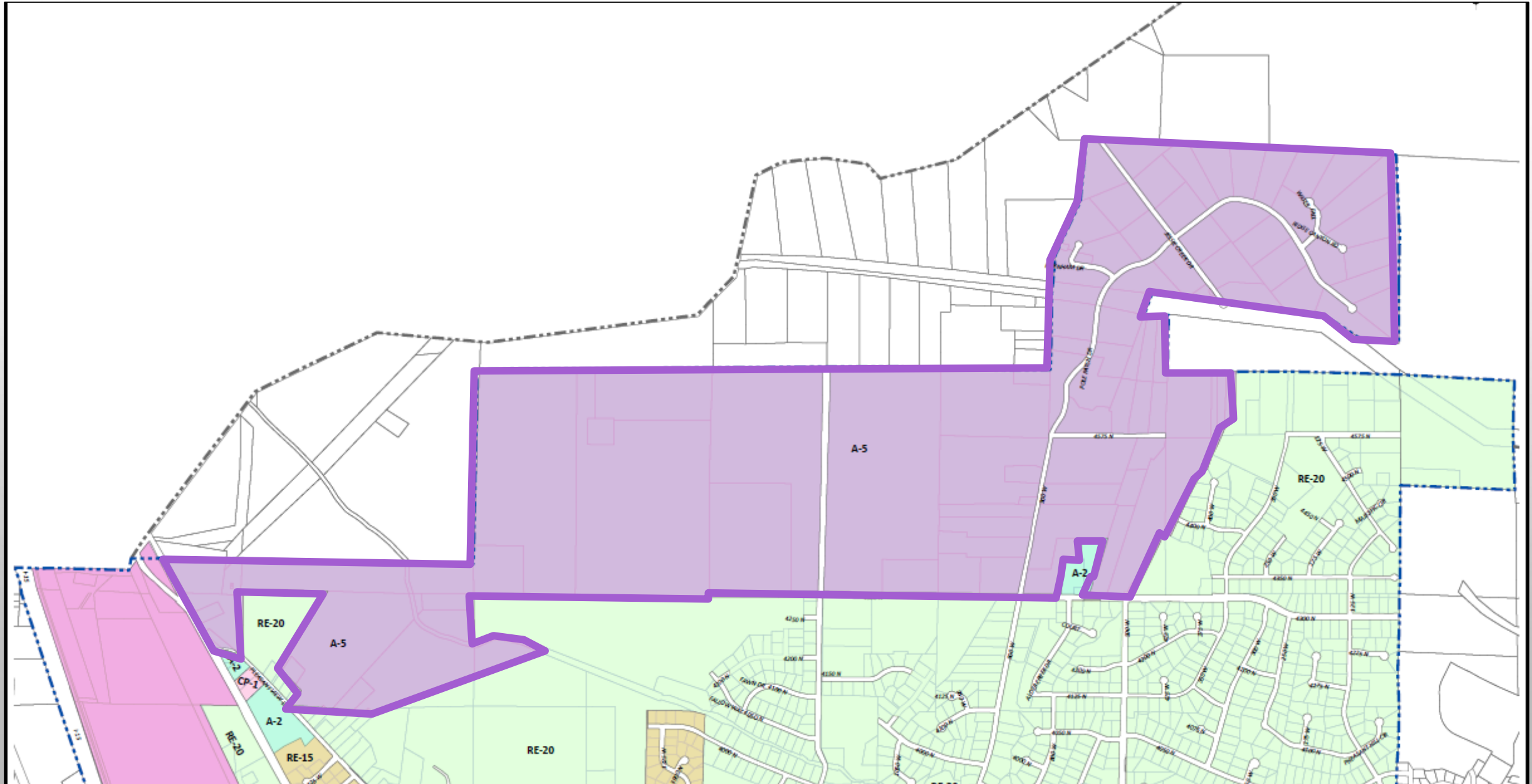


**Development
Agreement**

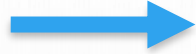
Conditions:

- Residential units: Within a whole project only 25% maximum will be allowed for residential. (*phased approaches would also abide by the code*).
 - How it will look through the process: (*stated within code*)
 - Once site plan work has completed and the first building permit for commercial is issued, they can have up to 33% of the planned residential.
 - Once 33% of the planned commercial has the certificate of occupancy (completed) then they can have up to 67% of the planned residential.
 - Once 67% of the planned commercial has the certificate of occupancy (completed) then they can have up to 100% of the planned residential.
- 900sqft minimum of living space.
- Shared Parking – Must do a study along with minimum requirements

18.18 A-5 ORDINANCE AMENDMENT



CHANGE



E. Lot coverage: Not over ten percent of the lot area may be covered by materials impervious to water absorption. Lots with existing area coverage of materials impervious to water absorption extending beyond exceeding ten percent, based on prior city approval, may have impervious surface areas removed, modified or replaced if this-the changes results in a lower total percentage of impervious surface and is closer to the current allowable standard of ten percent.

WHAT DOES THIS MEAN AND WHAT ARE THE BENEFITS?

- IT ALLOWS FOR THE CITY TO GIVE OPTIONS TO RESIDENTS THAT ARE CURRENTLY OVER THE 10% BUT STILL PROTECT THE SENSITIVE AREA.
- THE RESIDENT WOULD HAVE TO BE CREATIVE AND MODIFY, REPLACE, OR REMOVE EXISTING STRUCTURES TO HELP BRING THE PERCENTAGE DOWN.
- HOW WOULD THEY GET TO THE POINT WHERE THEY ARE OVER THE 10%?
 - APPROVED PERMITS
 - STRUCTURES UNDER 200SQFT DO NOT REQUIRE A PERMIT.

Example

- Property is currently over and sitting at about 16%.
- Resident is inquiring for an addition on the property.
- After discussion with the group, it was found this strategy would both help the city decrease the amount of impervious area but also help those within the A-5 zoning.

