

NOTICE AND AGENDA
SOUTH OGDEN CITY PLANNING COMMISSION MEETING
Thursday, September 12, 2013

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting September 12, 2013, beginning at 6:00 p.m. in the Council Chambers located at 3950 Adams Avenue, South Ogden, Utah.

A briefing session will be held at 5:30 pm in the conference room and is open to the public.

I. Welcome and Procedural Statement

II. Recess Planning Commission Meeting and Convene Into Public Hearing

To Receive and Consider Comments on the Following Items:

- A. Request to Create a New Zone Allowing Higher Density for the Property Located at 6086 Ridgeline Dr., Currently Zoned R-5zc(AB)
- B. Request to Rezone Properties Located at 454 37th Street and Approximately 3672 Ogden Avenue from C-2 to R-2
- C. Request to Subdivide Property Located at Approximately 950 E 5050 S (This parcel is currently owned by South Ogden City)

III. Adjourn Public Hearing and Reconvene Planning Commission Meeting

IV. Zoning Decisions

- A. Consideration of Creating New Zone for Property Located at 6086 S. Ridgeline Drive, Currently Zoned R-5ZC(AB)
- B. Consideration of Rezone Request for Rezone from C-2 to R-2 for Properties Located at 454 37th Street and Approximately 3672 Ogden Avenue

V. Subdivision Actions

- A. Consideration of Subdivision of Property Located at Approximately 950 E 5050 S (This parcel is currently owned by South Ogden City)

VI. Special Items

- A. Consideration of Previously Tabled Conditional Use Request for Cell Tower at Friendship Park
- B. Consideration of Site Plan Approval for Parking Lot Expansion at IHC Health Center Located at 975 Chambers Street
- C. Consideration of Site Plan Approval for 3925 Wall Avenue, Change of Use from Bank to Retail Store (Kid to Kid)

VII. Other Business

- A. Discussion on Mixed Use Zoning

VIII. Approval Of Minutes Of Previous Meeting

- A. Approval of July 11, 2013 Meeting Minutes

IX. Public Comments

X. Adjourn

Posted and emailed to the State of Utah Public Notice Website September 6, 2013

The undersigned, duly appointed city recorder, does hereby certify that a copy of the above notice and agenda was posted in three public places with the South Ogden City limits on September 6, 2013. These public places being City Hall (1st and 2nd floors), the city website (www.southogdencity.com), and emailed to the Standard-Examiner. Copies were also mailed to each commissioner.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations, including auxiliary communicative aids and services during the meeting should notify Leesa Kapetanov at 801-622-2709 at least 48 hours in advance.

FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA

ZONING MAP AMENDMENT APPLICATION

Fee _____
(see back)
Date Paid _____

SOUTH OGDEN CITY PLANNING COMMISSION

ONE EIGHTY DEVELOPMENT,

Owners Name HOTT SCOTT, V.P. Phone 206. 936-7827 FAX 206. 436. 1705

Address 1601 5TH AVE. SUITE 1900 City SEATTLE State WA Zip 98101

Agents Name - All information will be sent to the Agent. (Note when info. is same as above)

Phone _____ FAX _____

Address _____ City _____ State _____ Zip _____

Property Address: CORNER RIDGELINE DR. & SKYLINE DRIVE
SOUTH OGDEN (6080 Ridgeline Dr) (Attach the legal description.)

Existing Zone RS2C Proposed Zone RS2C No. of Acres or Sq. Ft. 3.96 ACRES
(A&B) (F)

What Use is Requested? CHANGE EXISTING ZONE TO A NEW ZONE
THAT ALLOWS SENIOR HOUSING AT A MAXIMUM DENSITY OF 38 UNITS
PER ACRE.

OFFICE USE

Scheduled for Planning Commission Agenda _____

Request for Recommendation sent to the following by copy and return of this form:

City Engineer - Date _____ Received back - Date _____
Fire Dept. - _____
Public Works - _____
Other - _____

(City FAX # 622-2713)

RECOMMENDATION: (INCLUDE ATTACHMENT)

PLANNING COMMISSION ACTION:

APPROVED _____ DENIED _____ Date _____

CITY COUNCIL ACTION

APPROVED _____ DENIED _____ Date _____

Comments _____

The P.C. action is subject to appeal to the City Council, filed with the City Recorder, by any interested party for 10 days from the date of the P.C. decision.



September 6, 2013

1:4,429

Street Labels

Parcel Address

City Labels

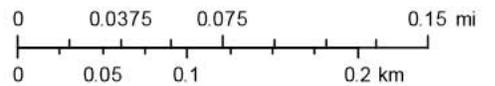


Image courtesy of USGS © 2013 Microsoft Corporation © 2010 NAVTEQ © AND

The Subject Site



- **Corner of Skyline & Ridgeline Drives**
- *Why Senior Housing?*
 - Residential feel
 - Rehab/Physical Therapy facility across the street.
 - Lots of medical service providers nearby.
 - Grocery store, drug store and banks within walking distance.



Typical Retirement Communities

E3



EXISTING VS. REQUESTED ZONING



Site Area: 3.96 Acres

	Units/Acre	Total Units	Increase
Existing Zoning Maximum Density	28	110	-----
Maximum Density with PRUD	31	122	10%
Requested Maximum Density	38	150	23%

Why More Density?



- Retirement Communities are extremely labor intensive to operate.
- 55 to 65% of all revenue is consumed by operating expenses.
- Independent Living retirement communities typically operate most efficiently at 130 to 170 units.
- Greater efficiency = more affordable rent.
- Permitting the requested density ensures the viability of senior housing as a use for this site – a use for which it is very well suited.



Why Approval Would Be Good for South Ogden

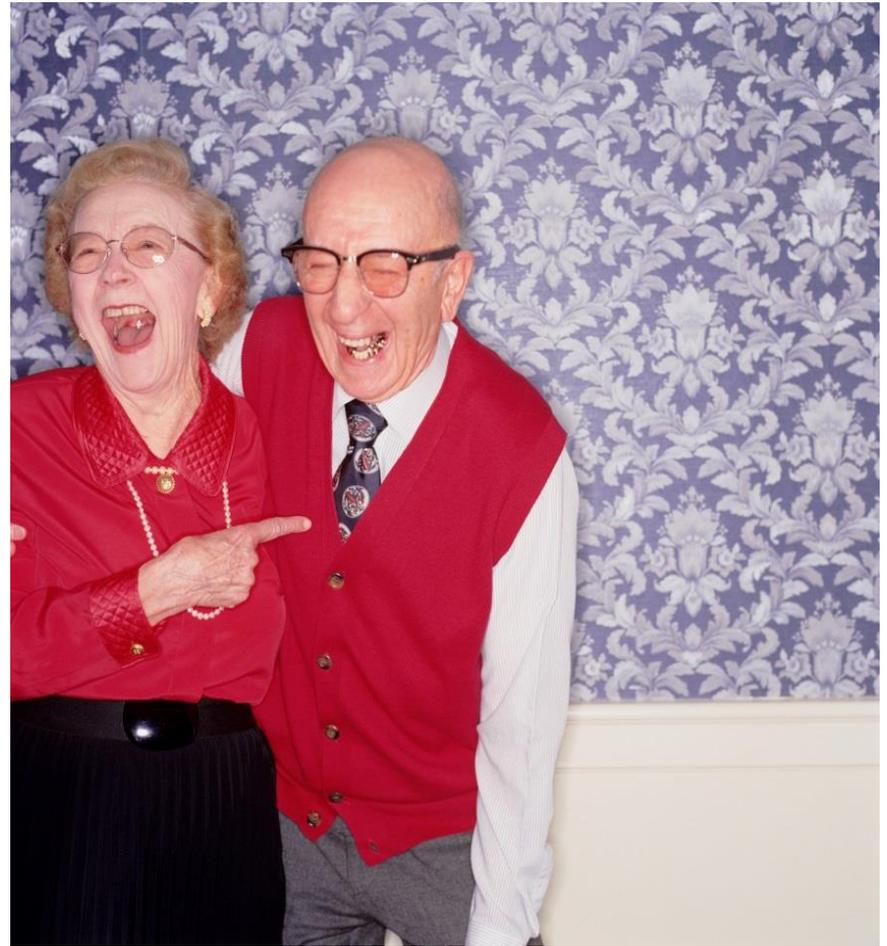


- Over 7,100 seniors over the age of 75 within a five mile radius.
- By 2015, there are projected to be over 7,500, an increase of 2.1% per year.
- Only 696 units of senior housing within the same area.
- Only one other professionally managed senior housing option in South Ogden.
- Few if any uses generate lighter impacts than senior housing:
 - Only 30% of residents typically still own cars.
 - Transportation by private bus is typically included in the rent.
 - Senior communities do not generate noise, traffic or pollutants of most other uses.
- The requested rezone is site specific.
- Allows the City the chance to create an option for this vital housing type in one location without impacting zones city-wide.

Conclusion

E3

- Senior Housing will be a needed use in South Ogden for decades to come.
- The subject site is a great site for senior housing.
- Allowing the requested additional 28 total units ensures the viability of this use for this site.



Planning Commission Report



Subject: Zoning Change Application – 6086 Ridgeline Drive
Author: Mark Vlastic
Department: Planning & Zoning
Date: Thursday, August 12, 2013

Background

This is an application to change the zoning for a 3.96 acre site currently zoned R-5ZC (A&B). The zone currently allows senior housing. The proposed zoning change would increase the maximum number of senior housing units on the site from approximately 110 units to approximately 150 units, or 38 units per acre. The zoning change would continue to allow senior housing as a conditional use only.

Discussion

Staff has reviewed the submission. The proposed change would be limited to the property in question, which is currently zoned R5-ZC (A&B), and which allows senior housing as a conditional use. The current maximum density per acre is approximately 26 units per acre. Current zoning also allows a 10% bonus if developed as a P.R.U.D. The proposed zoning change would increase existing density by approximately 35% over the base, and 25% over the base plus P.R.U.D. bonus. Furthermore, it appears that the zoning change would make this the highest-density zone in the city.

The site is located in a transition zone between medium and high-density housing used (R-3, R-4 and R-5 zones) and commercial zones (C-2 and CP-2). Housing in the surrounding zones is generally capped at approximately 20 units per acre. Neighboring uses include higher-density housing (primarily garden apartments), office buildings, a Wal-mart, Walgreens, and similar commercial uses. The neighborhood is relatively heavily trafficked, in part due to the nearby location of US-89, and partly due to the higher density already found in the area.

Recommendation

Since:

1. the zoning application is to allow a single, specific use (senior housing) at approximately 35% higher density than currently allowed;
2. Senior Housing is only allowed as a Conditional Use (which will require additional review and input to meet the maximum density);
3. the zoning change is limited to this single site only;
4. it is located in a transition area between lower density residential and commercial uses,
5. the change is consistent with the high-density designation in the General Plan, and;

6. senior housing uses typically have less traffic and parking impacts than residential and commercial uses currently allowed in the area;

Staff believes the zoning change is appropriate and recommends approval of the application.

ZONING MAP AMENDMENT APPLICATION

Fee \$100
(see back)
Date Paid 8/21/12

SOUTH OGDEN CITY PLANNING COMMISSION

Owners Name Richard Campbell Phone 801-941-4071

Address 454-37 st City Ogden State UT Zip 84403

Agents Name - All information will be sent to the Agent. (Note when info. is same as above)

Same as above Phone _____ FAX _____

Address _____ City _____ State _____ Zip _____

Property Address: Approximately 2072 Ogden Ave. and 454 37th Street
(Attach the legal description.)

Existing Zone C-2 Proposed Zone R-2 No. of Acres or Sq. Ft. _____

What Use is Requested? Build single unit for Sarah Campbell on vacant lot.

OFFICE USE

Scheduled for Planning Commission Agenda _____

Request for Recommendation sent to the following by copy and return of this form:

City Engineer -	Date _____	Received back -	Date _____
Fire Dept. -	_____		_____
Public Works -	_____		_____
Other -	_____		_____
_____	_____		_____

(City FAX # 622-2713)

RECOMMENDATION: (INCLUDE ATTACHMENT)

PLANNING COMMISSION ACTION:

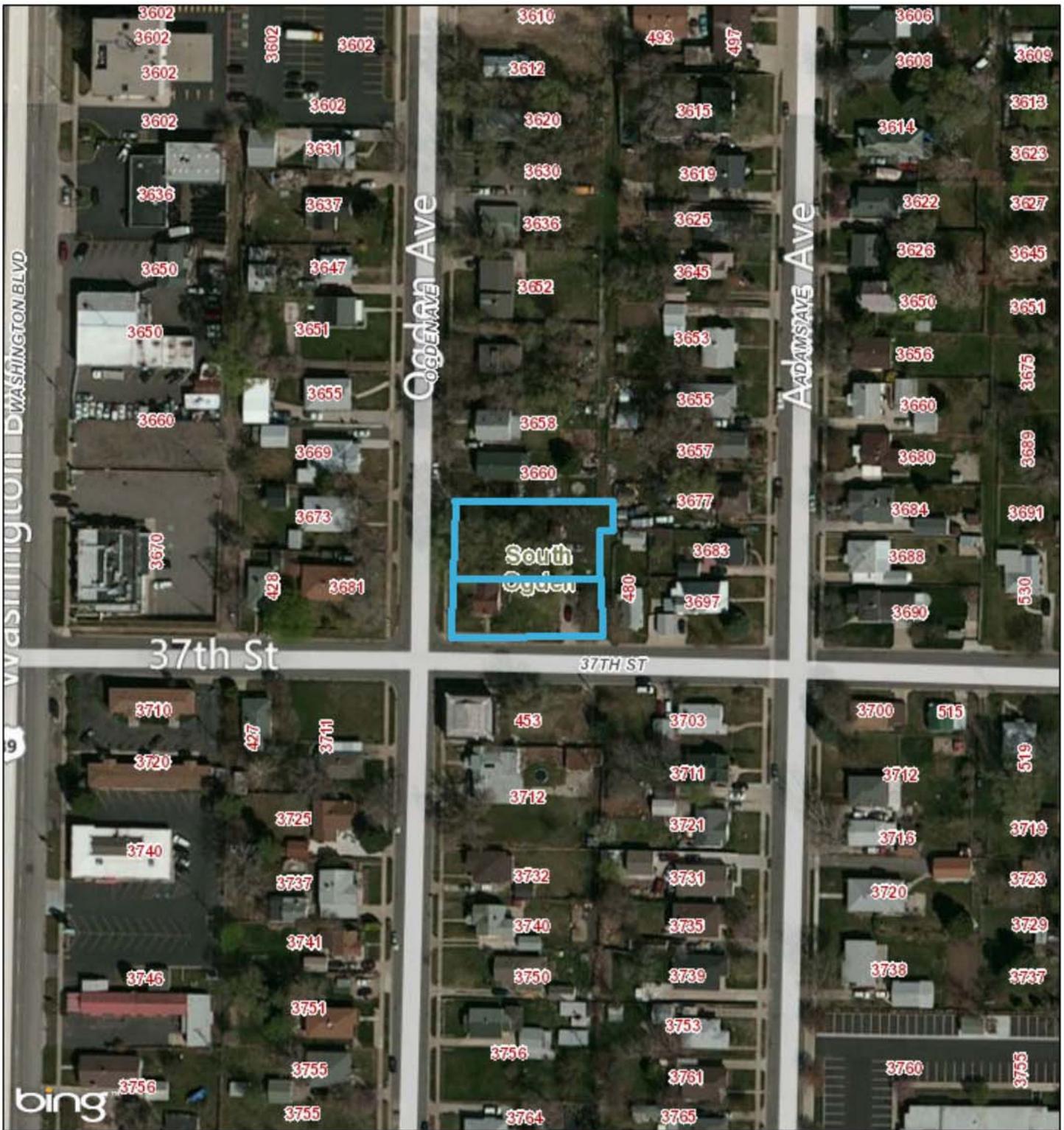
APPROVED _____ DENIED _____ Date _____

CITY COUNCIL ACTION

APPROVED _____ DENIED _____ Date _____

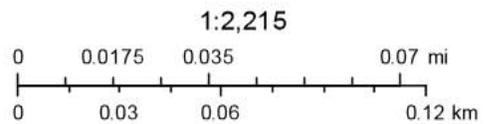
Comments _____

The P.C. action is subject to appeal to the City Council, filed with the City Recorder, by any interested party for 10 days from the date of the P.C. decision.



September 6, 2013

- Street Labels
- Parcel Address
- City Labels





Planning Commission Report



Subject: Zoning Change Application – 454 37th and
3672 Ogden Avenue

Author: Mark Vlastic

Department: Planning & Zoning

Date: Thursday, August 12, 2013

Background

This is an application to change the zoning for the property from C-2 to R-2. The existing property is located on the northeast corner of the two streets, and contains two single-family homes. The C-2 zone extends on both sides of Ogden Avenue northward, linking the area with commercial areas to the west along Washington. The property backs onto a R-2 residential zone to the east, and is across the street from an R-4 zone to the south.

Discussion

Staff has reviewed the submission. The area is complicated, as nearly all of the uses along this street are older, smaller single-family zones, yet the zone is commercial (C-2.) The lot is located in the area designated for future mixed-use redevelopment.

Recommendation

It does not make planning sense for existing residential uses to be zoned commercially, as this can destabilize a healthy residential neighborhood. The area in question is part of a future mixed use redevelopment area. Nevertheless, it makes no more sense to change a single lot to a residential use, as this would be an ad hoc decision and could indicate that similar applications will be approved on a similar basis.

Staff believes the zoning change should be denied; such changes should only be considered on a more holistic basis.

SUBDIVISION APPLICATION

Fee _____
Date Paid _____

SOUTH OGDEN CITY PLANNING COMMISSION

Applicants Name South Ogden City **Phone** 801-622-2709 **FAX** _____

Address 3950 Adams Ave., South Ogden **State** UT **Zip** 84403

SUBDIVISION NAME _____

LOCATION Approximately 950 E 5050 S **NO. OF LOTS** 2

Survyor/Engineer Brad Jensen- Wasatch Civil **Phone** 801-775-9191
FAX _____

Address _____ **City** _____ **State** _____ **Zip** _____

OFFICE USE

Scheduled for Planning Commission Agenda _____

Request for Recommendation sent to the following by copy and return of this form:

City Engineer -	Date _____	Received back- Date _____
Fire Dept. -	_____	_____
Public Works -	_____	_____
Others -	_____	_____

(City FAX # 622-2713)

RECOMMENDATION:

PLANNING COMMISSION ACTION:

PRELIMINARY PLAN _____

DATE _____

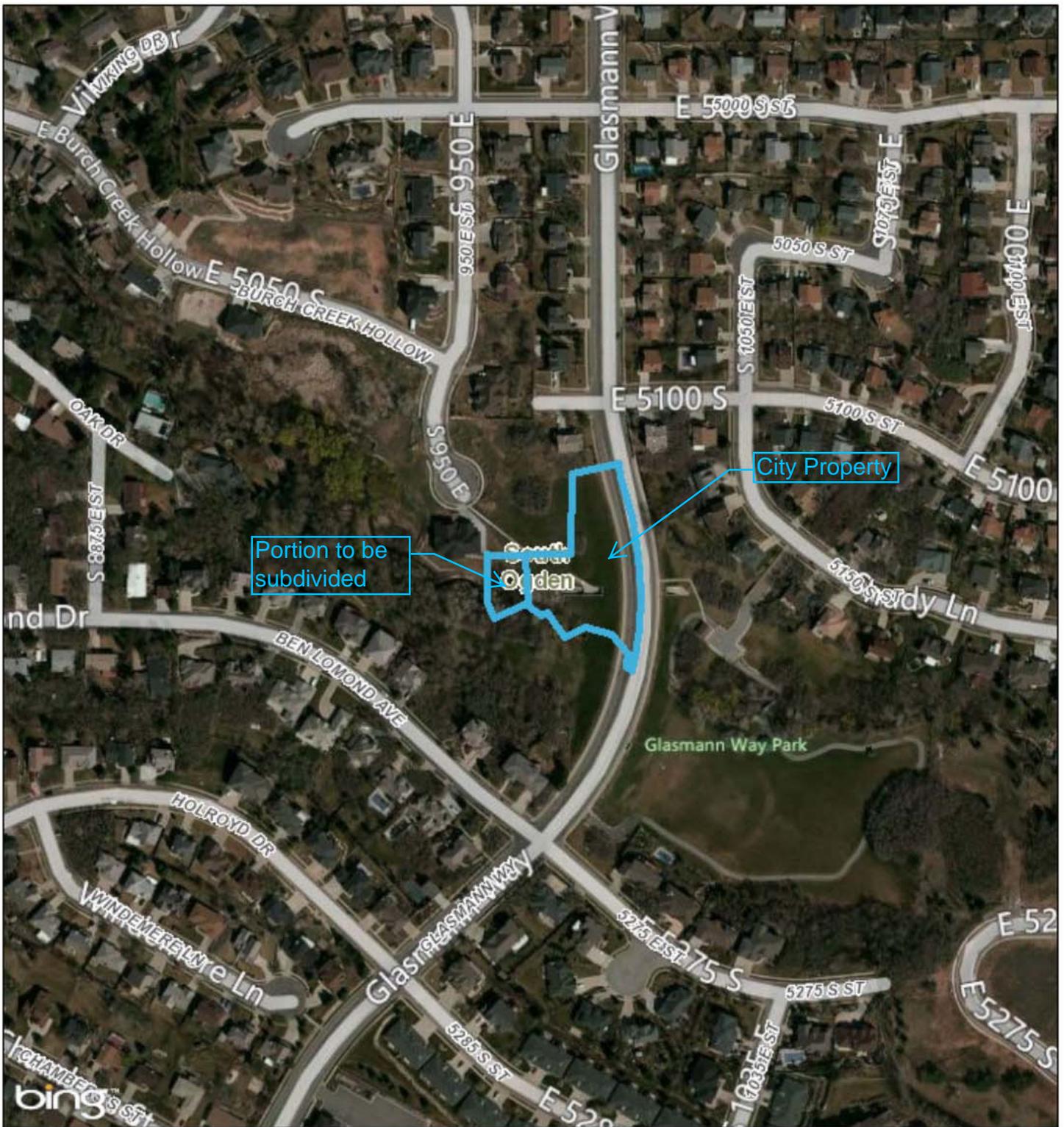
FINAL PLAN _____ DATE _____

The P.C. action is subject to appeal to the City Council, filed with the City Recorder, by any interested party for 10 days from the date of the P.C. decision.

March '03

Fee - Subdivision Application

\$100.00 plus \$10.00 per lot for a Preliminary plat and \$100 for the City Engineer review. The Engineer fee is charged at a per hour rate and the balance over \$100 will be owing upon billing. The City collects these engineering hours on a project so the actual costs are recognized. As long as the project is under construction, the City engineer may incur costs that will be billed to the applicant.



September 6, 2013

Street Labels

City Labels

1:4,429

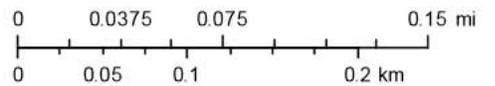


Image courtesy of USGS © 2013 Microsoft Corporation © 2010 NAVTEQ © AND

Planning Commission Report



Subject: Subdivision of City Property Located at
Approximately 950 E 5050 S

Author: Leesa Kapetanov

Department: Planning & Zoning

Date: Thursday, August 12, 2013

Background

This is the final step in a process that began quite a few months ago. A property owner approached the city asking if the city would consider selling to him a portion of city property adjacent to his. The city council deliberated on several occasions if they even wanted to adopt a policy of selling city property, finally concluding that they would. In order to sell the property, the city first had to declare it surplus, which it did after following the procedures to do so. They then had the interested property owner do a survey of the parcel he wanted, as well as have it appraised. The city also had an appraisal done. Then following the city's policy on the disposition of surplus property, they put the property up for bid, allowing any interested parties to bid on it. With the bid process completed, it is now time to subdivide the property in order for it to be sold.

Recommendation

Staff recommends approval of the subdivision of the property to allow for sale of the portion declared as surplus.

CONDITIONAL USE APPLICATION

Fee _____
Date Paid _____

SOUTH OGDEN CITY PLANNING COMMISSION

VZW (lease)

Phone 622-2708

Owners Name Verizon Wireless Phone 702-429-0410 FAX _____

Address 9847 S. 500 W. City SANDY State UT Zip 84070

Agents Name - All information will be sent to the Agent. (Note when agent is same as above)

NEFI GARZA Phone 702-429-0410 FAX _____

Address 9847 S. 500 W. City SANDY State UT Zip 84070

Property Address: 5500 S. 650 E. FRIENDSHIP PARK

Existing Zone R-1-10 No. of Acres or Sq. Ft. 11.12 #Res. Units N/A

Bldg. Sq. Ft. 312 Building Height (stories & ft.) -

What Use is Requested? Swap out old Quest tower / tennis court light w/ a taller one for VZW. 45 foot to 80 foot. also increase size of existing storage shed.

OFFICE USE

Scheduled for Planning Commission Agenda _____

Request for Recommendation sent to the following by copy and return of this form:

City Engineer -	Date _____	Received back - Date _____
Fire Dept. -	_____	_____
Public Works -	_____	_____
Other -	_____	_____

(City FAX # 622-2713)

RECOMMENDATION: (INCLUDE ATTACHMENT)

PLANNING COMMISSION ACTION:

APPROVED _____ DENIED _____ Date _____

Applicant notified - Date _____ Effective date (10) days from the P.C. meeting granting final approval _____.

The P.C. action is subject to appeal to the City Council, filed with the City Recorder, by any interested party for 10 days from the date of the P.C. decision.

Cuappfrm Feb. 01

Fee - Conditional Use Application

\$100.00 plus \$25.00 for each acre over one (1) to five (5) acres then \$10.00 for each additional acre or part thereof and \$100 for the City Engineer review. The Engineer fee is charged at a per hour rate and the balance over \$100 will be owing upon billing. The City collects these engineering hours on a project so the actual costs are recognized. As long as the project is under construction, the City engineer may incur costs that will be billed to the applicant.

AGENT AUTHORIZATION

State of Utah)
County of SALT LAKE)

I (we) Brandon Kiser, the sole owner(s) of the real property located at
9897 S. 500 W SANDY South Ogden City, Utah do hereby appoint NEFI GARCIA,
Property Owner(s)
Property Address

as my (our) agent to represent me (us) with regard to this application affecting the above described real property,
and to appear on my (our) behalf before any city boards considering this application.

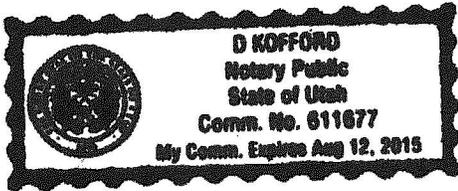
Dated this 21 day of JUNE, 2013

Signed: [Signature]
Property Owner

Property Owner

Subscribed and Sworn before me this 21 day of JUNE, 2013

Notary Public: [Signature]



APPLICANT'S AFFIDAVIT

State of Utah)
County of _____)

I (we) _____, being duly sworn, depose and say I/we am/are the sole
Property Owner(s) or Agent of Owner
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, _____
Property Address

and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to
the best of my ability, present the argument in behalf of the application. Also, all statements and information are in
all respects true and correct, to the best of my knowledge and belief.

Dated this _____ day of _____,

Signed: _____
Property Owner or Agent

Property Owner or Agent

Subscribed and Sworn before me this _____ day of _____,

Notary Public: _____



EXISTING SITE



PHOTOSIM MAP



PROPOSED VERIZON WIRELESS 70' STEALTH LIGHTPOLE
Looking south from the ball fields in Friendship Park to the north.

SAL ARMORY
FRIENDSHIP PARK
5500 SOUTH 650 EAST
SOUTH OGDEN, UT 84403

Technology Associates

5710 SOUTH GREEN STREET
SALT LAKE CITY, UT 84123
(801) 463-1020



EXISTING SITE



PHOTOSIM MAP



PROPOSED VERIZON WIRELESS 70' STEALTH LIGHTPOLE
Looking north from elementary school playground to the south.

SAL ARMORY
FRIENDSHIP PARK
5500 SOUTH 650 EAST
SOUTH OGDEN, UT 84403



EXISTING SITE



PHOTOSIM MAP



PROPOSED VERIZON WIRELESS 70' STEALTH LIGHTPOLE
Looking east from adjacent property to the west.

SAL ARMORY
FRIENDSHIP PARK
5500 SOUTH 650 EAST
SOUTH OGDEN, UT 84403



EXISTING SITE



PHOTOSIM MAP



PROPOSED VERIZON WIRELESS 70' STEALTH LIGHTPOLE
Looking west from parking lot at Friendship Park.

SAL ARMORY
FRIENDSHIP PARK
5500 SOUTH 650 EAST
SOUTH OGDEN, UT 84403

Technology Associates

5710 SOUTH GREEN STREET
SALT LAKE CITY, UT 84123
(801) 463-1020

APPROVED

By nefi.garcia at 11:39:54 AM, 6/21/2013

APPROVED

By Mark Kimber at 9:40 am, Jun 24, 2013

APPROVED

By Robert Whitlock at 3:24 pm, Jun 25, 2013

APPROVED

By Craig Skinner at 4:01 pm, Jun 25, 2013

verizonwireless

SAL - ARMORY

**verizon
wireless**

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070

CORPORATE OFFICE
5473 KEARNY VILLA ROAD, SUITE 300
SAN DIEGO, CALIFORNIA 92123

DRAWN BY: JAY C
CHECKED BY: NEFI G

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
5500 SOUTH 650 EAST
SOUTH OGDEN, UTAH 84403

LATITUDE AND LONGITUDE:
N 41°09'47.86", W 111°57'54.65"

ZONING JURISDICTION:
SOUTH OGDEN CITY

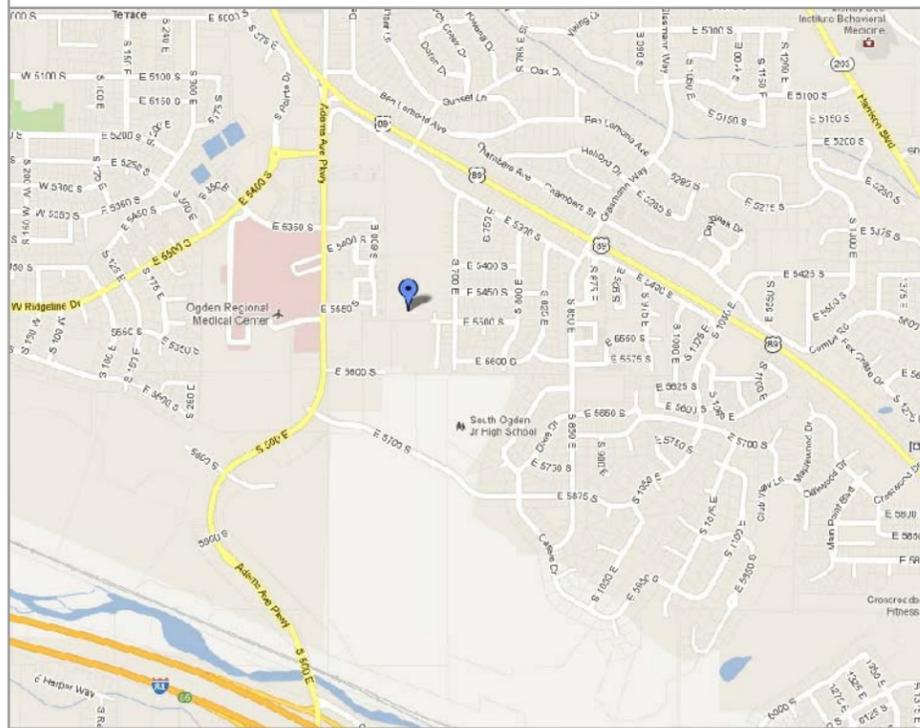
PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH EQUIPMENT LOCATED INSIDE A BUILDING THAT IS TO BE EXPANDED BY VZW

TYPE OF CONSTRUCTION:
BUILDING ADDITION, MONOPOLE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

POWER COMPANY:
ROCKY MOUNTAIN POWER, 1-888-221-7070

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRIVING DIRECTIONS

FROM SALT LAKE CITY TAKE I-15 NORTH TO U.S. 89 FARMINGTON EXIT #326 AND CONTINUE NORTH ON HIGHWAY 89 FOR 14.5 MILES UNTIL YOU GET TO SUNSET DRIVE IN SOUTH OGDEN. TURN LEFT ONTO SUNSET DRIVE AND CONTINUE SOUTH FOR 150 FEET AND TAKE ANOTHER LEFT ONTO 5300 SOUTH STREET. FOLLOW 5300 SOUTH STREET EAST FOR 0.1 MILES TO 700 EAST STREET AND TURN RIGHT. FOLLOW 700 EAST STREET SOUTH FOR 0.3 MILES TO 5500 SOUTH STREET. TURN RIGHT AND HEAD WEST INTO PARKING LOT. SITE WILL BE LOCATED NEAR THE TENNIS COURTS EAST OF THE PARKING LOT.

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS RF ENGINEER:
TAEC SITE ACQUISITION:
TAEC CONSTRUCTION MANAGER:
SITE OWNER:

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	1	06.20.2013
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	1	06.20.2013
C101	ENLARGED SITE PLAN	1	06.20.2013
C102	ENLARGED SHELTER PLAN	0	
C200	SITE ELEVATIONS	1	06.20.2013
C201	SITE ELEVATIONS	1	06.20.2013

REV	DATE	DESCRIPTION
1	06.20.2013	ACCESS SIDEWALK
0	05.13.2013	ZONING DRAWINGS

SAL - ARMORY
SW SEC 16, T5N, R1W
5500 SOUTH 650 EAST
SOUTH OGDEN, UT 84403
-- QWEST UPGRADE --

SHEET TITLE
**TITLE SHEET
VICINITY MAP
GENERAL INFORMATION**

SHEET NUMBER
T100

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
9847 SOUTH 500 WEST
SANDY, UTAH 84070
CONTACT: NEFI GARCIA
PHONE: 801-463-1020



UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG



ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 20 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: APRIL 4, 2013

Re: SAL - ARMORY

SW 1/4 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN
5500 SOUTH 650 EAST, SOUTH OGDEN, UTAH 84403

I certify that the latitude of N 41°09'47.86", and the longitude of W 111°57'54.65", are accurate to within 15 feet horizontally and the site elevation of 4737 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:
1-A FAA Letter

Richard W. Miller, Utah LS no. 155641

NOTE: SOUTH OGDEN CITY HAS AGREED THAT THEY WILL RELOCATE THE (4) EXISTING SHRUBS THAT ARE ON THE EAST SIDE OF THE TENNIS COURTS

verizon
wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.

TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070

CORPORATE OFFICE
5473 KEARNY VILLA ROAD, SUITE 300
SAN DIEGO, CALIFORNIA 92123

DRAWN BY: JAY C

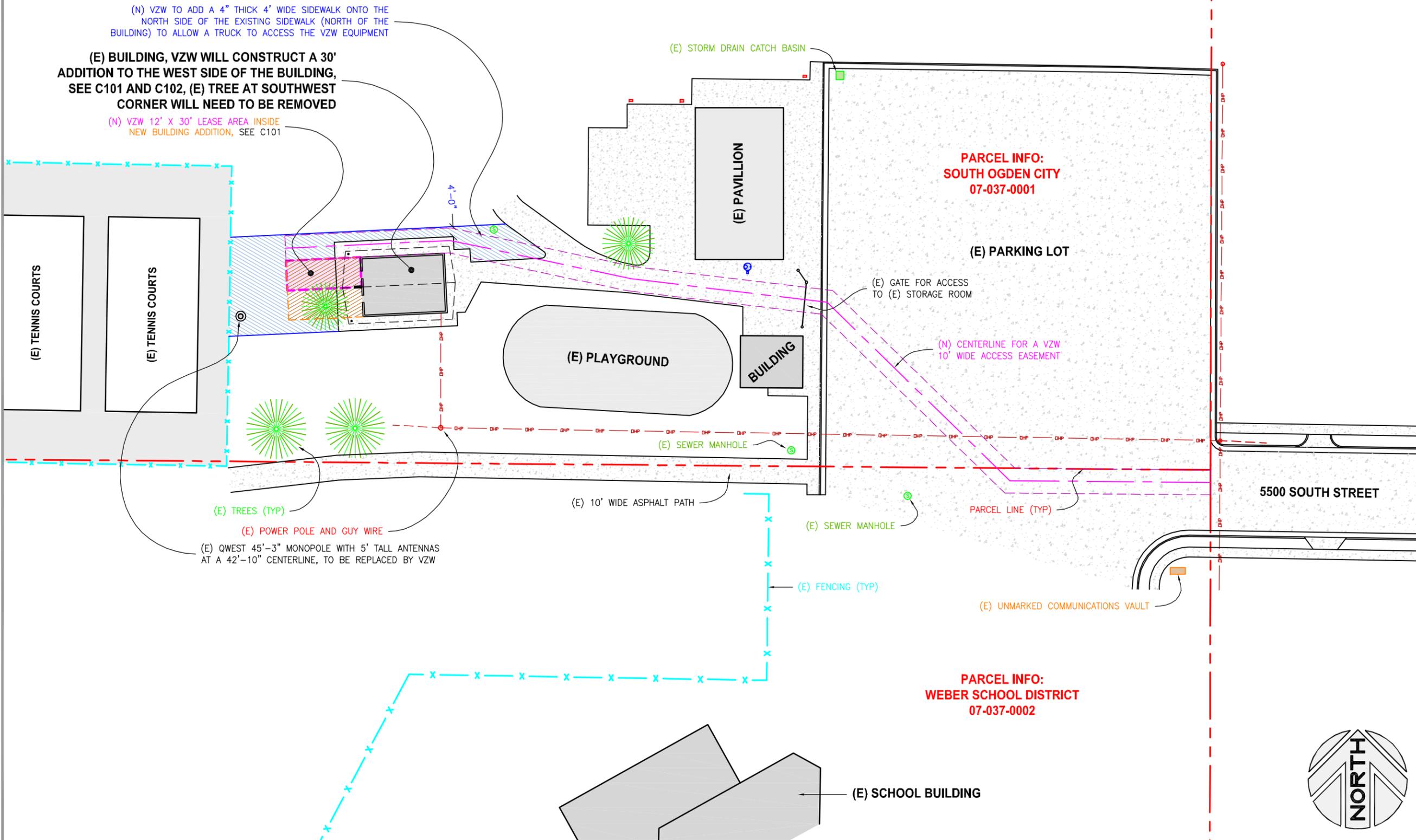
CHECKED BY: NEFI G

REV	DATE	DESCRIPTION
1	06.20.2013	ACCESS SIDEWALK
0	05.13.2013	ZONING DRAWINGS

SAL - ARMORY
SW SEC 16, T5N, R1W
5500 SOUTH 650 EAST
SOUTH OGDEN, UT 84403
-- QWEST UPGRADE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



KEYED NOTES

- 1 (E) QWEST 45'-3" MONOPOLE TO BE REMOVED AND REPLACED BY VZW, CONTRACTOR TO REMOVE THE TOP 3'-0" OF THE EXISTING FOUNDATION.
- 2 (N) UNDERGROUND COAX RUN TO FROM EQUIPMENT ROOM TO 24"W PRECAST TRENCH TO CONSIST OF (9) 6"Ø SCHEDULE 40 PVC CONDUITS THAT ARE TO BE INSTALLED PRIOR TO POURING THE SHELTER FOUNDATION, CONDUITS ARE TO EXIT INTO THE PRECAST TRENCH.
- 3 (N) CONTRACTOR TO INSTALL A 24" WIDE BY 36" DEEP PRECAST CONCRETE TRENCH SYSTEM (TRENWA BHC2436-120 IS 39" WIDE BY 48" DEEP AND COMES IN 10' LONG SECTIONS AND COMES WITH CONCRETE LIDS) IN ORDER TO GET THEIR COAX FROM THE SHELTER TO THE MONOPOLE. THE CONTRACTOR IS TO MAKE SURE THESE TRENCHES ARE INSTALLED FLUSH TO THE NEW CONCRETE THAT WILL BE POURED WEST OF THE SHELTER ADDITION.
- 4 (N) 30" WIDE DOGHOUSE TO BE CONSTRUCTED BY THE CONTRACTOR ON THE NORTH SIDE OF THE NEW TOWER TO PROTECT THE COAX COMING FROM THE PRECAST TRENCH AND TRANSITIONING INTO THE MONOPOLE.
- 5 (N) VZW 80' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 6 (N) VZW 8' TALL ANTENNAS, (4) PER SECTOR, (12) TOTAL ANTENNAS AND (6) TOTAL RRH'S AT A 76' CENTERLINE, REFER TO VZW RF CONFIGURATION SHEET.
- 7 (N) VZW CONTRACTOR TO INSTALL (2) 6"Ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).



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 WEST JORDAN, UTAH 84088

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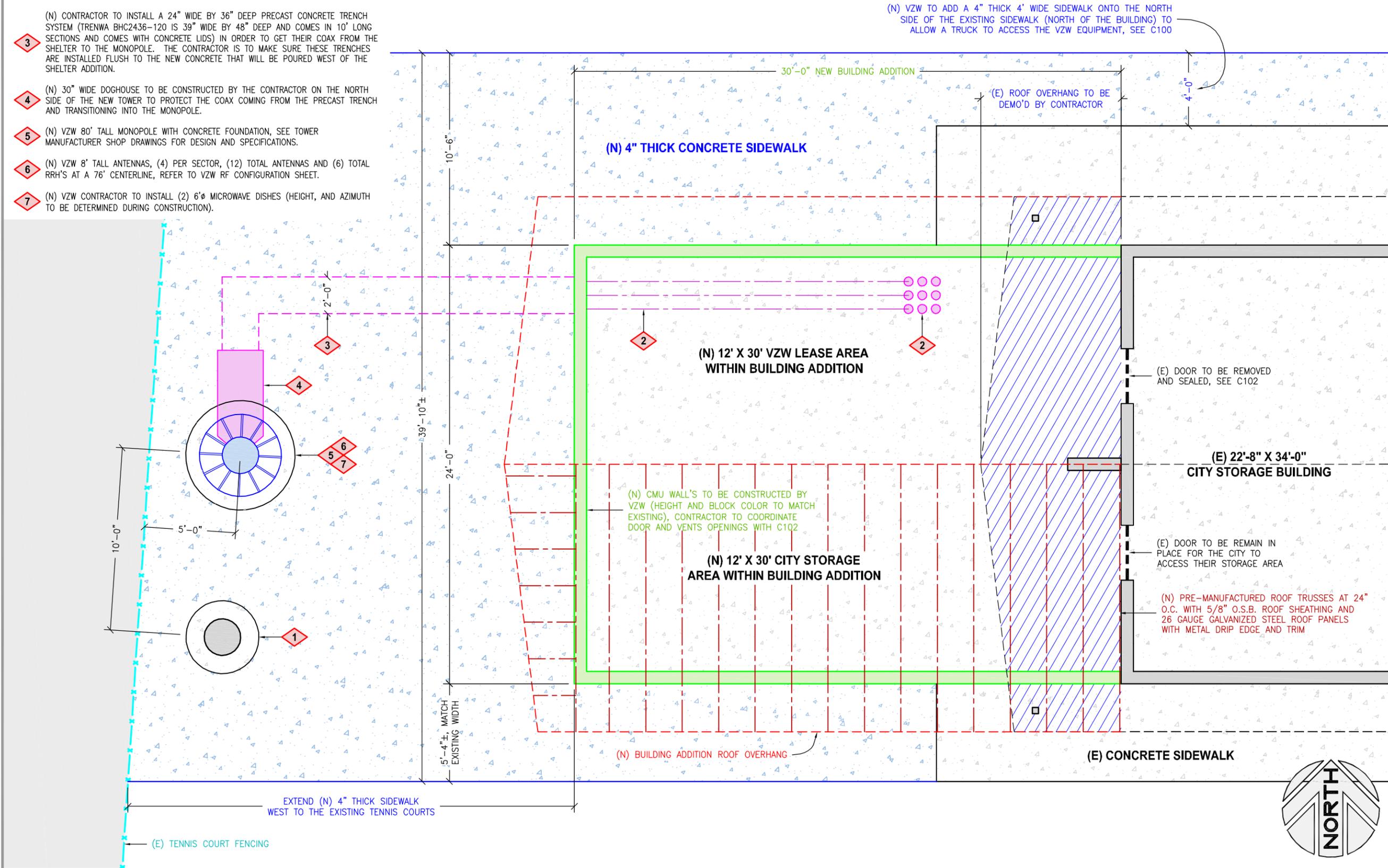
DRAWN BY: JAY C
 CHECKED BY: NEFI G

REV	DATE	DESCRIPTION
1	06.20.2013	ACCESS SIDEWALK
0	05.13.2013	ZONING DRAWINGS

SAL - ARMORY
 SW SEC 16, T5N, R1W
 5500 SOUTH 650 EAST
 SOUTH OGDEN, UT 84403
 -- QWEST UPGRADE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

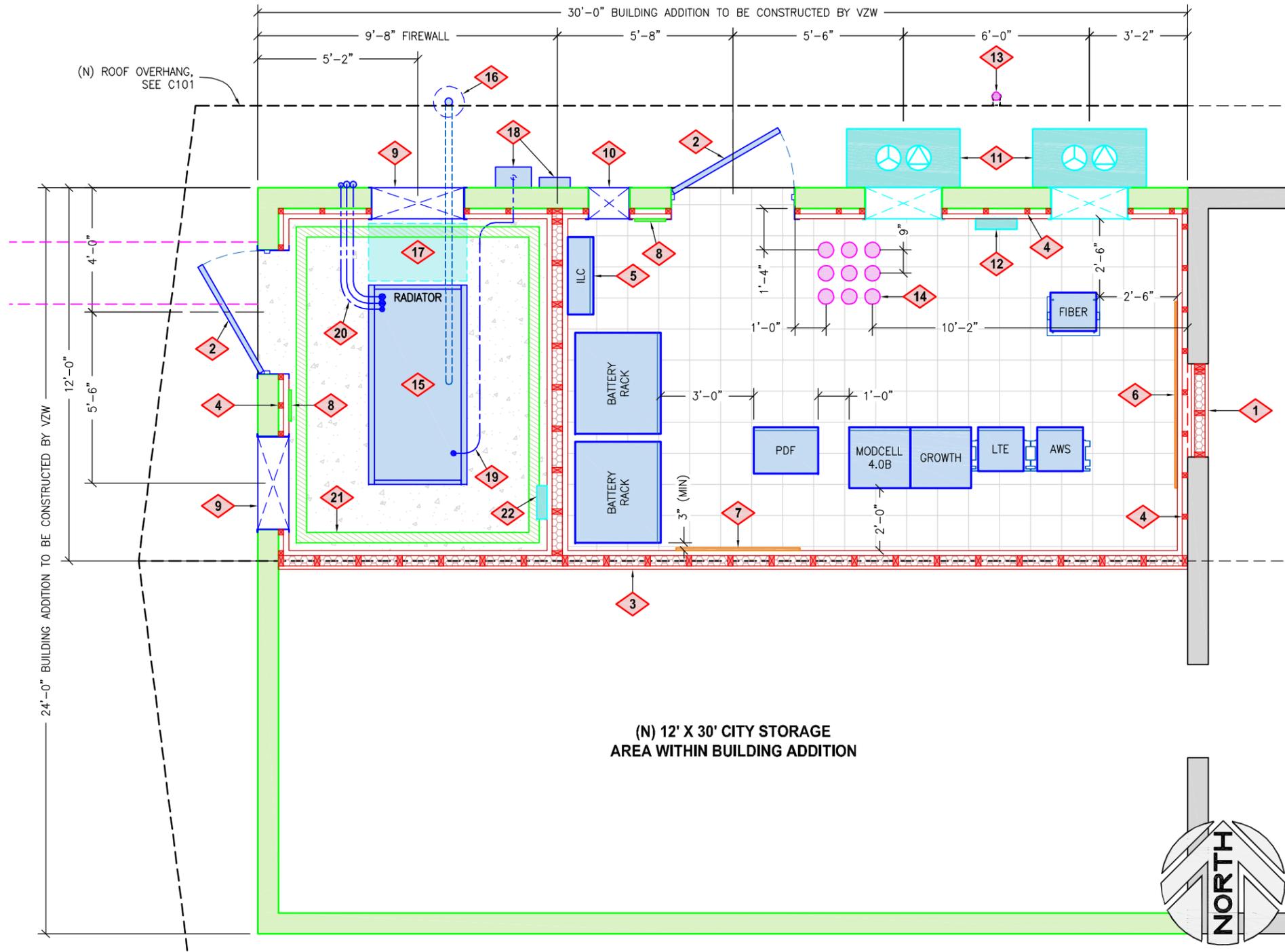


KEYED NOTES

- 1 (N) VZW CONTRACTOR TO REMOVE THE DOORS IN THE WEST SIDE OF THE (E) BUILDING AND SEAL THEM BY CONSTRUCTING A 2x4 WALL USING SSMA 362S162-68 50 KSI STEEL STUDS @ 16" O.C. AND FINISH BOTH SIDES OF THE WALL WITH (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD.
- 2 (N) VZW 4' X 7' 2-HOUR FIRE RATED STEEL DOOR WITH DEAD BOLT, THE CONTRACTOR SHALL INSTALL NFPA 704 SIGNAGE ON THE VZW ACCESS DOORS SHOWING HAZARDS FOR CORROSIVES AND ENERGIZED ELECTRICAL CIRCUITS (PER IFC SEC 2703.5), AND THE DOOR MUST BE TIED INTO VZW'S ALARM SYSTEM.
- 3 (N) FIREWALLS ARE TO BE FRAMED USING SSMA 362S162-68 50 KSI STEEL STUDS @ 16" O.C. WITH R-15 INSULATION BETWEEN THE STUDS, BOTH SIDES OF THE WALL ARE TO BE FINISHED WITH (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD, BUT THE VZW SIDE OF THE WALL IS TO HAVE (1) LAYER OF 3/4" PLYWOOD BENEATH. THE CEILING OF THE VZW PORTION IS TO BE FINISHED WITH (1) LAYER OF 3/4" PLYWOOD AND (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD.
- 4 (N) CMU WALLS ARE TO BE FURRED OUT WITH 2x2'S @ 16" O.C. AND IS TO BE FINISHED WITH (1) LAYER OF 3/4" PLYWOOD AND (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD.
- 5 (N) POWER PANEL: GENERAC ILC CABINET, NEMA 3R RATED, WITH 200A MAIN BREAKER AND AUTOMATIC TRANSFER SWITCH.
- 6 (N) TELEPHONE BOARD: 4' X 6' X 3/4" A.C., 3' ABOVE FINISHED FLOOR, PAINTED 'SHERMAN WILLIAMS' 500' HIGH GLOSS BLACK, MODEL #7.06A OR EQUAL, SEE C300/3.
- 7 (N) SAFETY BOARD: 4' X 4' X 1/2" A.C., PAINTED SAFETY YELLOW WITH VZW SAFETY EQUIPMENT.
- 8 (N) FIRE EXTINGUISHER: 12" X 24" X 1/2" A.C., PAINTED RED, AND IS TO HAVE A PORTABLE FIRE EXTINGUISHERS (3A-40BC) MOUNTED UPON.
- 9 (N) GENERATOR INTAKE AND RADIATOR EXHAUST: CONTRACTOR TO CUT A 3'-0" X 3'-0" OPENING FOR EACH (INSTALL LINTELS AROUND ALL NEW CUTS), THEN INSTALL INTAKE AND EXHAUST LOUVERS WITH BUG SCREENS IN THE OPENINGS AND WIRE THEM TO THE GENERATOR CONTROL BOX.
- 10 (N) BATTERY FRESH AIR AND EXHAUST: CONTRACTOR IS TO CUT (2) 16" X 16" OPENINGS FOR THE INTAKE AND EXHAUST (INSTALL LINTELS AROUND ALL NEW CUTS), THE FRESH AIR INTAKE LOUVERS ARE TO BE AT 2'-0" A.F.F., THE EXHAUST FANS ARE TO BE AT 5'-0" A.F.F.
- 11 (N) HVAC UNIT: MARVAIR MODPAC II AVPA-60 5-TON (44"W X 22.5"D X 84"T) TO BE INSTALLED ON THE WALL PER MANUFACTURERS SPECIFICATIONS. THE CONTRACTOR IS TO INSTALL LINTELS AROUND ALL NEW CUTS INTO THE WALL.
- 12 (N) HVAC UNIT CONTROLLER: CONTRACTOR IS TO INSTALL A MARVAIR HVAC CONTROLLER PER MANUFACTURER SPECIFICATIONS.
- 13 (N) WALL MOUNTED GPS ANTENNA, TO BE MOUNTED TO BE MOUNTED TO THE TOP OF THE SHELTER WALL (TOP OF ANTENNA IS TO BE 1'-0" ABOVE THE TOP OF THE BUILDING ROOF), SEE ???/?/?.
- 14 (N) UNDERGROUND COAX RUN TO CONSIST OF (9) 6" SCHEDULE 40 PVC CONDUITS THAT ARE TO BE INSTALLED PRIOR TO POURING THE SHELTER FOUNDATION, SEE C101.
- 15 (N) GENERAC SD-048 48KW INDOOR DIESEL GENERATOR (SKID IS 3'-2" X 6'-5"), TO BE TIED DOWN TO THE CONCRETE FLOOR USING (10) 3/8" EPOXY ANCHOR BOLTS WITH 3" EMBED (ADHESIVE TO BE HILTI HIT RE500SD OR EQUAL), ANCHORS BOLTS ARE TO HAVE WASHERS AND HIGH STRENGTH NUTS. THE CONTRACTOR WILL NEED TO INSTALL 2" CONDUIT (POWER) AND A 3/4" CONDUIT (ALARMS AND BATTERY CHARGER) FROM THE EQUIPMENT ROOM TO THE GENERATOR ROOM AND BE ATTACHED TO THE WALL AT 8' A.F.F. MINIMUM USING P1000T UNISTRUT, ONCE CONDUIT LEAVES THE WALL IT WILL BE SUPPORTED USING DUPONT HANGERS (PART NO. 2223 FOR 3/4", PART NO. 2222 FOR 2"), SEE ???/?/?.
- 16 (N) GENERATOR 2" NPT BLACK IRON EXHAUST PIPE WITH FIREPROOF BLANKET HUNG 9" BELOW CEILING AND ROUTED OUT THE NORTH WALL TO A VERTICAL EXHAUST PIPE WITH BULLHEAD, AND IS TO BE INSTALLED ABOVE THE RADIATOR EXHAUST LOUVERS AND BE ATTACHED TO THE ROOF OVERHANG.
- 17 (N) GENERATOR RADIATOR DUCTING TO SEAL THE RADIATOR TO THE EXHAUST LOUVERS.
- 18 (N) GENERATOR REMOTE FUEL FILL WITH (5) GALLON SPILL CONTAINMENT AND REMOTE FUEL FILL ALARM PANEL TO BE INSTALLED BY THE CONTRACTOR.
- 19 (N) CONTRACTOR TO ROUTE THE FUEL FILL TO THE OUTSIDE WALL.
- 20 (N) CONTRACTOR TO ROUTE (1) 2" NPT TANK VENT AND (2) 3" NPT TANK VENTS (SECONDARY AND EMERGENCY) TO THE OUTSIDE WALL PER VZW STANDARDS.
- 21 (N) 4" WIDE X 10" TALL CONCRETE CURBING WITH (2) #3 CONTINUOUS TO RETAIN DIESEL FUEL (WILL RETAIN 268 GALLONS) AND IS TO BE PAINTED SAFETY YELLOW AFTER THE CURBING HAS CURED. SEE SHELTER CURBING NOTES ON THIS PAGE FOR FINISHING THE CONCRETE INSIDE THE CURBING.
- 22 (N) 4KW, 240V WALL MOUNTED HEATER, MOUNTED AT 6'-6" A.F.F.

NOTES:

- 1 FINISHED FLOORING: THE VZW EQUIPMENT ROOM FLOOR IS TO BE COVERED WITH 'ARMSTRONG VCT-51830 TILE FLOORING', 1/8" THICK, WITH 4" RUBBER COVE BASE.
- 2 THE VZW EQUIPMENT ROOMS ARE TO HAVE THE INTERIOR WALLS AND CEILING PAINTED 'EGGSHELL WHITE', THE ADJACENT ROOM FOR THE CITY WILL NOT BE PAINTED.
- 3 THE CITY'S PORTION OF THE BUILDING ADDITION WILL NOT BE FINISHED BY VZW, THE FIREWALL BETWEEN THE TWO SPACES WILL BE FINISHED WITH (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD ONLY.
- 4 THE VZW CONTRACTOR IS TO FINISH THE GENERATOR CONTAINMENT CURBING AND AREA INSIDE THE CURBING (INCLUDING FLOOR) AS FOLLOWS; (A) SURFACE PREPARATION: SSPC-SP13/NACE 6, SURFACE MUST BE CLEAN, DRY, SOUND, AND OFFER SUFFICIENT PROFILE TO ACHIEVE ADEQUATE ADHESION. A MINIMUM SUBSTRATE CURE OF 28 DAYS AT 75°F IS REQUIRED. REMOVE ALL FORM RELEASE AGENTS, CURING COMPOUNDS, SALTS, EFFLORESCENCE AND OTHER FOREIGN MATTER BY SANDBLASTING, SHOT BLASTING, MECHANICAL SCARIFICATION, OR SUITABLE CHEMICAL MEANS; (B) CURBING JOINT: APPLY STEEL-SEAM FT910 EPOXY PATCHING AND SURFACING COMPOUND TO CREATE A COVE TRANSITION BETWEEN FLOOR AND CURBING, ALSO FILL ANY VOIDS OR BUG HOLES IN THE CONCRETE; (C) CONCRETE FINISH: (2) COATS OF SHERWIN-WILLIAMS SHELCOATE II EPOXY (920-W-355).



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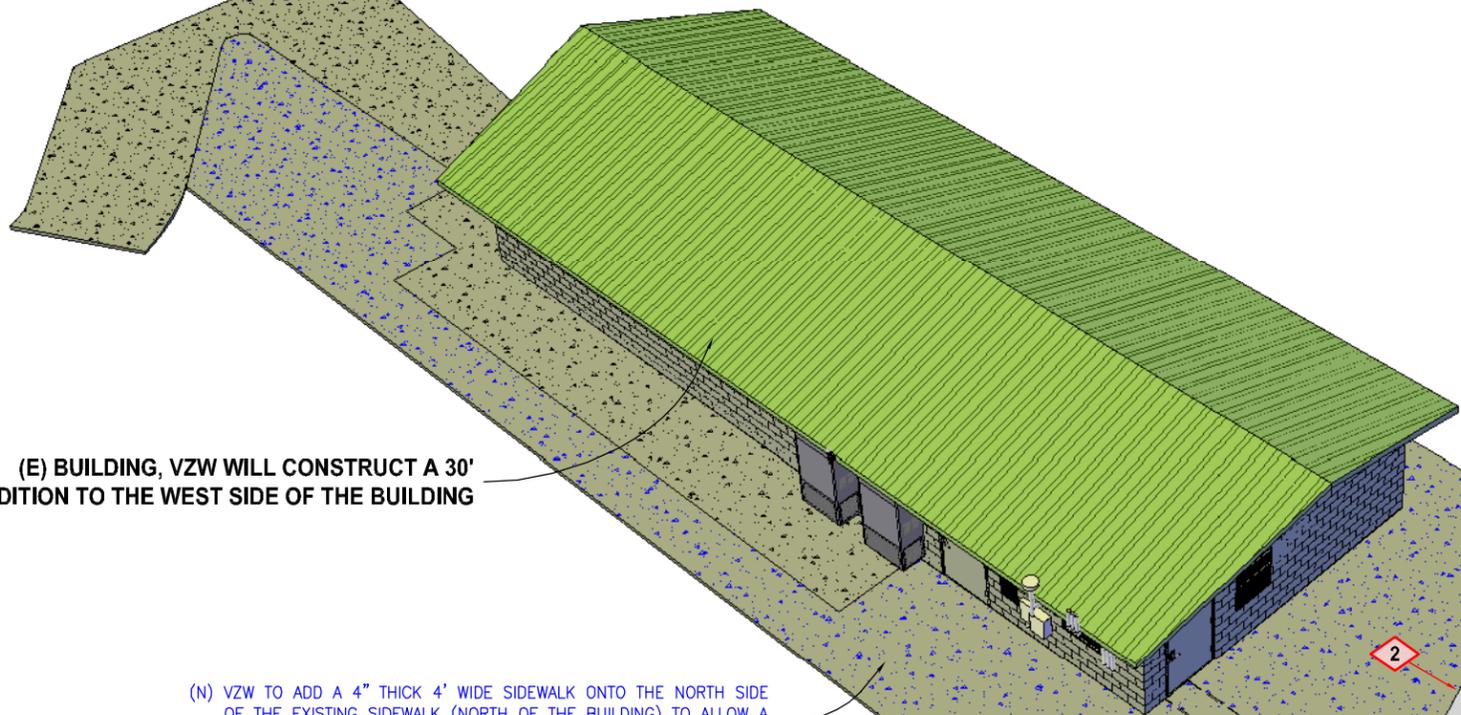
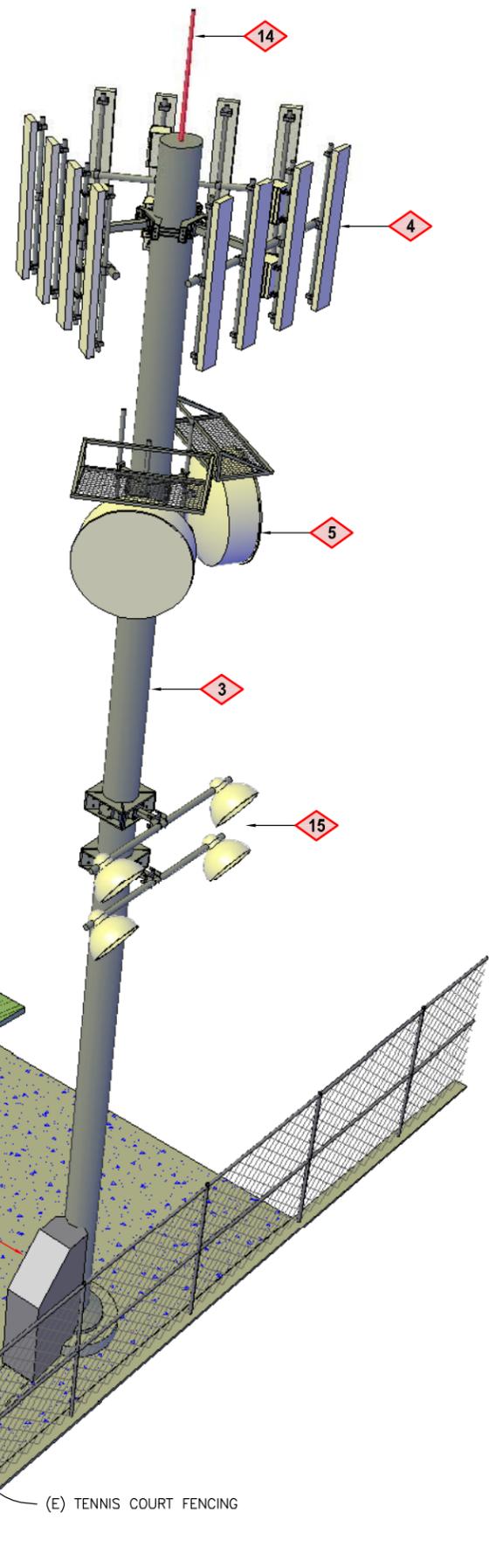
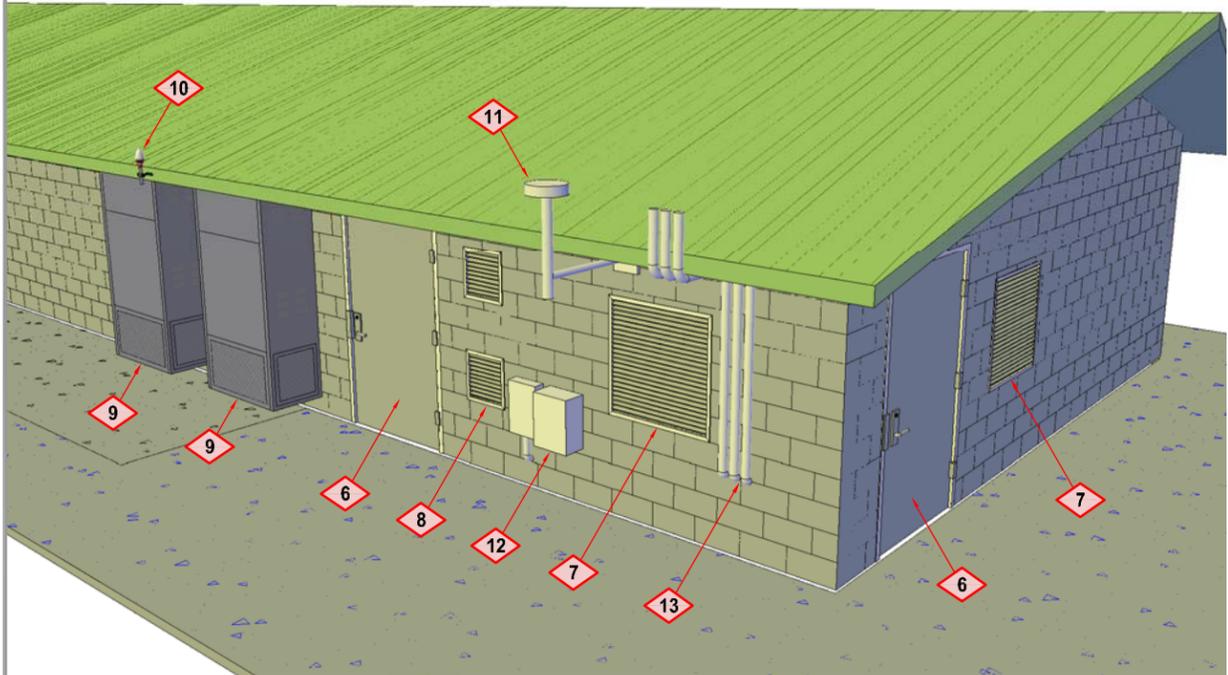
DRAWN BY: JAY C
CHECKED BY: NEFI G

REV	DATE	DESCRIPTION
0	05.13.2013	ZONING DRAWINGS

SAL - ARMORY
SW SEC 16, T5N, R1W
5500 SOUTH 650 EAST
SOUTH OGDEN, UT 84403
-- QWEST UPGRADE --

SHEET TITLE
**ENLARGED
SHELTER PLAN**

SHEET NUMBER
C102



(E) BUILDING, VZW WILL CONSTRUCT A 30' ADDITION TO THE WEST SIDE OF THE BUILDING

(N) VZW TO ADD A 4" THICK 4' WIDE SIDEWALK ONTO THE NORTH SIDE OF THE EXISTING SIDEWALK (NORTH OF THE BUILDING) TO ALLOW A TRUCK TO ACCESS THE VZW EQUIPMENT AND EXTEND (N) 4" THICK SIDEWALK WEST TO THE EXISTING TENNIS COURTS, SEE C100 AND C101

(E) TENNIS COURT FENCING

KEYED NOTES

- 1 (N) CONTRACTOR TO INSTALL A 24" WIDE BY 36" DEEP PRECAST CONCRETE TRENCH SYSTEM (TRENWA BHC2436-120 IS 39" WIDE BY 48" DEEP AND COMES IN 10' LONG SECTIONS AND COMES WITH CONCRETE LIDS) IN ORDER TO GET THEIR COAX FROM THE SHELTER TO THE MONOPOLE. THE CONTRACTOR IS TO MAKE SURE THESE TRENCHES ARE INSTALLED FLUSH TO THE NEW CONCRETE THAT WILL BE POURED WEST OF THE SHELTER ADDITION.
- 2 (N) 30" WIDE DOGHOUSE TO BE CONSTRUCTED BY THE CONTRACTOR ON THE NORTH SIDE OF THE NEW TOWER TO PROTECT THE COAX COMING FROM THE PRECAST TRENCH AND TRANSITIONING INTO THE MONOPOLE.
- 3 (N) VZW 80' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 4 (N) VZW 8' TALL ANTENNAS, (4) PER SECTOR, (12) TOTAL ANTENNAS AND (6) TOTAL RRH'S AT A 76' CENTERLINE, REFER TO VZW RF CONFIGURATION SHEET.
- 5 (N) VZW CONTRACTOR TO INSTALL (2) 6' MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 6 (N) VZW 4' X 7' 2-HOUR FIRE RATED STEEL DOOR WITH DEAD BOLT, THE CONTRACTOR SHALL INSTALL NFPA 704 SIGNAGE ON THE VZW ACCESS DOORS SHOWING HAZARDS FOR CORROSIVES AND ENERGIZED ELECTRICAL CIRCUITS (PER IFC SEC 2703.5), AND THE DOOR MUST BE TIED INTO VZW'S ALARM SYSTEM.
- 7 (N) GENERATOR INTAKE AND RADIATOR EXHAUST: CONTRACTOR TO CUT A 3'-0" X 3'-0" OPENING FOR EACH (INSTALL LINTELS AROUND ALL NEW CUTS), THEN INSTALL INTAKE AND EXHAUST LOUVERS WITH BUG SCREENS IN THE OPENINGS AND WIRE THEM TO THE GENERATOR CONTROL BOX.
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- 14 (N) VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.
- 15 (N) VZW'S CONTRACTOR IS TO MOUNT THE LIGHTS THAT ARE CURRENTLY LOCATED ON THE QWEST TOWER UPON THE NEW MONOPOLE AT A 40' CENTERLINE (RE-AIM AS NECESSARY) AND RELOCATE THE LIGHT CONTROL BOX TO A UTILITY RACK TO BE INSTALLED BY VZW NEXT TO THE BASE OF THE MONOPOLE. THE POWER SOURCE FOR THESE LIGHTS ARE TO REMAIN THE SAME AS THE EXISTING, IF THEY ARE TIED INTO THE QWEST METER THAT NEEDS TO BE REMOVED, THE CONTRACTOR WILL NEED TO INSTALL A NEW METER IN THE CITIES NAME ON THE NEW UTILITY RACK (SEE ABOVE) AND RE-USE THE EXISTING QWEST POWER SOURCE FOR THE LIGHTING SYSTEM. THE LIGHTING SYSTEM IS NOT TO BE TIED INTO VZW'S POWER SYSTEM.



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DRAWN BY: JAY C

CHECKED BY: NEFI G

REV	DATE	DESCRIPTION
1	06.20.2013	ACCESS SIDEWALK
0	05.13.2013	ZONING DRAWINGS

SAL - ARMORY
SW SEC 16, T5N, R1W
5500 SOUTH 650 EAST
SOUTH OGDEN, UT 84403
-- QWEST UPGRADE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

REV	DATE	DESCRIPTION
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0	05.13.2013	ZONING DRAWINGS

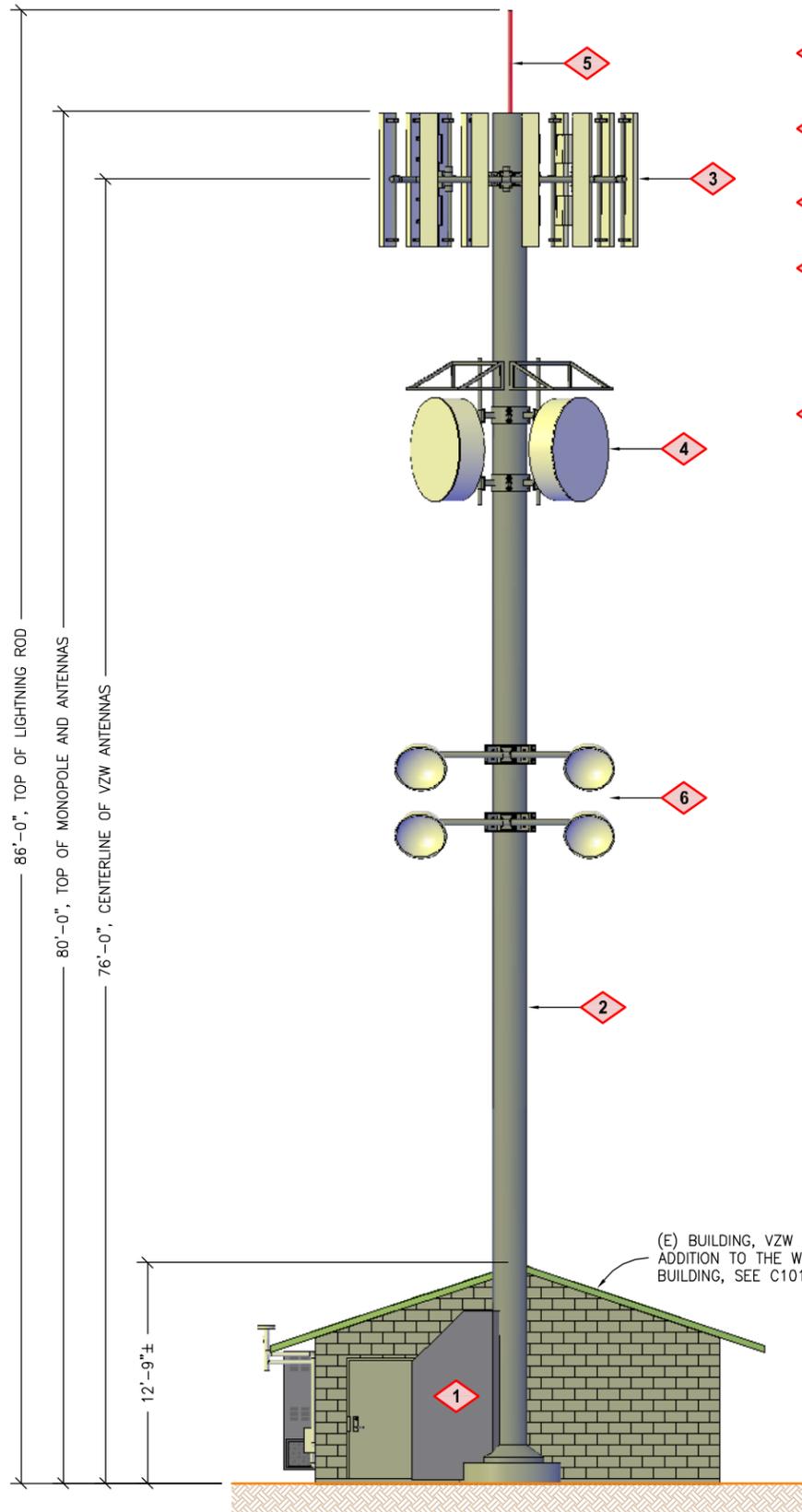
SAL - ARMORY
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SHEET TITLE
SITE ELEVATIONS

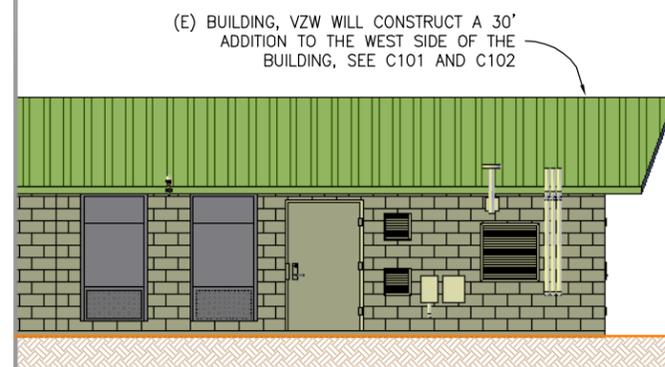
SHEET NUMBER
C201

KEYED NOTES

- 1 (N) 30" WIDE DOGHOUSE TO BE CONSTRUCTED BY THE CONTRACTOR ON THE NORTH SIDE OF THE NEW TOWER TO PROTECT THE COAX COMING FROM THE PRECAST TRENCH AND TRANSITIONING INTO THE MONOPOLE.
- 2 (N) VZW 80' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
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- 4 (N) VZW CONTRACTOR TO INSTALL (2) 6'Ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 5 (N) VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.
- 6 (N) VZW'S CONTRACTOR IS TO MOUNT THE LIGHTS THAT ARE CURRENTLY LOCATED ON THE QWEST TOWER UPON THE NEW MONOPOLE AT A 40' CENTERLINE (RE-AIM AS NECESSARY) AND RELOCATE THE LIGHT CONTROL BOX TO A UTILITY RACK TO BE INSTALLED BY VZW NEXT TO THE BASE OF THE MONOPOLE. THE POWER SOURCE FOR THESE LIGHTS ARE TO REMAIN THE SAME AS THE EXISTING, IF THEY ARE TIED INTO THE QWEST METER THAT NEEDS TO BE REMOVED, THE CONTRACTOR WILL NEED TO INSTALL A NEW METER IN THE CITIES NAME ON THE NEW UTILITY RACK (SEE ABOVE) AND RE-USE THE EXISTING QWEST POWER SOURCE FOR THE LIGHTING SYSTEM. THE LIGHTING SYSTEM IS NOT TO BE TIED INTO VZW'S POWER SYSTEM.



SITE ELEVATION
LOOKING EAST



SITE ELEVATION
LOOKING SOUTH

Planning Commission Report



Subject: Conditional Use Application: Replace existing monopole cell tower with a larger one; expand and modify existing storage/equipment building

Author: Mark Vlastic

Department: Planning & Zoning

Date: July 11, 2013

Background

This is a conditional use application to replace an existing 45' high monopole cell tower with an 80' tower. The application is also to modify and expand an existing storage/ equipment building associated with the tower. The existing monopole and building are located on the south edge of Friendship Park in an R-1-10 zone. Immediately to the south is H. Guy Child Elementary School, with R-1-8 zoned residential properties to the north. A National Guard Armory is located to the north (also within an R-1-8 Zone, and including significant communication tower structures.) The area west of the site is located in Washington Terrace, and is primarily low-density single-family uses immediately adjacent to the park.

Discussion

Staff has reviewed the requirements for modifications to the existing monopole cell tower in a residential terrace. The following is a summary of findings:

1. Monopole Structures may be allowed as conditional uses.
2. All towers must be of a monopole construction. No lattice constructed towers of any kind shall be allowed **(the proposed replacement monopole meets this requirement.)**
3. All towers must allow for collocation and supply engineering calculations by a state certified engineer that will allow for as many as three (3) separate users on a single pole. A letter must also be supplied stating that the owners of the tower will allow for collocation and that the structure has been constructed to allow for this. **(no engineering calculations or letter have been supplied with the application. Since this is an application to replace an existing monopole with a larger one, the collocation requirements stated herein should apply.)**
4. No tower may be located within a one mile radius to another tower until supporting documentation is supplied by an independent consultant stating that collocation will create a hardship. However, if a master cell site plan is presented by industry representatives and approved by the planning commission and city council, the one mile radius does not apply **(since this is an application to replace an existing tower, the location of nearby towers is not relevant.)**
5. Collocation on an existing monopole structure is a permitted use and is handled administratively.
6. The agent must supply the city with a letter stating that if technology renders the tower obsolete and the tower is vacated, the agent will remove the tower, all other apparatus associated with it, the top three feet (3') of the footing and restore the site to its original condition within ninety (90) days of vacating the tower **(no letter included with application.)**

7. Antennas and all associated equipment shall be painted to be harmonious with the surrounding area **(color not indicated in the application.)**
8. Whether collocation of the antenna on existing structures in the same vicinity, such as, towers, buildings, water towers, utility poles, athletic field lights, parking lot lights, etc., is feasible without impacting neighboring uses **(No description of collocation opportunities has been included with the application. The proposed monopole, however, includes the collocation of athletic lights for the tennis courts immediately adjacent to the structure.)**
9. The location of the antenna in relation to existing vegetation, topography, buildings, residential uses and zoning districts is acceptable **(the monopole is located on a flat park site with few trees or other screening elements. The extreme height and industrial appearance of the structure is more appropriate for a commercial or manufacturing zone, is typically incongruous with a residential/park site, and is highly likely to be seen from locations well beyond the site.)**
10. Whether there are any negative impacts associated with the use that must be mitigated through screening, height limits or specifying construction materials and colors, etc. (Ord. 903, 3-4-1997) **(the proposed 90' height of the monopole is twice as high as the existing monopole it is replacing, and higher than nearly all other monopoles in the area, including those located in commercial and manufacturing districts. It is unclear from the application why 90' is necessary)**

Recommendation

Staff recommends approval of the conditional use application, with the following conditions:

1. Reduction in monopole height from 90' to a maximum of 60' in height, which is considered more appropriate for the residential/park/school setting.
2. Provision of a letter to the Planning Commission explaining the need for increasing the height of the new structure.
3. Provision of engineering calculations and a letter certifying that the new structure will allow for as many as three (3) separate users on a single pole.
4. Provision of a letter stating that if technology renders the tower obsolete and the tower is vacated, the agent will remove the tower, all other apparatus associated with it, the top three feet (3') of the footing and restore the site to its original condition within ninety (90) days of vacating the tower.
5. Tower, antennas and all associated equipment shall be painted to be harmonious with the surrounding area. Staff recommends that a light-toned, neutral finish color be used that is harmonious with the expanded storage/equipment building.

SITE PLAN APPROVAL APPLICATION

Required for all commercial and manufacturing uses, buildings, or construction
SOUTH OGDEN CITY PLANNING COMMISSION

Phone 622-2708

Fee 225.00
(see back)
Date Paid 8/19/13

Owners Name INTERMOUNTAIN HEALTHCARE Phone 801 387-6200 FAX 801 382-6234

Address 975 CHAMBERS ST. City S. OGDEN State UT Zip 84403

Agents Name - All information will be sent to the Agent. (Note when agent is same as above)

MATT WOLFORD Phone 801 269-4010 FAX 801 269-4049

Matthew.Wolford@gmail.org

Address 363 W 2720 S City SALT LAKE State UT Zip 84115

Property Address: 975 CHAMBERS ST. S. OGDEN, UT 84403

Existing Zone C-2 No. of Acres or Sq. Ft. _____ #Res. Units 0
Bldg. Sq. Ft. 15,135 Building Height (stories & ft.) 1

What Use is Requested? ADDITION OF PARKING LOT AT IHC SOUTH OGDEN CLINIC

OFFICE USE

Scheduled for Planning Commission Agenda _____

Request for Recommendation sent to the following by copy and return of this form:

City Engineer - Date _____ Received back - Date _____
Public Safety - _____
Public Works - _____

(City FAX # 622-2713)

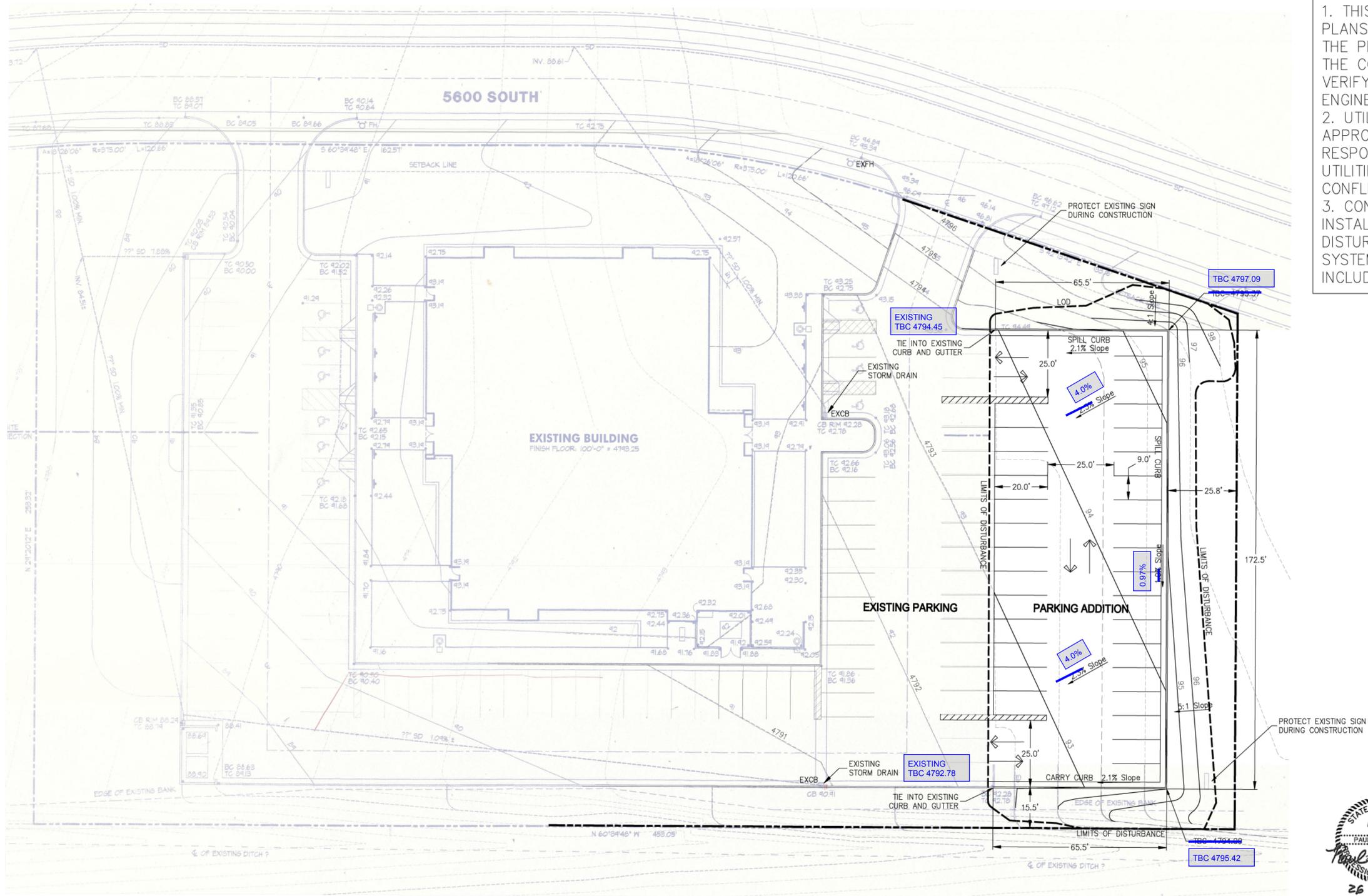
RECOMMENDATION:

PLANNING COMMISSION ACTION:

APPROVED _____ Denied _____ Date _____

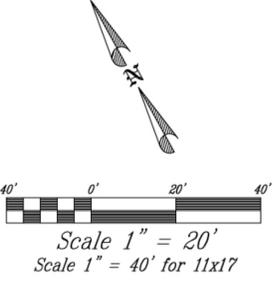
Comments: _____

The P.C. action is subject to appeal to the City Council, filed with the City Recorder, by any interested party for 10 days from the date of P.C. decision



GENERAL NOTES:
 1. THIS PLAN IS BASED ON THE AS-BUILT PLANS PROVIDED BY THE OWNER WHEN THE PROJECT WAS INITIALLY CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE TO VERIFY SITE CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 2. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING EXISTING UTILITIES. NOTIFY PROJECT ENGINEER OF CONFLICTS WITH DESIGN.
 3. CONTRACTOR IS RESPONSIBLE TO INSTALL NEW SOD WITHIN LIMITS OF DISTURBANCE AND NEW SPRINKLER SYSTEM. NEW SPRINKLER DESIGN IS NOT INCLUDED WITH THESE PLANS.

STATE OF UTAH
 PAUL D. BERG
 PROFESSIONAL ENGINEER
 26 June 2012



SEE SHEET C06 FOR:
 -PAVING SECTION DETAIL
 -CURB AND GUTTER DETAIL

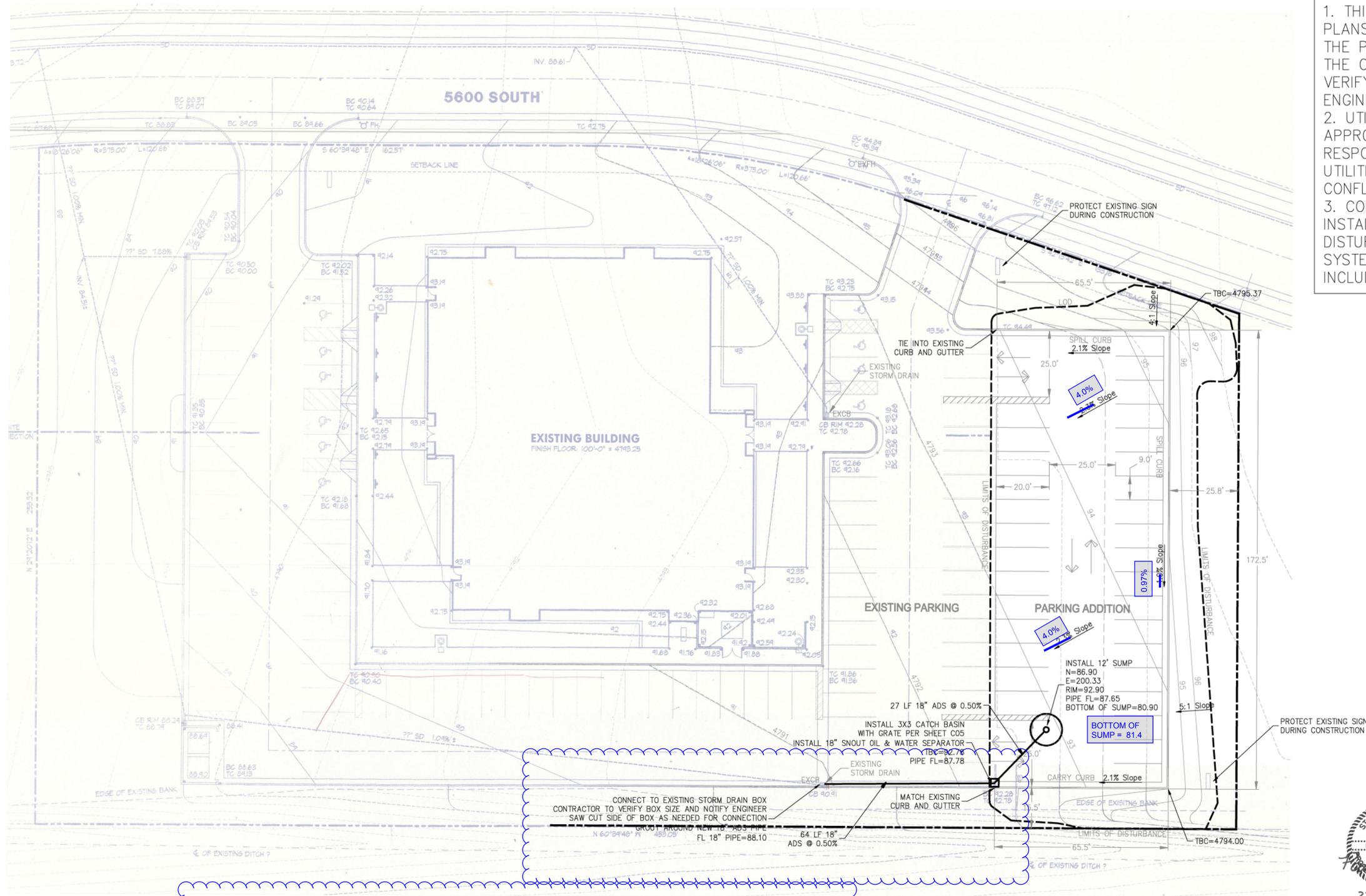
IHC South Ogden
PARKING ADDITION
 GRADING PLAN

BERG ENGINEERING
 RESOURCE GROUP, P.C.
 380 E Main St, Suite 204,
 Midway, Ut 84049
 ph. (435) 657-9749

DESIGN BY: DEJ
 DRAWN BY: PDB

DATE: 26 June 2012
 REV:

SHEET
C03



GENERAL NOTES:
 1. THIS PLAN IS BASED ON THE AS-BUILT PLANS PROVIDED BY THE OWNER WHEN THE PROJECT WAS INITIALLY CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE TO VERIFY SITE CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
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STORM WATER PLAN NARRATIVE:

THE EXISTING EAST PARKING LOT IS 0.23 ACRES. THE PARKING LOT EXPANSION IS 0.33 ACRES.

THE 100 YEAR, 24 HOUR RUNOFF VOLUME FROM THE EXISTING AND NEW PARKING LOT ADDITION IS APPROXIMATELY 5,443 CF.

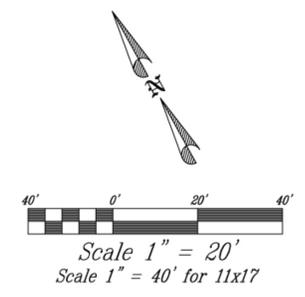
THE RUNOFF VOLUME CAPACITY OF A 12' SUMP WITH A SOILS INFILTRATION RATE OF 3.0 INCHES PER HOUR IS 6,653 CF DURING A 24 HOUR PERIOD.

THE PROPOSED 12' SUMP CAN HANDLE THE 100 YEAR RUNOFF VOLUME FROM THE EXISTING PARKING AND NEW PARKING LOT ADDITION.

THE EXISTING CATCH BASIN WILL BE CONNECTED TO THE NEW STORM DRAIN AND SUMP. THIS WILL IMPROVE THE EXISTING CATCH BASIN THAT APPEARS TO BE INADEQUATE AND OVERFLOWS INTO THE ADJACENT DITCH.

SEE SHEET C05 FOR:
 -SUMP DETAIL
 -CATCH BASIN DETAIL

SEE SHEET AS01 FOR PHASING OF PROJECT



IHC South Ogden
PARKING ADDITION
STORM DRAIN PLAN

BERG ENGINEERING
 RESOURCE GROUP, P.C.
 380 E Main St. Suite 204,
 Midway, UT 84049
 ph. (435) 657-9749

DESIGN BY: DEJ
 DRAWN BY: PDB
 DATE: 23 JULY 2012
 REV:
 SHEET
C04

Planning Commission Report



Subject: Site Plan Approval – 975 Chambers

Author: Mark Vlastic

Department: Planning & Zoning

Date: Thursday, August 12, 2013

Background

This is an application for a site plan approval for the addition of a new double-loaded parking lot, south of an existing parking lot used by the IHC Clinic. The new lot is connected to the existing parking lot, and is served by the same access.

Discussion

Located in a C-2 zone, the proposed expansion meets zoning requirements, including setback requirements. The expansion requires substantial re-grading on the south edge of the new parking lot, although it appears that existing trees will be preserved.

Recommendation

Staff recommends approval of the site plan, contingent upon submission of a Landscape Plan. Since the new parking lot is aligned with the existing, staff recommends that the landscaped hedge located on the west edge of the existing parking lot is extended south to encompass the parking lot.

SITE PLAN APPROVAL APPLICATION

Required for all commercial and manufacturing uses, buildings, or construction

SOUTH OGDEN CITY PLANNING COMMISSION

Phone 622-2708

801

Owners Name Filton Investments Phone 393-103

Fee _____

(see back)

Date Paid _____

FAX _____

Address 3680 S 6500 City Riverdale State UT Zip _____

Agents Name - All information will be sent to the Agent. (Note when agent is same as above)

E. Parslow Const Phone 801-940-6555 FAX 801-731-6765

Address 1225 4100w City ogden State UT Zip 84404

Property Address: 3925 Wall Av.



Existing Zone C-2 No. of Acres or Sq. Ft. 15250 #Res. Units _____
Bldg. Sq. Ft. 4000 Building Height (stories & ft.) _____

What Use is Requested? Retail Business Addition

OFFICE USE

Scheduled for Planning Commission Agenda MAY 14, 2009

Request for Recommendation sent to the following by copy and return of this form:

City Engineer - Date _____ Received back - Date _____
Public Safety - _____
Public Works - _____

(City FAX # 622-2713)

RECOMMENDATION:

PLANNING COMMISSION ACTION:

APPROVED _____ Denied _____ Date _____

Comments: _____

The P.C. action is subject to appeal to the City Council, filed with the City Recorder, by any interested party for 10 days from the date of P.C. decision

SPappfrm April '10

Fee - Site Plan Approval

\$100.00 plus \$25.00 for each acre over one (1) to five (5) acres then \$10.00 for each additional acre or part thereof and \$100 for the City Engineer review. The Engineer fee is charged at a per hour rate and the balance over \$100 will be owing upon billing. The City collects these engineering hours on a project so the actual costs are recognized. As long as the project is under construction, the City engineer may incur costs that will be billed to the applicant.

APPLICANT'S AFFIDAVIT

State of Utah
County of Weber

I (we) Albers M. Ecton, being duly sworn, depose and say I (we) am (are) the sole
Property Owner(s) or Agent of Owner
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 3925 WALL AVE, S Ogden
Property Address

and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

Dated this 22 day of August, 2013.

Signed: Albers M. Ecton
Property Owner or Agent

Property Owner or Agent

Subscribed and Sworn before me this 22nd day of August, 2013.



Notary Public: Leesa Kapetanov

AGENT AUTHORIZATION

State of Utah
County of Weber

I (we) Albers M. Ecton, the sole owner(s) of the real property located at
Property Owner(s)
3925 WALL AVE S. Ogden South Ogden, Utah do hereby appoint EVAN PARSLOW,
Property Address

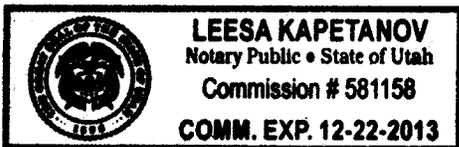
as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this 22 day of August, 2013

Signed: Albers M. Ecton
Property Owner

Property Owner

Subscribed and Sworn before me this 22nd day of August, 2013.



Notary Public: Leesa Kapetanov

SEAL:

REVISION:
DATE: 1/1/14
PROJECT: C.C.
DRAWN BY: C.C.
PLOT: 08-13-2013

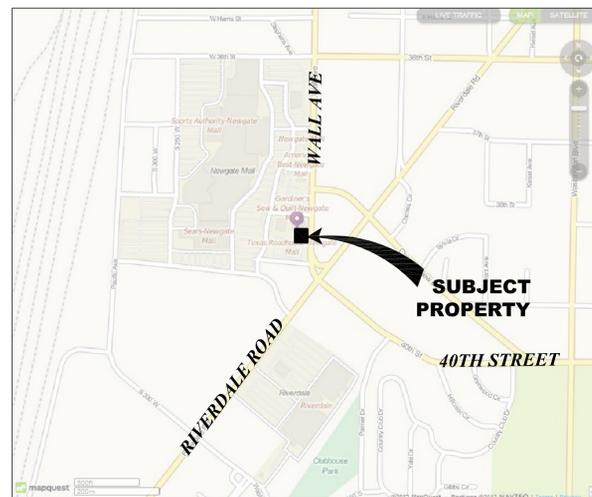
DRAWING DESCRIPTION:
SITE PLAN

177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SILVERPEAK
ENGINEERING

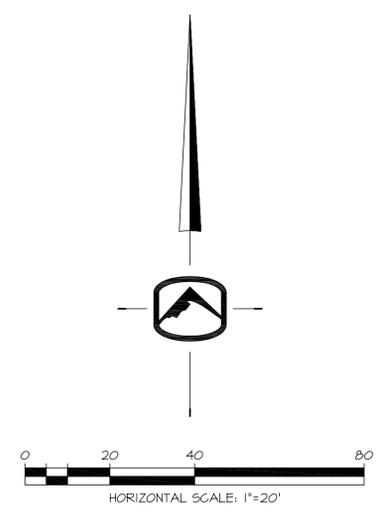
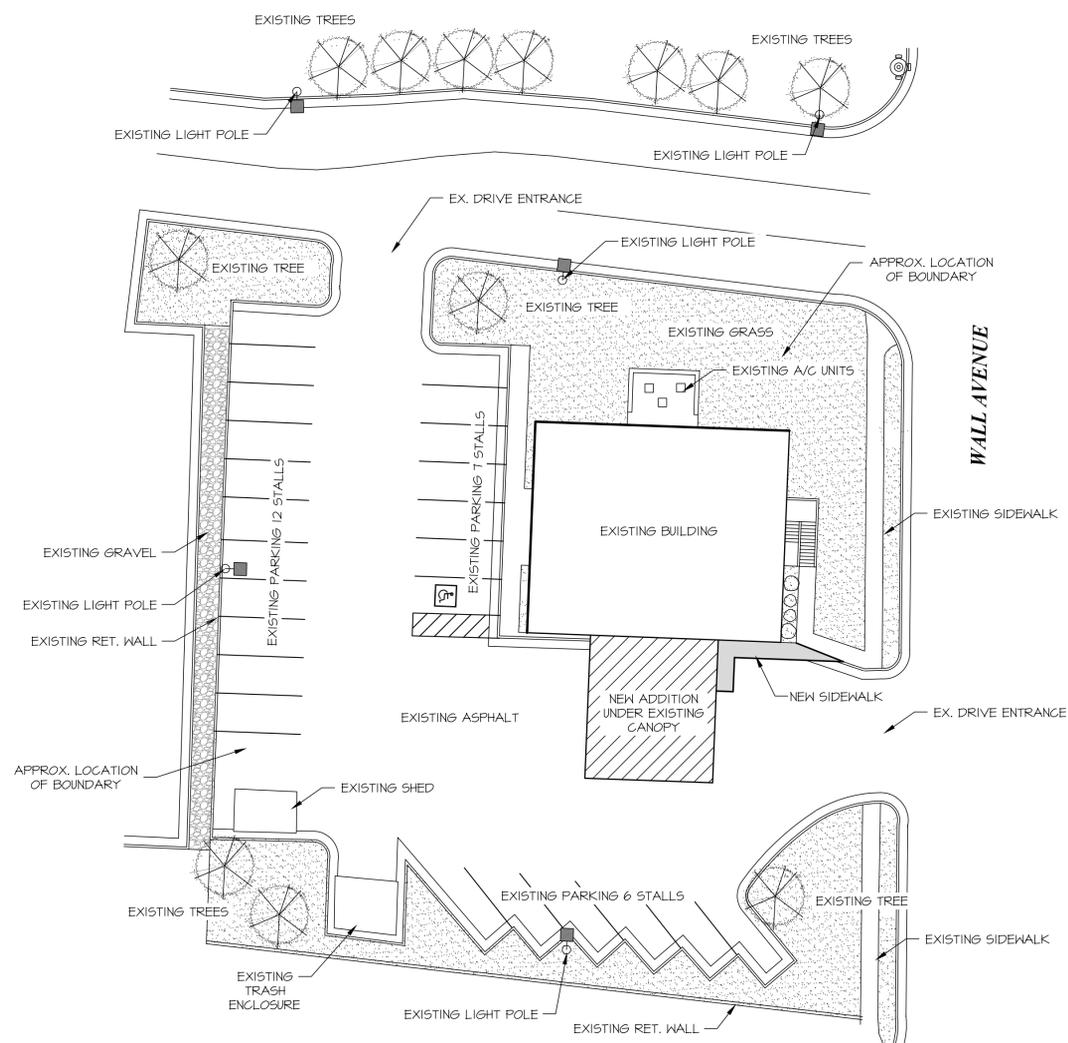
KID TO KID UPGRADE
3925 WALL AVENUE
OGDEN, UTAH

SHEET NUMBER:
C1
SITE PLAN



VICINITY MAP

SITE AREA TABULATION	
NO NEW HARD SURFACE IS BEING ADDED	
EXISTING PARKING STALLS	25 STALLS
EXISTING RETAIL SPACE (DOES NOT INCLUDE STORAGE OR RESTROOMS)	2,200 SQ.FT.
ADDITION RETAIL	954 SQ.FT.
TOTAL RETAIL	3154 SQ.FT.



SITE PLAN

LEGEND
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
IRR	NEW IRRIGATION LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
SW	NEW SECONDARY WATERLINE
W	NEW CULINARY WATERLINE
IRR	EX. IRRIGATION LINE
OHP	EX. OVERHEAD POWER LINE
SD	EX. STORM DRAIN
SS	EX. SANITARY SEWER
SW	EX. SECONDARY WATERLINE
T	EX. TELEPHONE LINE
G	EX. GAS LINE
W	EX. CULINARY WATERLINE
+	SECTION CORNER MONUMENT
#	CONTROL POINT
- - - 4250 - - -	EG CONTOUR MINOR
- - - 4250 - - -	EG CONTOUR MAJOR
- 4250 -	FG CONTOUR MINOR
- 4250 -	FG CONTOUR MAJOR
▬	NEW ASPHALT
▨	EXISTING ASPHALT
▬▬▬	30" HIGH BACK CURB
▨▨▨	30" RELEASE GUTTER

Planning Commission Report



Subject: Site Plan Approval – 3925 Wall Avenue

Author: Mark Vlastic

Department: Planning & Zoning

Date: Thursday, August 12, 2013

Background

This is an application for a site plan approval for a modification to an existing bank building in a C-2 Zone. The proposal is to modify the bank building to encompass a retail operation, and to enclose the existing drive-through banking carport, which would add approximately 1,020 additional square feet of sales area to the existing building. Although the submission does not clearly indicate the amount of retail floor area, it appears that the project consists of 4,000 existing square feet, plus 1,020 new (carport), for a total of 5,020. No substantive changes are proposed for the exterior of the building, including parking.

Discussion

Staff has reviewed the submission. The proposed use is allowed in the C-2 Zone. The change in use requires a new analysis of parking requirements. Assuming that the modified building is 5,020 SF in extent, and that 1 parking space is required for every 200 SF, the project would require 25 parking spaces. There are currently 25 spaces delineated on the site, plus room for an additional 4-5 spaces in the former drive-through waiting zone, west of the addition.

Recommendation

Staff recommends approval of the site plan, contingent upon submission of project statistics, including existing floor area, proposed floor area and parking requirements. Staff has no opinion on the constructability of the proposed addition, as this will be reviewed by the City Building Official.

MIXED USE ZONING RESEARCH

Riverdale Mixed Use Zone Summary

The purpose of the mixed use zone (MU) is to encourage the development of areas as a mix of compatible residential and commercial uses, and to provide commercial use opportunities while preserving the attractiveness of residential used and ensure compatibility. The district is intended to provide a higher level of control over nonresidential uses to ensure compatibility. It establishes standards for compatibility and buffering and encourages the assembly of properties to create a coordinated and harmonious development. Specific measures to mitigate negative impacts of mixed use developments include standards for fencing, landscaping, lighting, noise, odor, screening, signage, vehicular access and design consideration which will be required at the time of design and site approval. The Planning Commission has the discretion to include additional requirements, all of which are focused on protecting residential uses from the impacts of commercial development.

The ordinance sets Site Development Standards and identifies permitted and non-permitted uses. Sexually oriented business and those that sell alcoholic beverages are not permitted in the MU zone.

The complete Riverdale City Mixed Use Zone follows.

ARTICLE G. MIXED USE ZONE (MU) 

- [10-13G-1: PURPOSE:](#)
- [10-13G-2: SITE DEVELOPMENT STANDARDS:](#)
- [10-13G-3: SPECIAL REGULATIONS:](#)
- [10-13G-4: USES:](#)
- [10-13G-5: HOURS OF OPERATION:](#)
- [10-13G-6: BUSINESSES AND USES:](#)
- [10-13G-7: FENCING:](#)
- [10-13G-8: LANDSCAPING:](#)
- [10-13G-9: LIGHTING:](#)
- [10-13G-10: NOISE:](#)
- [10-13G-11: ODOR:](#)
- [10-13G-12: SCREENING:](#)
- [10-13G-13: SIGNAGE:](#)
- [10-13G-14: ACCESS:](#)
- [10-13G-15: DESIGN CONSIDERATION:](#)

10-13G-1: PURPOSE: 

A. The purpose of the mixed use zone (MU) is to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for commercial use opportunities while preserving the attractiveness of the area for residential use and to ensure compatibility. The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment. The intent of this district shall be achieved by designating development and redevelopment to comply with established standards for compatibility and buffering as set forth in this article. It also encourages the assembly of properties in a unified plan to create a coordinated and harmonious development. This will promote outstanding design without unsightly and unsafe development. Specific measures to mitigate negative impacts of mixed use developments include standards for fencing, landscaping, lighting, noise, odor, screening, signage, vehicular access and design consideration which will be required at the time of design and site approval. (Ord. 647, 7-19-2005)

10-13G-2: SITE DEVELOPMENT STANDARDS: 

A.	Commercial:	
	Minimum lot area	None
	Minimum lot	None

	width	
	Minimum yard setbacks:	
	Front	50 feet, except if planning commission deems a different setback is necessary
	Corner side	20 feet, except if planning commission deems a different setback is necessary
	Interior side	None, except if planning commission deems a reasonable setback is necessary
	Rear	None, except if planning commission deems a reasonable setback is necessary
	Building height:	
	Minimum	1 story
	Maximum	None, except if planning commission deems a height restriction is necessary
	Maximum lot coverage	Not over 45 percent of the lot area by buildings or accessory buildings
B.	Residential:	
	Density	No more than 13 dwelling units per acre including townhouses and condominiums
	Lot area	Single-family or two-family dwelling a minimum of 12,000 square feet
		Other dwelling types, including townhouses and condominiums, no minimum lot area but the density requirement listed above must be adhered to in all cases
	Lot width	Each lot shall have a minimum width of 100 feet, which includes single-family, two-family, townhouses and condominiums
	Setbacks:	
	Main buildings:	
	Front	30 feet from front property line

	Side	10 feet minimum for each side except 20 feet minimum for side fronting on a street
	Rear	30 feet from rear property line
	Detached accessory buildings and garages:	
	Front	30 feet from all front lot lines
	Side/rear	Same as for dwelling, except when the structure is at least 10 feet behind the main building or 10 feet behind a line extending from the rear corners of the main building to the side lot lines parallel to the rear lot line(s); the side and rear setbacks may be reduced to 1 foot; provided, that the structure must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 20 feet and minimum rear setback adjacent to a side lot line is 10 feet

(Ord. 658, 4-18-2006)

10-13G-3: SPECIAL REGULATIONS: 

A. Per the planning commission discretion, at the preliminary review stage commercial and residential ratios may be imposed for the uses on the property.

B. Per the planning commission discretion open space and trail connections throughout the project site may be required.

C. Approval of uses shall be reviewed and approved by the planning commission prior to issuance of a business license. (Ord. 647, 7-19-2005)

10-13G-4: USES: 

A. All uses in a mixed use zone shall be reviewed or considered by the planning commission. Uses deemed inappropriate because of being adverse or having a potential negative impact on people, uses or property in the development area shall not be allowed. Possible potential uses would include:

Accessory retail sales and services when located within a principal building.

Adult daycare centers.

Amusement enterprises including:

Bowling alley.

Dance studio.

Gymnasium.

Park and playground.
Recreation facilities (private and public).
Roller skating rink.
Theater:
Movie, indoor.
Performing arts production facility with live performance.
Animal service including:
Doggie daycare, conducted in a completely enclosed building.
Grooming for cats and dogs.
Hospital, small animal only and services conducted in a completely enclosed building.
Art galleries.
Assisted living facility.
Bed and breakfast.
Car wash, manual and professional.
Child daycare/preschool centers.
Church, place of worship.
Cleaning: Dry cleaning/laundromat.
Clinics:
Medical and dental offices/clinics.
Optometrist, optician or oculist.
Physician or surgeon.
Community gardens.
Day spa (bath and massage establishment).
Dwelling unit above first floor commercial or office.
Financial institutions with or without drive-through facilities.
Hotel/motel.

Library.
Multi-family dwellings (condo/townhouse).
Museum.
Nature preserves/conservation areas.
Nursery school and preschool.
Office, research related.
Offices:
Accountant.
Employment agency.
Government offices.
Legal.
Medical.
Professional.
Real estate agency.
Travel agency.
Parking (park and ride lots not allowed):
Off site parking.
Structure.

Public/private utility buildings and structures.
Public/private utility transmission wires, lines, pipes and poles.
Reception center/wedding chapel.
Restaurant (with or without drive-through facilities):
Cafe or cafeteria.
Catering establishment.
Delicatessen.
Ice cream parlor.
Retail goods establishments.
Retail service establishments.
Single-family attached/detached dwellings.
Transportation terminals (bus and rail).
Vending carts on private property. (Ord. 658, 4-18-2006; amd. Ord. 802, 4-3-2012)

B. Not permitted in this zone would be sexually oriented business (SOB) per subsection [3-5-11B](#) of this code or clubs, lounges, taverns or any establishment whose primary propose is the sale of alcoholic beverage. (Ord. 658, 4-18-2006)

10-13G-5: HOURS OF OPERATION:

Hours of operation are to be set by the planning commission after considering the impact to surrounding areas. General guidelines could include, but are not limited to, businesses not to be open before six o'clock (6:00) A.M. or after eleven o'clock (11:00) P.M. (Ord. 647, 7-19-2005)

10-13G-6: BUSINESSES AND USES:

The uses in this article shall be permitted only under the following conditions: no outside storage except for two (2) business delivery vehicles, three-quarter ($\frac{3}{4}$) ton or smaller (unless otherwise specified by the planning commission). (Ord. 647, 7-19-2005)

10-13G-7: FENCING:

Fencing may be required per the planning commission discretion for use as a buffer to adjacent properties. Fences shall be decorative, durable and of a height set forth in the site plan approval. (Ord. 647, 7-19-2005)

10-13G-8: LANDSCAPING:

All front, corner side, and rear (that abuts a public street) yards shall be maintained as landscaped yards. Twenty percent (20%) of the total site excluding parking area shall be landscaped with landscaping plans approved by the planning commission.

A. Parking area landscaping shall be ten percent (10%) of the parking surface with plans approved by the planning commission.

B. All landscaped areas planted with live plant material shall include an appropriate automatic irrigation system. The owner, tenant and any agent shall be jointly and individually responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance. (Ord. 647, 7-19-2005)

10-13G-9: LIGHTING:

Lighting shall be low intensity, shielded from uses on adjoining lots and directed away from adjacent property in a residential zone or an adjacent residential use. Lighting cannot impact residential uses. All parking luminaries except those required for security must be extinguished one hour after the end of business hours. The exception for security lighting applies to twenty five percent (25%) of the total luminaries used. A higher percentage of security lighting may be approved at the discretion of the planning commission. (Ord. 647, 7-19-2005)

10-13G-10: NOISE:

The noise level emanating from any use or operation shall not exceed the state health department standards of the area measured at the property line. (Ord. 647, 7-19-2005)

10-13G-11: ODOR:

No use shall be permitted which creates an objectionable odor in such quantity as to be readily detectable beyond the boundaries of the site. (Ord. 647, 7-19-2005)

10-13G-12: SCREENING:

Screening shall be approved by the planning commission to minimize noise and visibility from on site parking areas, adjacent public streets and adjacent residentially zoned property. (Ord. 647, 7-19-2005)

10-13G-13: SIGNAGE:

Signage shall be approved by the planning commission. (Ord. 647, 7-19-2005)

10-13G-14: ACCESS:

The number of access points along public streets shall be minimized by sharing and linking parking areas with adjacent properties. Reciprocal ingress and egress, circulation and parking agreements shall be required to facilitate the ease of vehicular movement between adjoining properties. On corner sites, access points shall be located as far from the corner as reasonably possible per discretion of the public works administrator from the point of intersection of the property lines. Vehicular circulation shall be designed to limit the intrusion of traffic into residential areas and minimize access on streets used by schoolchildren. (Ord. 647, 7-19-2005)

10-13G-15: DESIGN CONSIDERATION:

Per the planning commission discretion, the development shall provide on site amenities and appropriate buffering to adjacent properties and uses. The scale of the development shall be in character with the surrounding land uses and the development shall have a residential character if adjacent to residential areas. Any properties currently abutting a residential street or residents shall create and maintain the residential nature. (Ord. 647, 7-19-2005)

MIXED USE ZONING RESEARCH

Ogden City Mixed Use Zone Summary

The ordinance provides a definition of mixed use which allows for development and redevelopment that includes a mix of uses (commercial, entertainment, recreation, open space, and high density housing), and which requires planning and design standards that support community building and the quality of design. It applies to downtown Ogden or any other redevelopment district. Mixed use is identified as both vertical (within the same building) and horizontal (within adjacent buildings). It specifies the percentage of various land uses that can be combined depending on the theme of the project and requires a master plan be developed. It identifies uses not-permitted and those that are permitted.

The ordinance provides general site design standards for the downtown area and any other redevelopment area that address setbacks, compact design, building orientation, and parking, access and services areas, as well as architectural design consideration. A master plan is required for a mixed use zone including maps showing the configuration and uses in the project, a written description of those uses, architectural elevations showing design and materials, and how utilities/services will be addressed.

Approval requires a Development Agreement which specifies the standards and requirements attached to the mixed use project. The Development Agreement includes a legal description, master plan map, description of development standards, widths of private and public roadways, public facilities and services needed, parks and recreation, timing and phasing, and other considerations. Existing uses on the property may remain, but if there are any improvements made to the buildings or site, they must then conform to the standards and requirements of the MU zone.

Consideration of a zoning change to MU requires approval of the development master plan and development agreement at the same time. The approval process includes the application process, pre-application meetings, City reviews, and meetings and public hearings before the Planning Commission and City Council.

The Ogden City Mixed Use Zoning Ordinance follows.

Chapter 39

MIXED USE ZONE MU [15-39-1: PURPOSE AND INTENT:](#)[15-39-2: APPLICATION OF MIXED USE ZONE:](#)[15-39-3: USES WITHIN A MIXED USE \(MU\) ZONE:](#)[15-39-4: GENERAL DEVELOPMENT STANDARDS:](#)[15-39-5: PROJECT MASTER PLAN REQUIREMENTS:](#)[15-39-6: DEVELOPMENT AGREEMENT REQUIREMENTS:](#)[15-39-7: MIXED USE \(MU\) APPLICATION AND REVIEW PROCEDURE:](#)[15-39-8: USES AND STANDARDS ALLOWED FOR MIXED USE ZONE PROJECTS:](#)15-39-1: PURPOSE AND INTENT: 

The purpose of the mixed use (MU) zone is to establish a zoning district to allow the development or redevelopment of land in a manner that requires projects to be designed and planned to provide a mix of uses created by various commercial, entertainment, recreation, open space and a variety of higher density residential styles that creates a quality design and urban community or village feel. The mixed use development standards help to encourage vibrant, active centers by a variety of uses in a pedestrian friendly environment and promote architectural quality in building designs. The scale and intensity of a mixed use development may vary depending on location, types of mixed uses and development theme.

(Ord. 2011-23, 5-3-2011)

15-39-2: APPLICATION OF MIXED USE ZONE: 

A. The mixed use zone with its regulations is intended to be applied to two (2) types of locations:

1. The downtown area of Ogden typically being designed for use as a transit oriented development project; or
2. An approved redevelopment district.

B. The MU zone shall only be applied to create and maintain mixed use projects that are mixed use in a vertical or horizontal manner. Vertical mixed use projects incorporate different land use types within the same building (e.g., residential, office or retail). Horizontal mixed use projects incorporate different land uses within adjacent buildings on the same site. Both types of mixed use styles in a project are encouraged.

(Ord. 2011-23, 5-3-2011)

15-39-3: USES WITHIN A MIXED USE (MU) ZONE: 

A. The variety of uses allowed in an MU zone are intended to create a mix of commercial, entertainment, office, personal services, and a variety of residential dwelling land use types that

can be developed in a compact design that encourages compatibility of uses. Each mixed use zone application may have a different theme that is identified in the approval process that establishes the type of mixed uses proposed. For redevelopment districts this is identified in the redevelopment plan. A key component is that a mix of land use types (i.e., commercial, office, personal services, entertainment or recreational, and residential) is required either vertically or horizontally in the development. A mixed use development is required to have at least three (3) different land use types with one type being residential. If the mixed use development theme is residential, no one specific residential building type may exceed more than sixty percent (60%) of the residential building types proposed for the project master plan. If the mixed use theme is transit oriented development or commercial, no more than sixty percent (60%) of the total square footage of the buildings may be commercial. The permitted uses of a mixed use zone and design standards shall be those uses and standards specified in the approval process and shall be included in section [15-39-8](#) of this chapter as permitted uses and standards for the specified development.

B. To ensure compatibility of uses, the following uses shall not be permitted in any MU zone:

- Any business with outdoor storage.
- Business with drive-through window service.
- Car wash.
- Convenience store/service station/auto lube and oil centers.
- Manufacturing uses.
- Motor vehicle or motor recreational vehicle sales and display.
- Motor vehicle repair and service.
- Recycling centers/recycling collection areas.
- Rehabilitation/treatment, protective housing, transitional housing, or boarding house.
- Sexually oriented businesses.
- Short term loan businesses.
- Single-family detached dwelling on lots over three thousand (3,000) square feet.
- Single retail unit space over forty thousand (40,000) square feet.
- Social clubs/taverns/cabaret below or above residential dwellings or within one hundred (100) linear feet of residential dwellings.
- Warehousing as the main use.

C. The MU zone is a mixture of uses with no one land use type being a constant dominant or prevailing use. Since the land uses allowed are determined by the project master plan and development agreement with mixtures of land use types dependant upon location and type of project being developed, the MU zone shall not be considered as a commercial or a manufacturing zone for the purpose of consideration of off premises signage location under state law.

(Ord. 2011-23, 5-3-2011)

15-39-4: GENERAL DEVELOPMENT STANDARDS: 

A. The mixed use zone is intended to be applied in various locations in the downtown area or redevelopment districts. To create a true mixed use, the master plan and actual development of each location shall be in a manner that the design of the buildings, parking, land uses and landscaping create a compact development and quality design of building and spaces. Attention to the design is required to create a vibrant, interactive and connected development both internally and to its surroundings. The approved project master plan shall demonstrate that the project is developed paying attention to these standards as well as the development theme being proposed. The development agreement and, in redevelopment areas, approval of each phase of the development will determine site specific details, setbacks and building placements and use locations following the concepts of the approved project master plan which incorporates these standards. In order to guide the development of the project master plan each project approval will be guided by the compliance to the following mixed use general development standards.

1. Site Design:

a. Downtown area:

(1) Setbacks: Buildings with ground level commercial uses should be located next to street property lines in order to create a street edge and give visual preference to pedestrian related access to the structures. Some variation for a portion of the building setback may be considered when outdoor spaces for the ground level use are developed such as outdoor dining or entrance features. Buildings with ground level residential use shall have a landscaped transition space from the street property line to the building of not greater than fifteen feet (15') which allows porches, stairways, or a common building entrance to create a transition area from the public sidewalk to the building. All other side and rear setbacks will be determined based on potential impacts of noise, service areas, and objectionable views created by the service areas or use impacts. Other setbacks may be required by the planning commission when the design and the appropriate distance mitigation is needed along the perimeter of the development to transition from the mixed use to the surrounding developments.

(2) Compact Design: Buildings in a mixed use design need to be clustered so that they are easily accessible for pedestrians and to shared parking areas. Clustering occurs by having the buildings tightly grouped along the street frontage or pedestrian access.

(3) Building Orientation: Buildings shall be designed so that the front of the buildings are oriented to the street. Development projects with deep parcel depths that have buildings going into the property away from main streets shall also have the buildings placed on either side of a central plaza, green space, natural feature or walkway with the buildings fronting that walkway or plaza. When space is limited it may be necessary to create a secondary entrance from the parking area to the building which faces the street.

(4) Parking/Access/Service Areas: Parking lots shall be located in the central portions of the development and not along streets so that they can service a variety of buildings. Access to the parking areas should be directed to come from secondary streets when possible in order to create a continuity of buildings along the main street frontage. Surface parking lots shall be landscaped with islands which include trees to help unify the parking lot as a visual amenity to the

development. The separation of pedestrian access from vehicular traffic is an important design consideration. Service areas for buildings should be away from pedestrian accesses and public streets. The use of alleys for service of residential parking access is encouraged.

b. Redevelopment districts outside downtown area:

(1) Setbacks: The appropriate setback from the street will be determined based on the uses on either side of the development on the same side of the street. The important consideration is maintaining the character of the existing streetscape massing and having building setbacks that respond appropriately to those characteristics. All other side and rear setbacks will be determined based on potential impacts of noise, height of structures, service areas, objectionable views created by the types of uses and the design and the appropriate mitigation needed along the perimeter of the development to transition from the mixed use to the surrounding developments.

(2) Compact Design: Buildings in a mixed use design need to be clustered so that they are easily accessible for pedestrians and for easy access to shared parking areas. Compact designs create walking connections between buildings. Clustering occurs by grouping the buildings so that several buildings can be accessed from one parking area and from common pedestrian accessways.

(3) Building Orientation: Buildings shall be designed so that the front of the buildings are to the street. When central plazas or walkways are part of the design those central buildings shall front the central plaza, green space, natural features or walkway. When space is limited it may be necessary to create a secondary entrance from the parking area to the building which faces the street.

(4) Parking/Access/Service Areas: Parking lots shall be located to the side of buildings that front on a street or to the rear of the building areas so that they can service a variety of buildings in a clustered design concept rather than creating one large central parking area. Access to the parking areas should be directed to come from secondary streets when possible in order to create a continuity of the streetscape along the main street frontage. When parking is to the side of a building it shall be set back from the face of the building a minimum of one-third ($\frac{1}{3}$) the depth of the building and the area in front of the parking shall be landscaped. Surface parking lots shall be landscaped with islands which include trees to help unify the parking lot as a visual amenity to the development. The separation of pedestrian access from vehicle traffic is an important design consideration. Service areas for buildings should be away from pedestrian accesses, and public streets. The use of alleys for service access should be encouraged.

2. Parking Requirements:

a. Downtown area: The parking requirements for the land uses shall be based on the requirements of section [15-12-3](#) of this title and these shall be considered as maximum parking requirements. Shared parking reductions according to section [15-12-7](#) of this title are encouraged with the exception of shared parking for residential dwelling units. A minimum of one stall per dwelling unit is required. Unless a different standard is adopted in an architectural design book, residential parking shall be designed into the dwelling unit if the design is townhomes, detached

dwellings or row houses. Multi-story apartments or condos are encouraged to design the parking into the building as much as possible. Exceptions to reduce the residential parking requirement below the minimum requirement through means such as shared vehicles, mass transit system connections or other means can be considered. Nonresidential parking may also consider parking on the public street as meeting the development's parking requirement.

b. Redevelopment districts outside downtown area: The parking requirements for the land uses shall be based on the requirements of section [15-12-3](#) of this title and these shall be considered as the maximum parking requirements. Shared parking reductions according to section [15-12-7](#) of this title are encouraged with the exception of shared parking for residential dwelling units. A minimum of one and one-half (1^{1/2}) stalls per dwelling unit is required. Unless a different standard is adopted in an architectural design book, residential parking shall be designed into the dwelling unit if the design is townhomes, detached dwellings or row houses. Multi-story apartments or condos are encouraged to design the parking into the building as much as possible. Exceptions to reduce the residential parking requirement below the minimum requirement through means such as shared vehicles, mass transit system connections or other means can be considered.

3. Building Design:

a. Multilevel mixed use buildings are encouraged to promote architectural quality in building design that a mixed use development needs. Visual interest is an important requirement in the building designs. Visual interest is created by, but not limited to, the following features:

(1) The building design has a visually distinct base, body and cap. These are generally achieved by means of the ground level being the base, the body being the middle portion of the building and the cap being the cornice.

(2) Upper story elements (balconies, windows, terraces) that overlook the street, plaza, and other pedestrian walkways.

(3) The perceived height and bulk of the building is relieved by variation in massing and articulation of facades to reduce the visual length of long walls. Variation of rooflines may also be used to reduce the apparent size of mixed use buildings and provide visual interest.

(4) Building heights vary in the development to create visual relief and the building height transitions from taller buildings to lower heights to achieve compatibility with adjacent properties when the adjacent properties have a one- or two-story maximum height limitation. If the adjacent zone does not have a height limit the taller buildings of the mixed use project shall be located on street corners, major street frontages or as focal points in the development.

b. Quality of the development is related to the choice of exterior materials used in a mixed use project. Brick, atlas brick or stone shall be the main exterior solid surface building materials on the first level of a building as a minimum and preferably as the main solid surface material for all the building exterior. Simulated materials that provide a similar visual appearance may also be considered above the first floor. Trims and accent materials may be stucco, architectural metals,

wood or wood appearing materials. If the mixed use project has an architectural design book for architectural styles, building types, design details and material approved with the master plan that design book will determine the design, materials and all other specified requirements for buildings acceptable for the project.

c. Uses which are nonresidential at the ground level shall:

(1) Have the primary frontages of the building either face a street, plaza or pedestrian accessway depending where the primary building frontage is located.

(2) Have the primary frontage designed with a minimum of seventy percent (70%) in transparent glass to create storefront appearances and a transparency between the building and the pedestrian traffic.

(3) Have a floor to ceiling height on the ground level between twelve feet (12') and sixteen feet (16').

d. All sides of the buildings shall receive equal design consideration when they are visible to the pedestrian access areas and the general street system or the building rises above other buildings and is visible from all sides.

4. Open Space: The project master plan shall include an open space element that defines the objectives desired with open space and how open space will be established throughout the development. In approving the open space element of the master plan, the planning commission shall consider how the usable open space shall be provided within the mixed use development with the amount and type of open space depending upon size, scale, and nature of the development. 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. The design shall encourage comfortable and safe pedestrian use, including landscaping, seating areas, and lighting as appropriate as well as connections to public access such as connections to trail systems, and water features. Unless otherwise specified through special agreement or understanding with the city, all open space areas shall be maintained by property owners or homeowners' associations.

5. Signage: Proper signage design in a mixed use development is important to the overall theme of the development and sign locations need to be part of the design of the project. Business signs are limited to flat wall mounted signs and projecting signs designed at a pedestrian scale (between 10 feet and 14 feet above the sidewalk) placed on the storefronts and are the typical sign method that will be considered as appropriate, except that building names, development names and directional signage are also permitted if they integrate into the building or theme design of the development. Developments outside of the downtown area may be allowed one freestanding monument tenant sign not to exceed eight feet (8') in height for each street frontage, provided the monument sign is constructed of the same materials as the adjacent buildings in the development and that the sign fits in context with the development.

6. Application To Existing Buildings:

a. When a mixed use zone is applied on property outside of a redevelopment district plan area the project master plan may include the use of all or portions of existing buildings provided there is also new construction on the site in connection with the existing building which create a compact mixed use development following the general development standards. If existing buildings comply with the mixed use building design standards, the new construction shall be designed to integrate its design and materials with the existing buildings. When existing buildings do not meet the standards outlined in this section then revisions to the exterior of the existing buildings to create an integrated mixed use development are required as part of the MU zoning consideration.

b. When the mixed use zoning is applied to a redevelopment district plan area the existing buildings may not be reused if they are deemed a blight by the redevelopment plan or if such reuse of the building hinders the attainment of the overall project master plan by noncompliance with the general development standards and the redevelopment plan.

(Ord. 2011-23, 5-3-2011)

15-39-5: PROJECT MASTER PLAN REQUIREMENTS:

A. One of the key requirements in consideration of a request for the mixed use zone is a project master plan. The project master plan establishes the project concept, the general design, proposed mixture of uses and spatial relationships within the project and with adjacent properties outside of the proposed zone. A proposed project master plan for a mixed use (MU) zone shall consist of the following:

1. A map or maps showing the proposed configuration of the project, including all buildings, parking, landscaping improvements, the general location of necessary public and/or private roads, development areas, open space areas (including both improved open space and natural open space), public and/or private trails, public and/or private parks and recreational facilities, public building sites, any major stormwater drainage ways, any planned waterways, and the anticipated location of any other major public facilities required to serve the residents and property owners within the project area.
2. A description of the proposed uses for each development area shown on the project master plan map, phasing of development, if any, and shall also include a description of the residential densities or commercial intensities of development that are proposed within each development area or phase.
3. Proposed building elevations showing design, materials and colors being proposed for the buildings. For redevelopment district projects that are being considered for mixed use zoning this will be required only at final approval of each phase of the redevelopment project.
4. A written description of any specific elements of the proposed project that are required to explain the project master plan map and the uses, densities, and intensities of development. Such descriptions shall include descriptions of any specific public facilities, open space elements, parks, trails, recreational facilities, roads or other improvements, alternative development

options, phasing requirements, and any limitations to development due to environmental site conditions or potential impacts on adjacent uses.

B. The proposed project master plan, if the development is outside a redevelopment district, shall be reviewed at the same time as the proposed development agreement. The project master plan shall be modified to incorporate any changes required by the city, any conditions or limitations to the development of the land required by the city and any agreements, approvals or other matters anticipated or required by the city as necessary to develop the subject land. The project master plan, with these corrections, shall be deemed approved upon incorporation into a final development agreement that is adopted by an ordinance in connection with the reclassification of the subject land to mixed use conditional (MU) zoning in accordance with the provisions of this chapter.

C. An approved master plan for the complete area within a redevelopment district that has MU zoning, approved by resolution of the redevelopment agency board, is required before new development is permitted for construction. The master plan shall meet the requirements of this section, the standards of this chapter and also the purposes of the redevelopment district that has been established for the specific redevelopment district.

(Ord. 2011-23, 5-3-2011)

15-39-6: DEVELOPMENT AGREEMENT REQUIREMENTS:

A. The development agreement sets the specific standards and requirements that are attached to a specific mixed use project. The conditions and limitations are based on the approval process and compliance with the general standards and specific requirements established during the approval process for rezoning and the associated master plan. For a development in a redevelopment district plan area the development agreement requirements apply to only the area being considered for final approval to allow construction of a phase of the development, which may or may not include the full development. A proposed and final project development agreement shall include the following minimum requirements:

1. A legal description for the land covered by the proposed project and the names of all persons holding legal title to any portion of such land;
2. The configuration of the project as shown on a project master plan;
3. Development standards covering all proposed regulations governing the design, form, location, placement or configuration of any improvement to real property, whether privately or publicly owned, including, without limitation, standards for lot sizes, setbacks, height limitations, landscaping and parking requirements, lighting, signage, fencing, wall and buffer standards, and architectural design guidelines and specifications;
4. Development standards that may vary from development standards and regulations generally applicable to development in the city, regardless of zoning classification but that are consistent with the general development standards of this chapter;

5. Development widths for public and private rights of way that may vary from existing city standards and specifications;
 6. A description of the public facilities, services and utilities to be provided and a mechanism to assure that such facilities and services will be provided in connection with any development of the land;
 7. A description of recreational or open space facilities and amenities to be provided and a mechanism to assure that such facilities and amenities will be provided in connection with any development of the land;
 8. A description of the timing and phasing of development;
 9. A description of the various city approvals required before the commencement of construction and other procedures that will be required after approval of the development agreement;
 10. A description of such agreements, conditions or restrictions necessary to cause the project to achieve compliance with the general plan or redevelopment plan, or otherwise necessary to make a finding required for approval of the project;
 11. A requirement that the project be subject to periodic reviews to ascertain compliance with the requirements of the development agreement;
 12. The terms and conditions under which the rights and benefits derived under the development agreement will expire or terminate based on the applicant's failure to meet the conditions of approval or commence development within a reasonable period of time, as well as any other terms and conditions affecting the duration of the agreement;
 13. Provisions for enforcement of the terms and conditions of the development agreement;
 14. Provisions for making amendments to the development agreement;
 15. Such other terms as may be proposed and agreed to between the city and developer; and
 16. Signed by all owners of the property subject to the development agreement, and consented to by any holders of equitable interests in the property.
- B. The development agreement shall:
1. Be reviewed at the same time as the proposed project master plan for a rezoning or, in the case of a redevelopment district, at the time of the final approval to allow construction of a phase of the development.
 2. Be modified to incorporate any changes required in the final approval by the city either for the rezoning or to allow development to proceed. The modifications shall include any conditions or limitations to the development of the land required in the final approval by the city and any

agreements, approvals or other matters anticipated or required by the city as necessary ultimately to develop the subject land.

3. For projects not included in a redevelopment district, be adopted and approved as part of an ordinance approving the reclassification of the subject land to the mixed use (MU) zone classification, after review and recommendation of the planning commission and compliance with all notice and hearing requirements.

4. For projects included in a redevelopment district, be adopted and approved after review and recommendation of the planning commission and compliance with all notice and hearing requirements. If the property to be developed includes land owned by the redevelopment agency, the development agreement shall be approved or denied by the redevelopment agency. If the property to be developed is privately owned, the development agreement shall be approved or denied by the mayor. A development agreement may not be approved or adopted under this subsection B4 if it proposes to make a major change to the approved master plan unless an amendment to the master plan is first approved by the redevelopment agency. Major changes are those changes which would:

a. Relocate or remove a street, but not including relocation of parking areas, alleyways or paved surfaces designed for access to individual units or buildings which still comply with the standards of this chapter;

b. Relocate, reduce or remove areas of open space, including improved open space or natural open space, designated in the open space element of the master plan as public open space or as publicly accessible green space that is privately maintained;

c. Relocate, reduce or remove any public building or public facility;

d. Result in a change of use for more than ten percent (10%) of the buildings as designated in the master plan for the phase or development area included in the development agreement;

e. Result in an increase or decrease of more than ten percent (10%) of the total number of buildings as designated in the master plan for the phase or development area included in the development agreement;

f. Result in a decrease in the density of residential units of more than ten percent (10%) as designated in the master plan for the phase or development area included in the development agreement;

g. Result in an increase or decrease in the square footage of nonresidential uses of more than ten percent (10%) as designated in the master plan for the phase or development area included in the development agreement; or

h. Result in any one land use type violating the percentage restrictions contained in section [15-39-3](#) of this chapter.

C. The development agreement may contain uses, densities and site development standards that may vary from uses, densities and site development standards applicable in different zoning districts, in different MU zones and with respect to different projects. Development regulations and standards of general application, including all applicable requirements of the sensitive area overlay zone, shall apply to the MU zone, unless specifically waived or varied in the development agreement.

D. The development standards required and allowed in an MU zone adopted pursuant to this chapter shall be those development standards specified in an approved development agreement for the subject project and such other development standards and regulations as are contained in the zoning, subdivision and other land use and development laws and regulations of the city that are not specifically waived or varied in the approved development agreement. The development agreement may provide that the provisions of the development agreement shall control over any inconsistent development standard contained in this title.

E. The development approval processes and procedures that apply to projects governed by a development agreement, including, without limitation, subdivision, site plan, and other land use approvals, shall be those processes and procedures contained in the city's zoning, subdivision and other land use and development laws and regulations in existence and effective on the date of the application for the applicable land use approval.

F. Except as set forth in the following sentence, a development agreement and a project master plan for a project covered by a development agreement may be amended on such terms and following such processes as is provided in the final development agreement. Notwithstanding the provisions of the development agreement, any amendment to a development agreement that alters or modifies the duration of the development agreement, modifies the allowed uses, increases the maximum density or intensity of use, deletes any major public amenity described therein, or modifies provisions for reservation and dedication of land, including open space dedications, shall be deemed a substantial amendment and shall require the review and recommendation of the planning commission and a decision by the city council, after complying with all noticing and public hearing requirements for the rezoning of property.

G. A development agreement may vest the right of the developer to develop the property that is the subject of the development agreement in accordance with the uses, densities, intensities, general configuration of development and any other development standards described and incorporated into the approved development agreement. Any such vested right shall be subject to the following reserved legislative powers: No provision of a development agreement shall limit the future exercise of the police power of the city in enacting generally applicable land use laws after the date of the approval of a development agreement and to apply such land use laws to modify the vested rights established by an approved development agreement provided that the policies, facts and circumstances applicable to the new land use laws meet the compelling, countervailing public interest exception to the vested rights doctrine in the state of Utah.

H. Contiguous parcels of land under separate ownership (or proposed to be developed by separate developers) may be included in a single MU zone on the condition that each parcel is covered by the development agreement, the development agreement is signed by all owners and,

where applicable, any separate proposed developer. A single development agreement may address the joint or separate obligations of two (2) or more owners or two (2) or more developers of parcels within the property covered by the development agreement. Alternatively, the city may elect to require separate applications and/or separate development agreements under circumstances where property within a single MU zone is or will be owned and/or developed by two (2) or more owners or developers. The city may elect to process related applications for development agreements separately or together. Notwithstanding the above, the city may impose additional conditions and requirements deemed necessary to ensure the implementation of the project master plan considering existing and future ownership scenarios and the likelihood that more than one developer may be involved.

I. The terms of a development agreement shall be binding on the city and all successors in the ownership and occupancy of any portion of the project property covered by the development agreement. A development agreement may require that the land that is the subject of a development agreement be encumbered and regulated by private covenants, conditions and restrictions consistent with the requirements of the development agreement. The form and content of the covenants, conditions and restrictions shall be determined by the project owner, but the city shall review the instrument prior to recording and may require the inclusion or revision of provisions necessary to implement the approved development agreement.

J. The development agreement shall be in a form approved by the city attorney. For purposes of final execution, the applicant shall demonstrate to the satisfaction of the city attorney that the agreement will be executed by the owners of all of the property subject to the development agreement, by delivering to the city attorney a copy of a title policy or other documentation acceptable to the city attorney verifying such ownership.

(Ord. 2011-23, 5-3-2011)

15-39-7: MIXED USE (MU) APPLICATION AND REVIEW PROCEDURE:

A. General Requirements: Applications for the reclassification of property to an MU zone and for a project development agreement approval shall be considered together and recommended approved or denied at the same time by the planning commission with the city council taking final action on the recommendation. Other related, project specific applications requiring approval of the city council, including, without limitation, any necessary general plan text or map amendments shall be considered together and approved or denied at the same time as the application for the MU zone and the development agreement. For rezoning requests other than those in redevelopment districts where the MU zone may be applied, all contiguous property under one ownership shall be planned in a unified and comprehensive fashion and shall be included in an application for MU zone and project development agreement consideration and approval.

B. Nonredevelopment Project Area Initial Rezoning Application Requirements: The initial application for projects not included in a redevelopment district shall include the following information:

1. Proposed Project Master Plan: A proposed project master plan containing the information required by subsection [15-39-5A](#) of this chapter;
2. Proposed Development Agreement: The key provisions proposed to be contained in a proposed development agreement, addressing all of the information required by subsection [15-39-6A](#) of this chapter;
3. Findings: A statement addressing each of the findings required for the approval and adoption of an MU zone, accompanied by such information as may be necessary or appropriate to allow the city to assess the project in light of the required findings;
4. Description: A description of the existing ownership of the property, any property transactions necessary to implement the project master plan, and a description of how development responsibilities are intended to be handled in light of such ownership;
5. Fees: Any fee required for processing such application under [title 4, chapter 6](#) of this code; and
6. Additional Information: The director may require the submission of additional preliminary site development information including slope analysis and other conceptual planning information to the extent reasonably necessary to permit the city to evaluate the proposed development;
7. Preapplication Conference: The applicant is encouraged to have a preapplication conference with the director to ascertain the appropriate scope of any additional information that may reasonably be expected in connection with any application for an MU zone and development agreement approval. The applicant is also encouraged to meet with the building official and the fire marshal to be advised of how the proposed development standards may affect building and fire code requirements;
8. Visual Presentation: The applicant shall provide as part of the proposed master plan for the review of the planning commission and the city council a three-dimensional visual presentation, preferably using computer graphics, depicting the buildings to be constructed under the proposed project master plan within the context of existing, surrounding development.

C. Planning Commission Review Of Nonredevelopment Project Area Initial Rezoning Application; Preparation Of Proposed Development Agreement: For projects not included in a redevelopment district:

1. The initial application shall first be referred to the planning commission for review and comment at a public meeting. The purpose of such review is not to provide or indicate any approval or denial of such application, but to provide any comments that would assist the director in negotiating the actual terms and conditions of a proposed development agreement with the applicant, and to identify any other related, project specific petitions requiring approval of the city council, such as required plan amendments, which petitions must be filed for concurrent consideration with the application.

2. After such review and comment of the planning commission, the director, with the assistance of the city attorney, and with the concurrence of the applicant, shall prepare a proposed development agreement containing all of the information required by subsection [15-39-6A](#) of this chapter. After such proposed agreement is completed, the application shall then be scheduled and noticed as a petition for rezoning before the planning commission, along with any other related, project specific petitions requiring approval of the city council.

3. If the director and the applicant cannot concur on the terms and conditions of a proposed development agreement, the applicant may prepare and submit on its own behalf a proposed development agreement containing all of the information required by subsection [15-39-6A](#) of this chapter. Upon the submission of such agreement, and the submission of any other related, project specific petitions requiring approval of the city council, the application shall be scheduled and noticed as a petition for rezoning before the planning commission.

4. The initial application, together with the proposed development agreement containing all of the information required by subsection [15-39-6A](#) of this chapter and the complete submission of all other related, project specific petitions requiring approval of the city council, shall constitute a final application for MU zoning.

D. Review Of Final Application Of Nonredevelopment Project Area: The final application for an MU zone shall be processed and reviewed following the normal processes and procedures for the adoption or amendment of the zoning ordinances and the zoning map. In any area, if general plan amendments are required, the normal processes and procedures for plan amendments shall also be followed, including all noticing and public hearing requirements. For projects not included in a redevelopment district, before an MU zone is designated, the city council, after review and recommendation of the planning commission, shall determine that:

1. The proposed mixed use project to be covered by the MU zone may be approved consistent with any general plan policies for the establishment of mixed use projects or MU zoning and the provisions of this chapter;

2. The proposed mixed use project is described in a conceptual project master plan meeting the requirements of this chapter showing the general configuration of the project, including the general location of development areas and including the types of uses contemplated within each development area, necessary public and/or private roads, recreational and open space amenity areas reasonably anticipated to meet the needs of the residents, any public facilities and other features of the project, which conceptual project master plan is to be incorporated into, and adopted along with, the development agreement;

3. Adequate public and private utility services, streets and other public services can service the proposed development and that if improvements are needed the development agreement contains a mechanism to assure the provision of such services in connection with any development approved pursuant to the development agreement;

4. The applicant has demonstrated the feasibility of complying with all necessary site development standards required for developments in Ogden City and will establish mechanisms necessary to assure compliance with all applicable city ordinances;
5. The proposed development (considering such mitigating conditions as may be imposed) will not have a material adverse impact on other property in the vicinity of the development;
6. The applicant has a reasonable financial plan providing for the construction and maintenance of all reasonably required facilities and other improvements in connection with the development of the project;
7. The proposed development furthers goals and objectives of the general plan; and
8. Approving the MU zone classification will not adversely affect the public health, safety, and general welfare.

Upon approval of an application for an MU zone, the ordinance reclassifying the property to an MU zone and adopting the final development agreement and incorporating the final project master plan shall be published as an amendment to the zoning ordinances and the zoning map. The ordinance shall provide for the execution of the final development agreement and the recording of such agreement against the land covered by the project approvals.

E. Redevelopment Project Area Rezoning Procedures: A petition or request to rezone property within an established redevelopment district to MU:

1. May be applied for by an interested party or begun by the city.
2. Shall follow the normal procedure for changing zoning of property within Ogden City limits.
3. Shall follow the procedures required by the city.
4. Shall be reviewed by the planning commission in a public hearing after which the planning commission may recommend approval or denial of the request based on the request complying with the general plan and that such zoning change would be in the best interest in furthering the attainment of the purposes of the established redevelopment district.
5. Shall be referred to the city council who, after review and recommendation of the planning commission, shall determine that:
 - a. The proposed mixed use project to be covered by the MU zone may be approved consistent with any general plan policies for the establishment of mixed use projects or MU zoning and the provisions of this chapter;
 - b. The proposed development (considering such mitigating conditions as may be imposed) will not have a material adverse impact on other property in the vicinity of the development;

- c. The proposed development furthers goals and objectives of the general plan;
- d. Approving the MU zone classification will not adversely affect the public health, safety, and general welfare; and
- e. Approving the MU zone classification will further the attainment of the purposes of the established redevelopment district.

F. Master Plan For A Redevelopment MU Zone: Once an area has been rezoned MU in an established redevelopment district, but prior to any new construction, an owner, developer or the redevelopment agency shall submit a master development plan for the entire area that is zoned MU.

- 1. The master plan shall comply with the regulations and procedures outlined in this chapter in order to be considered for approval.
- 2. Approval of the master plan, including any architectural design book, shall be by the redevelopment agency board upon recommendation of the planning commission that the master plan complies with the standards of this chapter, the general plan and the purposes of the redevelopment district. If an architectural design book is utilized, it may be approved or amended in conjunction with the approval of the master plan or at any time thereafter.
- 3. An approved master plan for the complete area within a redevelopment district that has MU zoning is required before new development can be considered for a final development agreement.

G. Application For Construction, Expansion And Use In A Redevelopment District:

- 1. Uses: When a mixed use zone is applied to the area of a redevelopment district, generally the properties have current development or uses on them which the redevelopment plan seeks to upgrade or change. The application of the mixed use zone on these properties based on the redevelopment plan creates a new zoning regulation on the properties.
 - a. The existing properties may continue their use at the time of rezoning but any consideration of exterior improvements (excluding normal maintenance) to the site, new uses on the property, expansion of existing structures, proposals to construct new buildings or use vacant buildings shall not be allowed until such proposals are reviewed and approved as being consistent with the master plan unless special provisions for reuse are approved during the rezoning and the conditions explained as additions to this section.
 - b. A proposal for site improvements, new uses on the property, expansion of existing structures, proposals for new construction or use of vacant buildings shall be considered as final project master plans and development agreement, and shall follow the general development standards and requirements of this chapter in order to receive approval.

c. If the property to be developed is owned by the redevelopment agency, the final site plan shall be reviewed by the planning commission and approved or denied by the redevelopment agency. If the land is privately owned the final site plan shall be reviewed by the planning commission and approved or denied by the mayor.

2. Reuse Provisions For Ogden River Redevelopment Plan: Only the existing buildings west of Lincoln Avenue and east of Wall Avenue in the Ogden River redevelopment mixed use zone shall be considered for reuse under the provisions of subsection G1 of this section, provided the reuse complies with the provisions of a change of nonconforming use as required in subsection [15-6-3C](#) of this title. No consideration of expansion of a nonconforming use will be allowed to be considered. The ability to use this provision is lost if the use is no longer nonconforming.

(Ord. 2011-23, 5-3-2011)

15-39-8: USES AND STANDARDS ALLOWED FOR MIXED USE ZONE PROJECTS:

A. Uses allowed in the Ogden River redevelopment MU zone between 18th and 20th Streets, and Wall Avenue to Washington Boulevard:

1. Dining:

a. Restaurants, provided that if adjacent to the river, required to have outdoor dining areas as part of service. Maximum floor space limited to three thousand (3,000) square feet.

b. Specialty food or drink businesses with a maximum of two thousand (2,000) square feet of floor area.

2. Personal services:

a. Limited to hairdresser, barber, manicurist, tanning salon.

b. Must have residential units on floors above personal service business if a ground floor use.

3. Professional or business office:

a. Building footprint square footage limited to ten thousand (10,000) square foot maximum and required to have dwelling units on floors above office area.

4. Residential of the following types:

a. Attached row homes/townhomes of a minimum of one thousand three hundred (1,300) square feet per dwelling.

b. Apartment buildings with average unit size of one thousand one hundred (1,100) square feet. Can include common laundry area or other personal services on main floor in building.

c. Dwelling units above retail space with average unit size of one thousand three hundred (1,300) square feet.

d. Single-family detached dwelling units on lots up to three thousand (3,000) square feet with a density of at least ten (10) dwelling units per acre, provided that the total number of single-family detached dwelling units does not exceed twenty percent (20%) of the total number of residential units in the development.

5. Retail of the following types:

a. General retail sales, provided that individual retail use per unit is limited in size to a maximum of ten thousand (10,000) square feet, with no individual building having a footprint larger than fifteen thousand (15,000) square feet and no outdoor storage areas.

b. Live-work space with a maximum total floor area size of two thousand five hundred (2,500) square feet per live-work combined unit. The ground floor retail space and the dwelling unit above the space shall be internally connected. The product sold on the main floor may also be manufactured or assembled on site provided there is no outdoor storage of materials and only the finished product may be displayed in approved display areas in front of store during business hours and the use does not produce obnoxious odors, fumes, dust or noise detectable or audible from the exterior of the building.

B. Special design standards for Ogden River redevelopment MU zone between 18th and 20th Streets, and Wall Avenue to Washington Boulevard:

1. The height of any building on the south side of the Ogden River shall be limited to a height that will not cast a shadow at twelve o'clock (12:00) noon on December 21 into the closest edge of the water in the river. The edge of the water is determined by the height of the water during the average flow in the river during December.

2. There are two (2) main building categories permitted in the development: a small building type and a large building type. In the small building type category there are four (4) building types which may be used and are limited to: cottages, carriage homes, townhomes, or live-work building types. The large building type category is limited to three (3) building types: apartment, mixed use or retail building types. There shall be a mixture of at least three (3) different building types on a development block with no large building type being more than fifty percent (50%) of the building types on the development block. A "development block" is defined as the area bounded by public streets creating the exterior four (4) sides of a development area or, in the case of being next to the river, three (3) sides are public streets and the fourth side the river.

3. Within each building type are defined architectural styles that may be used in the development project. The architectural styles that shall be used for the small building types are: arts and crafts, Victorian and transitional modern. The architectural styles that shall be used for the large building types are: loft/industrial and transitional modern. The general design characteristics of these architectural styles and by which any building development will be evaluated for compliance to this requirement is found in the "Ogden River Project Design Guide" book. On any one "development block" as defined in subsection B2 of this section there shall be a minimum of three (3) architectural styles used.

4. No individual large building type shall be longer than one hundred fifty feet (150') along a public street frontage except for the frontages of Wall, Washington and 20th Street. The maximum individual large building type length on those streets is two hundred fifty feet (250'). The maximum individual building length of a large building type facing the Ogden River is one hundred twenty feet (120').

5. Screening walls are permitted only to screen service areas, dumpsters or to provide separation of transition between spaces. Screening wall design and materials shall match the architectural themes and materials of the buildings in the area they are located.

6. Fencing shall meet the following standards:

a. No fencing of individual spaces is permitted between the front of a building and a public street or between the fronts of buildings and common open space area.

b. No fencing is permitted between buildings and the Ogden River unless such fence is used to define a required outdoor dining area and the materials and design are compatible with the building with which it is associated.

c. Fencing used to define space between a cottage and an allowed detached garage is limited to wood or ornamental metal fences.

d. No chainlink or vinyl fencing is permitted.

(Ord. 2011-23, 5-3-2011)

MIXED USE ZONING RESEARCH

Layton City Mixed Use Zone Summary

The MU zone provides locations for development that combine commercial, retail, and multi-family uses. The Municipal Ordinance includes a table of conditional and permitted uses, and also identifies specific uses in the MU zone that cannot stand alone and must be incorporated into to development. It establishes minimum (8 du/ac.) and maximum residential densities (25 du/ac.).

Specific design standards are provided governing architecture, site development, and landscape (requires street trees and that all areas be landscaped); pedestrian and vehicular circulation (requires bike racks); and parking (requiring pedestrian circulation within parking lots), and additional design guidelines addressed a broad range of urban design issues, i.e. site development, building orientation, pedestrian connections, design quality, signing, street/pedestrian enhancements, rooftops and screening elements, gateways, wayfinding, etc.

A development plan is required for review by the Planning Commission, who also appoints a Design Review Committee of a minimum of 5 professional members to review the plan. The approved development plan becomes a part of the official zoning for the area requiring additional review if substantial changes are proposed at a later date.

The Layton City Mixed use Zoning Ordinance follows.

19.25. Mixed-Use (MU) Zoning District

[19.25.010. Purpose and intent](#)

[19.25.020. Permitted and conditional uses](#)

[19.25.030. Dimensional standards](#)

[19.25.040. Density and intensity](#)

[19.25.050. Development Plan](#)

[19.25.060. Specific design standards](#)

[19.25.070. Pedestrian and vehicle circulation](#)

[19.25.080. Landscaping](#)

[19.25.090. Parking](#)

[19.25.100. General design guidelines](#)

19.25.010. Purpose and intent

The purpose of the mixed-use (MU) zoning district is to provide locations for developments that combine commercial, retail, and multiple-family residential uses. By allowing a mix of uses, non-residential development can create jobs, shopping, and entertainment opportunities for residents while development can generate twenty-four (24) hour vitality in support of the non-residential uses.

Ord. No. 08-40, Enacted, 8/7/2008

19.25.020. Permitted and conditional uses

- (1) See Chapter 19.06, Table 6-2 of this Title.
- (2) The following land uses may not be located on individual pad sites or parcels. They must be part of a larger building or physically connected and integrated into the complex or project.
 - (a) General retail/commercial – forty thousand (40,000) square feet per tenant or floor.
 - (b) Grocery store.
 - (c) Indoor amusement.
 - (d) Fast food.
 - (e) Theater – indoor.
 - (f) Residential dwelling – multiple unit.
- (3) Upon approval of the development plan by the Planning Commission, all uses allowed in the development plan shall be processed as if they are permitted uses.

Ord. No. 08-40, Enacted, 8/7/2008

19.25.030. Dimensional standards

See Chapters 19.05 and 19.06 of this Title for development regulations specific to professional, commercial, and manufacturing zoning districts and the regulations found in Table 5-2 and Table 6-2. Where these provisions are in conflict with the requirements of this Chapter, the requirements of this Chapter shall apply.

Ord. No. 08-40, Enacted, 8/7/2008

9.25.040. Density and intensity

- (1) Residential:
 - (a) Minimum density – One (1) unit per five thousand five hundred (5,500) square feet of lot area (+-8 units per acre).
 - (b) Maximum density – Maximum residential density allowed shall be one (1) unit per one thousand seven hundred fifty (1,750) square feet of lot area (+-25 units per acre).

Ord. No. 08-40, Enacted, 8/7/2008

19.25.050. Development Plan

- (1) The property owner shall prepare and submit a proposed development plan for the subject property for review and approval by the Planning Commission.
- (2) A Design Review Committee for mixed-use development plans shall be established by Layton City. The Committee shall be responsible for providing support and recommendations to the staff regarding basic design elements as presented in the mixed-use development plan.
- (3) The Planning Commission shall instruct staff to select a group of at least five (5) members who are professionals from among the fields of architectural design, landscape architecture, urban design, architectural history, planning, and engineering.
 - (a) The Committee shall receive copies of the development plan and design elements and together with staff, shall review all design aspects of the preliminary plan, landscaping plans, and building elevations. The Committee may provide written input to staff or a formal meeting may be scheduled to review the proposed project.
- (4) The development plan guides all development within a particular project and at a minimum shall include a site plan, a pedestrian connection/trail plan, conceptual building elevations and design schemes, streetscape, and setback diagrams, an accurate legal description or survey, plus any other information typically required for site plan review.
- (5) The general categories and land uses proposed within a mixed-use project shall be specified in the development plan. The approved development plan shall be considered an integral part of the zoning regulations for the subject area. Substantial variation between the development plan and the final site plan requires approval by the Planning Commission. A substantial variation is any addition, modification, or alteration to a building or site plan that exceeds twenty percent (20%) of the gross floor area, site acreage, or exterior building surface or any change in use greater than five percent (5%) of the total project floor area. All modifications must meet the minimum standards required by this ordinance.

Ord. No. 08-40, Enacted, 8/7/2008

19.25.060. Specific design standards

- (1) **General requirements.** The following design standards shall be required of all development in the mixed-use zoning district in order to create a cohesive appearance that is pedestrian friendly and which encourages travel by public transportation, bicycling, van pooling, and car pooling.
 - (a) Wherever practical, buildings shall incorporate arcades, roofs, alcoves, porticos, and awnings that protect pedestrians from the rain and sun.
 - (b) Trash storage areas, mechanical equipment, transformers, meters, and similar devices are not permitted to be visible from the street. Where site constraints would otherwise force these uses into visible locations, they shall be screened by decorative walls, earthen berms, landscaping, or architectural treatments capable of screening views from streets and sidewalks. If in rooftop locations,

mechanical equipment shall be screened by roof components, parapets, cornices, or other architectural features.

(c) All uses located in the zoning district shall be conducted entirely within a fully enclosed building. There shall be no outside storage of materials or equipment, other than motor vehicles licensed for street use except as specifically approved by the Planning Commission in conjunction with a conditional use application.

(d) Primary building orientation shall be toward the street. Buildings that are open to the public and are within thirty feet (30') of the street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive and functional, be a distinctive and prominent element of the architectural design, and shall be open to the public during all business hours.

(e) Buildings shall incorporate exterior lighting and changes in mass, surface, or finish to give emphasis to entrances.

(f) Buildings shall provide a clear visual division between all floors. The top floor of any building shall contain a distinctive finish, consisting of a roof, cornice, or other architectural termination.

(g) The façade of every residential floor greater than thirty (30) lineal feet with street frontage shall incorporate features designed to provide human scale and visual interest. Compliance can be achieved through balconies, alcoves, or wall segments that create at least a two foot (2') variation in plane for at least ten (10) lineal feet within each thirty foot (30') segment of façade.

(h) In paseos, plazas, and courtyards, lighting shall incorporate fixtures and standards designed for pedestrian areas.

(i) All new utility transmission lines shall be placed underground.

(2) At least seventy-five percent (75%) of the lineal frontage of any ground floor, non-residential wall with street frontage shall incorporate windows, doors, or display windows.

(3) **First floor requirements.** Multi-story buildings shall have the first floors with a minimum ceiling height of twelve feet (12'). Multi-story buildings designed for non-residential uses on the first floor shall have walls, partitions, and floor/ceiling assemblies separating dwelling units from other spaces with a sound transmission classification (STC) of at least fifty (50) for airborne noise.

Ord. No. 08-40, Enacted, 9/3/2008

19.25.070. Pedestrian and vehicle circulation

The following site design standards shall apply to all development within the mixed-use zoning district:

(1) Public right-of-way shall be wide enough to incorporate bike lanes and sidewalks at least eight feet (8') in width.

(2) Public seating and bicycle racks shall be provided near entrances to buildings or groups of buildings.

Ord. No. 08-40, Enacted, 8/7/2008

19.25.080. Landscaping

The following site landscaping standards shall apply to all new development in the mixed-use zoning district. Species shall be selected from the approved plant list provided herein.

(1) Street trees shall be provided on all street frontages at a maximum spacing of thirty feet (30') on center.

- (2) Street trees shall be planted within a landscape strip of at least six feet (6') in width, between the roadway and sidewalk where feasible.
- (3) Street trees shall be planted no closer than twenty feet (20') to light standards.
- (4) All areas of a developed site not occupied by buildings, required parking, driveways, walkways, or service areas shall be landscaped according to an approved landscaping plan. These areas may also incorporate hardscape for patios, plazas, and courtyards.
- (5) Parking areas shall be shaded by large broadleaf canopied trees placed at a rate of one (1) tree for each twelve (12) parking spaces. Parking shall be adequately screened and buffered from adjacent uses.

Ord. No. 08-40, Enacted, 8/7/2008

19.25.090. Parking

Parking shall be provided in accordance with Chapter 19.12 of this ordinance. In addition, the following provisions shall apply:

- (1) Parking areas shall be located behind or at one side of the building. Parking may not be located between a building and the street.
- (2) Where feasible, pedestrian walkways shall be incorporated into parking lots of any size. Parking lots with more than one hundred (100) spaces shall be divided by landscaped areas including a walkway at least ten feet (10') in width.
- (3) Parking requirements may be reduced if it can be shown that shared parking is a viable alternative with the development plan. The City reserves the right to dictate the amount of parking and/or the location of parking spaces within a project to achieve the objectives of this ordinance.

Ord. No. 08-40, Enacted, 8/7/2008

19.25.100. General design guidelines

- (1) Integrate building setback areas and setback design with adjacent streets to support pedestrian emphasis by:
 - (a) Integrating building setback areas that function as extensions of the sidewalk along main streets.
 - (b) Incorporating landscape plantings and/or trees along streets.
 - (c) Developing a strong street orientation along residential and commercial streets.
 - (d) Minimizing or restricting vehicle access to residential areas from high volume streets.
- (2) Enhance connection between buildings, sidewalks, and pedestrian pathways by:
 - (a) Incorporating large ground floor windows facing the sidewalk.
 - (b) Expanding the "sidewalk level" of the building.
 - (c) Emphasizing the visual connection at the ground level.
 - (d) Incorporating a coherent design theme for lighting fixtures and directional signs.
 - (e) Orienting main entrances and/or lobbies to the sidewalk.
- (3) Integrate building mechanical equipment and service areas by:
 - (a) Consolidating and/or sharing motor vehicle access points.
 - (b) Placing mechanical and utility equipment where it will not impact the pedestrian environment.
- (4) Convey design quality and building permanence by:
 - (a) Developing residential buildings that provide foundations for new communities.

- (b) Using a palette of building materials that conveys a high level of craftsmanship and attention to detail.
- (c) Making design decisions involving the building's exterior that increase the building's "visual texture."
- (d) Designing buildings to be flexible.
- (5) Integrate the different sidewalk-level building elements with the building's architecture to enhance pedestrian experience by:
 - (a) Integrating signage systems that are consistent with the building's overall design.
 - (b) Using integrated systems of building elements to provide a human scale at the ground level.
 - (c) Utilizing building elements to help transition pedestrian space.
 - (d) Designing landscaping into the building.
 - (e) Integrating works of art into a building or site design.
- (6) Integrate the different parts of a building to achieve a coherent design by:
 - (a) Accentuating the different programmatic functions in a building.
 - (b) Expressing the base, middle, and top of a building.
- (7) Design encroachments to enhance the pedestrian environment by:
 - (a) Integrating works of art.
 - (b) Developing larger scale encroachments that are expressive of the community.
 - (c) Integrating building elements that project into the public right-of-way.
 - (d) Developing encroachments that emphasize transitions.
- (8) Integrate rooftop components and screening elements with the building's architecture, integrate exterior lighting, signs, sign lighting, and any related structural equipment at or near the roof with the building's architecture by:
 - (a) Developing rooftop terraces or gardens.
 - (b) Integrating rooftop screening with the building's overall design.
 - (c) Using signs and sign lighting that is integrated with the building architecture.
 - (d) Using lighting to reveal the buildings architectural systems.
 - (e) Using lighting to highlight special features of the building.
- (9) Ecological and sustainable features or concepts to be integrated with site and development designs by:
 - (a) Adaptively reusing buildings or building materials, where appropriate.
 - (b) Developing multifunctional storm water management areas.
 - (c) Integrating eco-roofs, or similar permeable building roofing systems.
 - (d) Incorporating storm water management systems into surface parking areas.
- (10) Integrate pedestrian-oriented space opportunities at building corners facing street intersections and locate entrances to the upper floors of these buildings toward the middle of the block by:
 - (a) Developing a design that enhances opportunities for retail.
 - (b) Emphasizing the higher visibility of the corner location.
- (11) Enhance transitions at gateway locations by:
 - (a) Using formal gateways to emphasize transitions.
 - (b) Developing gateway buildings.
 - (c) Incorporating works of art and/or fountains as gateways.
 - (d) Integrating sidewalk markers and directional signage.
 - (e) Incorporating special landscape plantings and/or arrangements at gateway locations.
- (12) Incorporate building designs with adjacent open spaces by:
 - (a) Orienting the main entrances of buildings to face adjacent parks or open spaces.
 - (b) Considering the open space's purpose in the design and functions of proposed adjacent buildings.
 - (c) Developing small plazas along pedestrian routes.

- (d) Integrating elements within pocket parks to serve adjacent uses.
 - (e) Developing new buildings that are oriented to adjacent open spaces without dominating them.
 - (f) Developing privately-owned open spaces that are supportive of adjacent uses, streets, and buildings.
- (13) Develop, orient, and careen parking areas to be compatible with adjacent buildings and the pedestrian environment by:
- (a) Incorporating complementary above-grade structured parking.
 - (b) Developing integrated screening systems for surface parking areas that are adjacent to the sidewalk.
 - (c) Creating on-grade plus one (1) suspended parking level incorporating exterior streets as parking access to minimize ramping.
 - (d) Promoting sub-grade level parking, where appropriate.
 - (e) Promoting pedestrian-friendly surface parking areas.
- (14) Design buildings to emphasize pedestrian views to focal points, wayfinding markers, public amenities, and the surrounding mountains by:
- (a) Developing building elements that offer new wayfinding markers.
 - (b) Emphasizing pedestrian views to focal points or wayfinding markers.
 - (c) Using landscape plantings to embellish views down streets or from building spaces.
 - (d) Emphasizing local wayfinding markers with new development.

Ord. No. 08-40, Enacted, 8/7/2008

MIXED USE ZONING RESEARCH

South Jordan City Mixed Use Zone Summary

The mixed use (MU) zone provides specific locations near city transportation nodes and corridors with the intent of allowing a mix of specific land uses that are typically found in separate zones. The intent is to create self-sustaining developments that become walkable neighborhoods, in which residents may walk to work, to shopping, to recreational facilities, and have access to mass transit. The neighborhoods provide a variety of housing opportunities and choices that include a range of household types, family sizes, and incomes, and provide convenient pedestrian access to commercial services and employment opportunities.

Design standards include requirements that help create "neighborhood" by stipulating various mix of uses, "build-to" lines, compact building design, preservation of open space, pedestrian friendly streets, streetscape, parking concealment, architectural control, and maintenance. Proposed developments with increased land intensity and housing density but without the above "walkable" elements are unacceptable and will not be approved. Permitted uses are those that apply to the separate zoning category, but additional requirements pertain to storage of vehicles, construction equipment, recreational vehicles, etc.

A Master Development Plan (MDP) prepared by the applicant, in consultation with city staff and area property owners, which specifies land use areas and residential types must be submitted. It must show retail, office, residential, vertical mixed use (containing different upper floor uses), open space and public/quasi-public land uses, and must show all stages of the development (including any phasing plans), street connections, and both existing and reasonable projected development on adjoining properties. The Applicant must also go through the Development Review Process to review the site plan and architectural drawings. The process may consider additional provisions such as traffic, location, adjacent uses, etc.

Standards for the MU zone include: building placement and massing (accesses, entries, CPTED, height), land use and buffering, architectural design and materials, signing, open space, landscaping, parking, outdoor lighting, streets and pedestrian ways, multi-modal transportation, and environmental.

Specific standards for both single family and multi-family residential apply and relate to building orientation, off- and on-street parking, location of garages, architectural design, walkways, open spaces and recreational amenities, porches, etc.

Additional Requirements apply to sub-districts within the MU District: MU-TOD – Transit Oriented Mixed Use; MU-TC – Town Center Mixed Use; VMU – Village Mixed Use.

The complete South Jordan Mixed Use Zoning Ordinance follows.

Chapter 17.74

MIXED USE (MU) ZONE 

[17.74.010: OBJECTIVES AND CHARACTERISTICS OF ZONE:](#)

[17.74.020: PERMITTED USES AND CONDITIONAL USES:](#)

[17.74.030: USE REGULATIONS:](#)

[17.74.040: ZONE ESTABLISHMENT:](#)

[17.74.050: DEVELOPMENT REVIEW:](#)

[17.74.060: SPECIAL PROVISIONS:](#)

[17.74.070: AREA REQUIREMENTS:](#)

[17.74.080: DEVELOPMENT STANDARDS APPLICABLE TO MIXED USE \(MU\) ZONES/SUBDISTRICTS:](#)

[17.74.090: RESIDENTIAL DESIGN REQUIREMENTS:](#)

[17.74.100: REQUIREMENTS UNIQUE TO THE MIXED USE TRANSIT ORIENTED DEVELOPMENT \(MU-TOD\) SUBDISTRICT:](#)

[17.74.110: REQUIREMENTS UNIQUE TO THE MIXED USE TOWN CENTER \(MU-TC\) SUBDISTRICT:](#)

[17.74.120: REQUIREMENTS UNIQUE TO THE VILLAGE MIXED USE \(VMU\) SUBDISTRICT:](#)

17.74.010: OBJECTIVES AND CHARACTERISTICS OF ZONE: 

The mixed use (MU) zone is established to provide a zone to be used in specific locations near city transportation nodes and corridors with the intent of allowing a mix of specific land uses that are typically found separately in "mutually exclusive" zoning districts. Mixed use represents a departure from characteristic zoning to the extent that it encourages a combination of land uses which may be compatible, but have traditionally been separated.

The intent of this zone is to create self-sustaining developments that become walkable neighborhoods, in which residents may walk to work, to shopping, to recreational facilities, and have access to mass transit. These neighborhoods are to provide a variety of housing opportunities and choices that include a range of household types, family sizes, and incomes. They shall provide convenient pedestrian access to commercial services and employment opportunities.

Design standards include requirements that help produce a true "neighborhood" by stipulating various mix of uses, "build-to" lines, compact building design, preservation of open space, pedestrian friendly streets, streetscape, parking concealment, architectural control, and maintenance. Proposed developments with increased land intensity and housing density but without the above "walkable" elements are unacceptable and will not be approved. (Ord. 2011-11, 4-19-2011)

17.74.020: PERMITTED USES AND CONDITIONAL USES: 

Permitted and conditional uses in the MU zone shall be approved based on the uses listed under each respective mixed use subdistrict. (Ord. 2011-11, 4-19-2011)

17.74.030: USE REGULATIONS: 

Uses may be conducted in the MU zone only in accordance with the following regulations:

A. Only allowed permitted, conditional or accessory uses as set forth in this chapter may be conducted in the MU zone. A conditional use permit must be obtained prior to the establishment of a conditional use.

B. Accessory buildings uses may be constructed in the MU zone only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to, garages, sheds, swimming pools, recreational equipment, gardens, greenhouses and other structures and activities which are incidental and subordinate to the principal permitted or conditional use on the premises.

C. There shall be no open storage of trash, debris, used materials or commercial goods or wrecked or neglected materials, equipment or vehicles in the MU zone.

D. It shall be unlawful to park, store or leave, or to permit the parking, storing or leaving of any vehicle of any kind, or parts thereof, which is in a wrecked, junked, dismantled, inoperative or abandoned condition, whether attended or not, upon any private or public property within the MU zone for longer than seventy two (72) hours, except that up to two (2) such vehicles or parts thereof may be stored completely within an enclosed building or within an opaque fence enclosure which is completely screened from view of public streets and neighboring properties.

E. No commercial vehicle or commercial earthmoving or material handling equipment shall be parked or stored on any lot or parcel designated for residential or office uses within the MU zone, except in conjunction with temporary development or construction activities on the lot. Commercial vehicles shall include semitrucks and trailers, trucks and trailers equaling or exceeding eight thousand (8,000) pounds' curb weight, delivery vehicles, dump trucks, backhoes, graders, loaders, farm implements, cement trucks, bulldozers, belly dumps and scrapers, forklifts or any similar vehicle or apparatus.

F. No commercial vehicles such as earthmoving or material handling equipment, semitrucks or trailers or any commercial truck, trailer or vehicle may be parked or stored on any lot or parcel designated for commercial uses within the MU zone for longer than twenty four (24) hours unless in conjunction with approved construction activities or unless it is in conjunction with an approved use or development and parked or stored in an approved loading dock that is screened from street view.

G. Watercraft, trailers, campers, motor homes and other utility or recreational vehicles shall be stored within lawfully constructed buildings or behind the front line of the main building on the lot or parcel in an MU zone except that said vehicles may be stored temporarily in front or street

side yards for no longer than seventy two (72) hours. Recreational and utility vehicles may be stored permanently in the street side yard of a corner lot only if stored completely behind the front line of the main building and at least eight feet (8') from the street right of way line and if enclosed with a six foot (6') high solid vinyl or masonry fence. Travel trailers, campers and motor homes may not be occupied as living quarters in the MU zone, except that a vehicle owned by a guest of the resident may be stored and occupied in the driveway located in the required front yard or street side yard of the permanent dwelling for no more than seven (7) days per calendar year. (Ord. 2011-11, 4-19-2011)

17.74.040: ZONE ESTABLISHMENT: 

A. Each proposed MU zone, or subdistrict thereof, may be established by following standard rezoning procedures of [chapter 17.22](#) of this title and shall be accompanied by a master development plan (MDP) prepared by the applicant, in consultation with city staff and area property owners, which specifies land use areas and residential types. Retail, office, residential, vertical mixed use (containing different upper floor uses), open space and public/quasi-public land use areas will be shown on the MDP. The MDP must show all stages of the development (including any phasing plans), street connections, and both existing and reasonable projected development on adjoining properties, determined as needed. Phased developments and approved individual plats and site plans shall conform to the master development plan.

B. The intent of the above is to achieve a consistent overall mixed use neighborhood with uniform and compatible site standards when the project area is completely built out. Remnant parcels left from old developments, rebuilds on existing parcels, or pads within existing center developments, are required to make reasonable compliance with mixed use development standards through consultation with the community development director.

C. The MDP shall be adopted as an exhibit to the ordinance establishing the MU zone subdistrict, in which it is proposed. The MDP, or portions thereof, may be amended only after review by the planning commission and upon approval of the city council with public input after the establishment of the MU zone, as may be needed. A development agreement between the city and the applicant may be required by the city council and executed before the zoning designation shall be effective. (Ord. 2011-11, 4-19-2011)

17.74.050: DEVELOPMENT REVIEW: 

All development and uses in MU zones may only be established in conformance with development review procedures of the city as set forth in [title 16, chapter 16.24](#) of this code and in conformance with the approved master development plan (MDP), or as the plan may be amended and approved.

Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in MU zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Applicants are encouraged to consult with city staff and/or the development review committee (DRC) prior to

submitting a site plan application. The following procedure shall be used for site plan review of projects in the MU zone:

A. The developer shall prepare and submit a site plan and submit a design book containing typical renderings, cross sections, and plan views of the following:

1. Existing and proposed public street curb, gutter, sidewalk, park strip, landscaping, streetlights and pavement.
2. Yard areas between buildings and public streets, including trees, grass, shrubs, ground cover, signs and screen walls.
3. Parking areas, walkways, driveways, landscaped areas and storm detention/retention areas.
4. Architectural features, including materials and colors, of buildings, freestanding and wall mounted signs and light fixtures, trash enclosures, utility and loading area screen walls, pedestrian furniture and artwork.
5. Other improvements as required by city staff.

B. The city staff shall review the site plan and design book for compliance with the master development plan and shall provide comments to the developer for needed revisions to the documents. Upon final review and approval of city staff, the site plan and design book for the development will be scheduled on the planning commission agenda for a public hearing.

C. Upon approval of the site plan and design book by the planning commission, the subdivision or condominium plats for all or portions of the MU zone may be prepared and submitted in accordance with [title 16, chapter 16.10](#) of this code and other applicable sections of [title 16](#), "Development Code", of this code.

D. Building permits shall only be approved upon prior approval of the site plan, design book, and, if necessary, the subdivision or condominium plat (including improvements). (Ord. 2011-11, 4-19-2011)

17.74.060: SPECIAL PROVISIONS:

When reviewing a proposed development in the MU zone, the planning commission shall consider the following special provisions in order to protect the intended characteristics of the zone:

A. Location: Mixed use developments shall be located at transportation nodes and along transportation corridors and other locations where "walkable" components (i.e., housing choices, convenience commercial, employment, community facilities, transportation linkages, park or other open space, schools, churches) are already present, planned, or where the size and scale of development is such that said components can be provided within the project itself. As a guiding

principle, mixed use components should be within a five (5) minute (or $\frac{1}{4}$ mile) walking distance, approximately one-fourth ($\frac{1}{4}$) mile, of the above.

B. Traffic: The developer shall demonstrate that all potential traffic concerns regarding existing intersections, substandard streets, inadequate improvements, and access are mitigated.

C. Surrounding Properties: The developer shall demonstrate to the satisfaction of the planning commission, that sufficient measures have been incorporated into the development plan to assure that adjacent properties will not experience significant impacts as a result of the proposed development.

D. Use Composition: Each MU zone shall contain a combination of more than one use. The actual blend of "vertical" and/or "horizontal" mixed use development shall be determined depending upon the size, scale, and location of the development. Where size and scale permit, housing units shall include more than one land use type (i.e., single-family homes, twin homes, townhomes, condominiums, apartments, row houses), housing size, and number of bedrooms, encouraging neighborhoods with a mix of family cycles and incomes.

E. Pedestrian Realm: In order to achieve an overall "walkable" development, appropriate land uses, pedestrian connections, cross easements, common driveways, consistent site standards, etc., must be coordinated within the respective MU zone subdistrict, even though properties may be individually owned. In order to promote pedestrian activity and to improve air quality, drive-through windows are discouraged in conjunction with uses such as fast food restaurants, dry cleaners, banks, etc. (Ord. 2011-11, 4-19-2011)

17.74.070: AREA REQUIREMENTS:

The following area requirements shall apply in any MU zone:

A. Minimum Zone Area: The minimum area of an MU zone/MDP shall be four (4) acres.

B. Minimum Project Area: Any development in any MU zone for which a preliminary plat or site plan has been proposed or approved. The minimum area of any project within an MU zoned area shall be two (2) acres. Approved projects may be built in phases based upon an overall approved phasing plan.

C. Minimum Lot Area: There shall be no minimum lot area in any MU zone, except as established with development approval. Parcels shall be of sufficient size to assure compliance with building setbacks, landscaping, access, parking, and walkability standards. (Ord. 2011-11, 4-19-2011)

17.74.080: DEVELOPMENT STANDARDS APPLICABLE TO MIXED USE (MU) ZONES/SUBDISTRICTS:

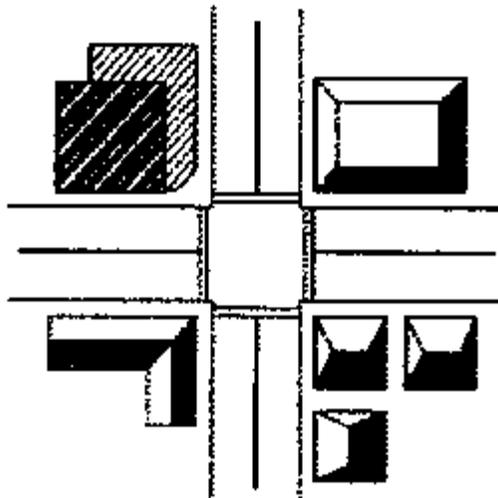
The following standards are to be considered as applying specifically to development in mixed use (MU) subdistricts in addition to general standards provided elsewhere in this code:

A. Building Placement And Massing:

1. **Setbacks:** Building facades for nonresidential development shall comprise at least seventy percent (70%) of each street edge identified as "build-to lines". To meet this requirement, building facades adjacent to streets must be zero feet (0') to five feet (5') from the street side (typically inside edge of sidewalk) property lines where build-to lines are drawn. Awnings and architectural features may project beyond build-to lines, as approved by the planning commission. Street side setback variations may be used when an activity related to pedestrian use is maintained, i.e., special landscaping, outside restaurant seating. Recessed plazas, courtyards, and trellises are encouraged.

Zero lot line side setbacks with attached structures, in compliance with the international building code (IBC) may be required except for necessary driveway access, pedestrian access, open space, and landscape areas. Unless otherwise approved by the planning commission, rear yards and the rear of buildings shall not directly abut streets.

2. **Building Orientation And Access:** The entrances of all retail, civic, residential, and office buildings shall front onto streets (or approved private driveways designed as streets), with the exception of center block residences (which still must front green courts and pedestrianways) and anchor stores greater than forty thousand (40,000) square feet in size, which may be considered for "side fronting" design.



Secondary entries are encouraged and 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 must be screened from streets and adjacent properties through architectural design and landscaping. Anchor store entrances must be connected to adjacent streets via landscaped, publicly accessible walkways. Access from parking areas may be via midblock passageways or "paseos" connected to the street.

3. **Building Height:** Buildings shall have a minimum and maximum number of stories as indicated by building type and mixed use subdistrict (see sections [17.74.100](#), [17.74.110](#), and [17.74.120](#) of this chapter), with height to be measured in accordance with the city's adopted ordinances and standards. Buildings of greater height than allowed may be approved by the planning commission on a limited basis, based upon the size, scale, topography, and uniqueness of the development, i.e., rooftop gardens. Approved structures with additional height may be required to employ suitable "step back" architecture and other architectural features which encourage a more walkable "village" feel at street level.

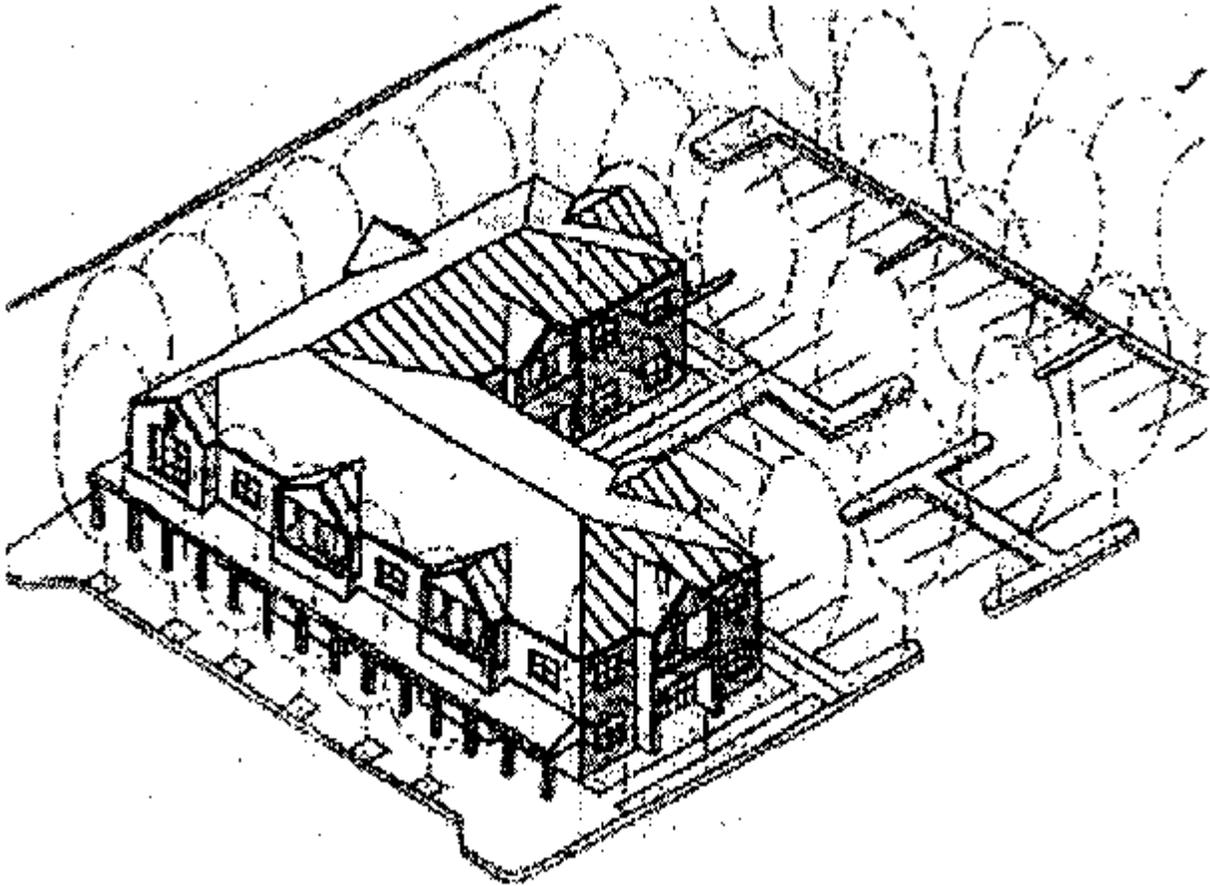
4. **CPTED (Crime Prevention Through Environmental Design):** Where practically possible, CPTED principles shall be used in the design and layout of buildings, streets, accesses and open space areas. Design shall promote natural surveillance, access control, territorial reinforcement, sense of ownership, proper management and maintenance. CPTED landscaping guidelines shall be used, including planting shrubs with a maximum height of two feet (2') to three feet (3') and trees with a proper ground clearance of six feet (6') to eight feet (8') above walkways and sidewalks and eight feet (8') to ten feet (10') above vehicular travel and parking lanes.

In order to encourage public safety through natural surveillance, natural access control, and territorial reinforcement, blank walls are not permitted adjacent to streets, pedestrian corridors, parking areas, and open space amenities. Symbolic barriers, such as low lying fences/wall, landscaping and signage may be used, as appropriate, to discourage crime and to promote safety through natural access control. Developments shall have street side building entrances and extensive windows, with balconies, decks or landscape terraces, and other architectural features being encouraged to promote "eyes on the street".

B. Land Use Impact And Buffering: Landscape buffers are preferred over fences and walls where separation is desirable. A visually open look is encouraged between compatible uses. The planning commission may 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. When approved, fences or walls shall be compatible in color, texture, and design in relationship to building materials.

C. Architectural Design And Materials: The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with and in proportion to other surrounding buildings, while still providing diversity in design. The city's architectural review committee (ARC) shall review such and make recommendations to the planning commission. Requirements applicable to all buildings are stated below:

1. All sides of buildings shall receive equal design consideration, particularly where exposed to pedestrian and/or vehicular traffic and adjacent properties.
2. Building materials for structures, including garages, shall use brick, stone, or cement fiber products (i.e., hardie board) in combinations that create aesthetically pleasing architecture. Stucco products, if used, shall clearly be used in minimal amounts and as a contrast or accent to other building materials, i.e., gables. Both vertical and horizontal elements should be used, as appropriate, to enrich and give variety to the architectural theme. Individual buildings shall have enough architectural variation to appear as separately recognizable structures. The use of exposed concrete (architectural concrete excepted), or plastic for storefront facades is not permitted.
3. A consistent architectural theme with colors from the natural environment is encouraged to help buildings blend with surrounding developments. Building styles shall be compatible with existing buildings within the respective MU zone.
4. 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 or mixed use buildings shall be designed with contrasting ground floor architectural articulation in order to enhance street activity and walkability. All buildings shall have expansive windows, balconies, terraces, or other design features which are oriented to the street, or other people spaces, in order to maximize interface connection. Windows, display windows, doors, and arcades must make up at least seventy percent (70%) 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. Tinted windows or windows with reflective film or glass are not permitted at street level.



5. Mechanical equipment shall be located or screened so as not to be visible from streets, pedestrian areas, and adjacent developments. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or on the roof.

6. Plans for significant exterior modifications to any existing structures must be submitted to the planning commission for approval and must meet the same requirements as all other structures within the MU development.

D. Signage: Proper design and placement of signs and their lighting shall be compatible with structures and uses. Mixed use developments shall have a sign theme which promotes mixed use compatibility. Permitted signs within the MU zone shall be in compliance with [title 16, chapter 16.36](#) of this code, except that freestanding and off premises signs or billboards shall not be permitted. Wall signs, blade signs, and window signs, approved as part of an overall sign theme, are encouraged.

Monument signs and directional signs are discouraged. Where approved, a monument sign must comply with the following limitations: the sign shall have as the prominent feature the name of the development (i.e., "Jordan Village", "Jordan Plaza"). All other lettering shall be no taller than four inches (4") in height. The maximum height of the sign shall be four feet (4') for the portion

containing general copy, with an overall maximum height of six feet (6') above sidewalk grade. It is intended that the top two feet (2') be utilized to identify the name of the development. The lettering font style for tenant identification shall be the same for all tenants. Monument signs shall be constructed with the materials similar to that of the main building. Monument signs may not extend into the required sign visibility triangle, unless otherwise approved by the city transportation engineer.

E. Open Space: Significant usable open space shall be provided within the mixed use development, depending upon size, scale, nature, and proximity of other accessible open space amenities in the area of the development. Approved open space may include, but is not limited to: commons, pocket parks, plazas, outdoor dining, courtyards, natural or manmade landscape features or focal points, fountains, waterfalls, other water features, greenbelts, trail connections, playgrounds, pavilions, and picnic areas. A "village green", as a commons area, may be required adjacent to mass transit connections or other significant activity.

Construction materials used within open space areas shall be related to the materials of adjacent buildings and shall be a nonskid finish. Design and texture shall encourage comfortable and safe pedestrian use, including landscaping, seating areas, and lighting as appropriate.

Areas of environmental concern or interest may be required to be preserved, i.e., drainages, steep slopes, connections to trail systems, and water features. Unless otherwise specified through special agreement or understanding with the city, all open space areas shall be maintained by property owners or property associations.

F. Landscaping: Landscaping guidelines are established to improve and maintain site qualities while minimizing alteration, removal, or degradation of approved landscaping. Landscaping, in general, shall follow CPTED (crime prevention through environmental design) principles.

1. Submittal Of Landscape And Streetscape Plans: No plans for any building, structure or other improvements shall be approved by the city unless there shall also have been submitted landscape and streetscape plans satisfactory to the planning commission or to the staff, if so designated.
2. Installation At Time Of Occupancy: Landscaping in accordance with the plans submitted must be installed at the time of occupancy or as otherwise approved by the planning staff as seasonal conditions may dictate.
3. Condition Free Of Weeds: 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 planning commission.
4. Bond For Landscape Improvements: The developer shall bond for landscape improvements to ensure that installations are completed as submitted and approved. Performance assurance requirements for landscape improvements shall be the same as required by the city for street improvements.

5. Planting Specifications:

a. Sixty percent (60%) medium size trees; deciduous trees with a caliper of two inches (2") and evergreen trees with a minimum height of seven feet (7'). Forty percent (40%) small size trees and shrubs in a combination with deciduous trees with a caliper of one and one-half inches (1¹/₂") to two inches (2") and evergreen trees with a minimum height of four feet (4'). Depending on site conditions, a 50/50 mix of deciduous and evergreen trees and shrubs should be used for on site landscaping.

b. Street trees with a minimum two inch (2") caliper shall be installed along all 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 compliance with designated streets within the city's streetscape plan.

c. Parking lot landscaping shall include planters at the ends of parking rows with shade trees and ground covers. Planters shall be at least five feet (5') wide. Shade trees and ground covers shall be installed in planters at minimum intervals, or groups with a ratio of at least one tree per six (6) parking stalls for double parking rows and one tree per three (3) parking stalls for single parking rows. Planter areas may also include rocks (minimum of 3 inches) or bark mulch provided that a commercial grade weed barrier or fabric is used.

d. Landscaping for plazas shall include at least one tree per seven hundred fifty (750) square feet. At least forty percent (40%) of the plaza area shall be covered with trees or planted canopy structures. One linear foot of seating shall be provided for every one foot (1') of perimeter of the plaza area.

e. The landscaping of other open space shall include trees and ground covers, with a requirement of at least one tree per five hundred (500) square feet. Trees should be clustered together, where possible, to allow larger open areas for seating and activities.

6. 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.

7. 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.

8. 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 a mix of trees with comparable total caliper. Street tree replacement shall be in compliance with the city's streetscape plan, unless otherwise approved by the planning staff.

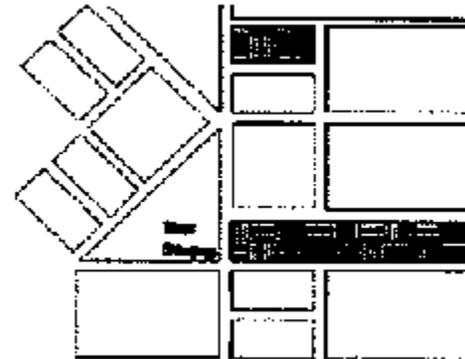
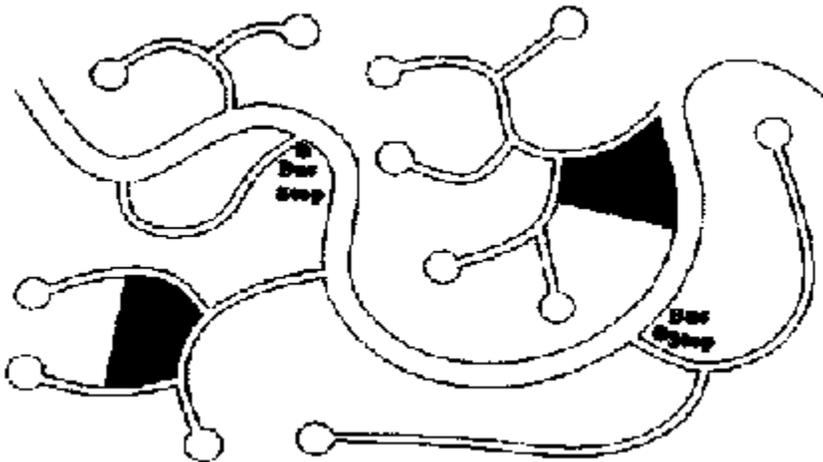
9. Utility Connections: When disturbances are made to existing landscaped areas, the existing landscaping must be replaced to its previous condition. Other modification of landscaped areas shall require approval by the community development director.

G. Outdoor Lighting: The lighting of streets, pedestrian areas, parking lots, and open space is required. Streetlights shall conform to an approved theme and shall encourage a "village" feel and walking safety. Indirect lighting, bollard lighting, and landscape lighting is encouraged.

Lighting will be judged as to how adequately it meets its intended purpose. Design and location of standards and fixtures shall be specified on the site development drawings. Intensities shall be controlled so that "safety" lighting is provided while neighboring areas are protected from glare or excessive direct light. Streetlight design fixtures shall be pedestrian in scale, shall evoke a "village" feel and be installed and maintained as required.

H. Streets And Pedestrianways:

1. Streets: All accesses within a mixed use development shall have connectivity with existing and future street patterns. A grid street pattern or modified grid pattern is required where practically possible. Cul-de-sac streets will not be approved unless it can be demonstrated that no other practical way exists to make connectivity. Private streets are discouraged and gated communities are prohibited in mixed use developments.



2. Widths: Street widths shall be determined during site plan review and approved by the planning commission. In general, streets shall be designed to implement "complete streets" concept as recommended in the document: "Context Sensitive Solutions In Designing Major Urban Thoroughfares For Walkable Communities". The level of travel and service should be considered, while incorporating principles of traffic calming and pedestrian compatibility, i.e., tree lined streets with pedestrianways and linkages, decreasing the need for pavement width by spreading traffic through a grid or modified grid street system.

3. Sidewalks And Walkways: The design of pedestrianways 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 will be made based upon scale, the type of mixed use project being proposed, and by the way uses are integrated. A standard eleven foot (11') cross section, with a six foot (6') park strip and a five foot (5') sidewalk, is a minimum, while wider park strips and/or sidewalks may be required depending upon the land uses and the desired effect. All streets shall have sidewalks and curbside streetscape.

Pavers, borders, and other sidewalk design materials with compatible colors shall be used as needed in order to break up expanses of hard surfacing and to encourage pedestrian interest and activity. In "vertical mixed use" and other more urban areas, sidewalk adjustments may be required in order to enhance street and land use connectivity. Portions of the park strip may be paved to accommodate street furniture, leaving appropriately sized tree wells for street trees.

Street furniture, including, but not limited to, benches, trash receptacles, artwork, drinking fountains, bike racks, and newspaper racks, may be required depending upon the nature of the block face and specific land uses. Street furniture requirements shall include an overall design theme for compatibility.

4. Crosswalks: Extensive use of crosswalks shall be incorporated within the project, at intersections, midblocks as needed, within parking lots, or other desirable pedestrian connections. A "pedestrian inconvenience distance" of one hundred fifty feet (150') shall be used as a guideline. Crosswalks shall be so configured to be a design feature of the development, i.e., multiple painted lines, pavers, edges, and other methods of emphasizing pedestrian use versus auto use. Crosswalk paving materials matching sidewalk materials are encouraged to further enhance the pedestrian realm. Bulb outs and other pedestrian design features shall be used to shorten walking distances across open pavement. Gaps in planted medians shall be used in appropriate areas to encourage walking and to act as a "refuge" for crossing pedestrians.

I. Other Forms Of Transportation: All forms of transportation shall be considered within and without the mixed use development with the intent to improve convenience and reduce vehicle trips ("complete streets"). All forms of transportation should be encouraged, including train, auto, bus, bicycle, and pedestrian. Access connections shall be required where deemed essential to provide circulation or access to churches, schools, playgrounds, open space, shopping centers, transportation, and other community facilities.

Appropriate bus turnouts, shelters, stops and other transit options 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 storefronts and entrances to office buildings and residential structures.

J. Parking Areas: Parking areas shall be considered as structures since they present a three-dimensional appearance when occupied. Parking areas shall be designed as follows:

1. 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. The placing of building and parking elements on a site shall be evaluated by the planning commission based on the following factors:

- a. Type of land use and structure.
 - b. Building height and configuration.
 - c. Relationship to other buildings both horizontally and vertically.
 - d. Natural land features such as slopes and vegetation.
 - e. Physical features such as rail lines, canals, and controlled ingress and egress.
 - f. Visibility from vehicular approaches and distant highways.
 - g. Safe pedestrian connections to buildings, walkways, open space, and streets.
2. Where possible, parking lots shall be broken up and planned as "outdoor rooms" through the use of buildings, walkways, open space, and landscape design. When approved, large parking lots shall be broken up with substantial tree and ground cover plantings. Parking lots should be broken up into "rooms" of no more than one hundred (100) parking stalls through the use of connecting walkways.
 3. Unless otherwise approved by the planning commission, parking lots are prohibited between streets and buildings.
 4. Underground parking, deck or terrace parking, and parking garages are encouraged and may be required in conjunction with structures of three (3) stories or more. Said structures shall have architectural treatments compatible with area buildings. Parking structures with ground 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.
 5. Developments are not allowed to be "over parked" without justification. Developments may be approved by the planning commission with less than required parking if evidence can be shown that the nature of the land uses proposed will not generate the number of stalls as recommended in the city's parking ordinance. Developments may also be "under parked" if justified with a walkable design that demonstrates such, and/or where local multimodal 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 unnecessary parking areas and to encourage pedestrian activity.
 6. Where possible, on street parking shall be provided adjacent to developments, and a prorated 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 transportation engineer and approved by the planning commission.

K. Environmental Concerns:

1. Building, landscape, and solar access should be adjusted, where possible, to be compatible with the local climate. Such design should include, but 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.

2. The use of lighter colored building materials (i.e., rooftops), 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.

3. Where possible, drought resistant ground covers, shrubs, and trees shall be incorporated into the landscape to reduce water usage and storm runoff. Water gardens, landscape swales or other on site drainage design should be designed into the project. Extensive areas of grass or other high water use plants without a public purpose are discouraged.

L. Service Areas: Loading and refuse collection areas must be screened from public view. These areas are not permitted between buildings and streets unless they can be adequately screened through landscaping and architectural design. Buildings and site improvements must be designed to properly accommodate loading, unloading and refuse collection, with such being discouraged on public streets. 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.

Except for approved and screened recreational vehicle storage lots associated with a residential use, storage areas, including the storage of materials, merchandise, pallets, etc., shall be within buildings.

M. Utilities: Utility companies shall coordinate utility infrastructure location and grouping to create minimal impact on site design. All utility lines shall be placed underground in designated easements. No pipe, conduit, cable, line for water, gas, sewage, drainage, steam, electricity or any other energy or service shall be installed, and no pole or other support structure therefor shall be erected, altered or replaced, upon any lot (outside of any building) above the surface of the ground except for hoses, movable pipes used for irrigation or other purpose during construction.

1. Utility boxes shall be grouped together where possible and screened with vegetation or other appropriate method. Such facilities shall be sensitively placed so as to not detract from street aesthetics and pedestrian design. Gas meters and electric service meters and panels shall be located on the sides of buildings.

2. Where overhead utility poles exist, service lines to new developments must be placed underground from the nearest overhead service pole.

3. This section does not require removal of any existing electrical transmission facilities and electrical distribution lines nor does it restrict the repair, minor relocation, and maintenance of any such existing facilities. However, the developer shall be responsible for the removing or

relocating of utility poles out of the public right of way and/or away from the frontage of the development. (Ord. 2011-11, 4-19-2011)

17.74.090: RESIDENTIAL DESIGN REQUIREMENTS:

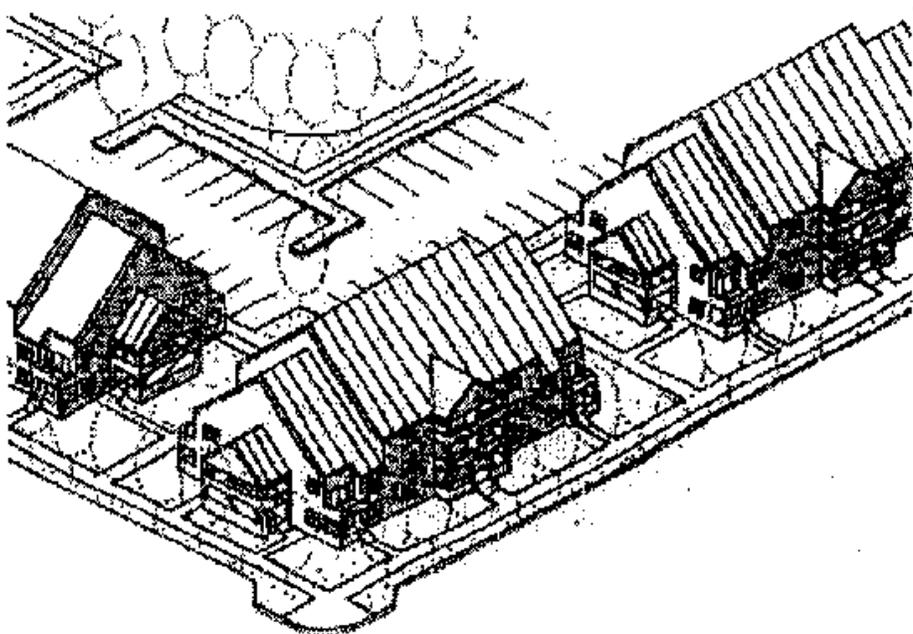
Depending upon the size and scale of mixed use projects, residential dwellings shall comprise more than one land use type, fulfilling housing needs with an assortment of housing options and shall be designed using standards and design principles as promulgated in the "Wasatch Choices 2040 Plan". The number of bedrooms per unit and other housing design options shall be varied in proportions to assist in providing suitable housing for a range of household incomes, family size, and life cycles.

A. Where possible, multi-family development shall front onto open space or public streets with appropriate walkable elements, including building entrances facing the street, sidewalks, and park strips with street trees. When approved, private streets shall be so designed to resemble a walkable public street design.

B. Multi-family residential development shall conform to requirements heretofore presented. Approved setbacks shall be determined by the planning commission based upon acceptable layout and design.

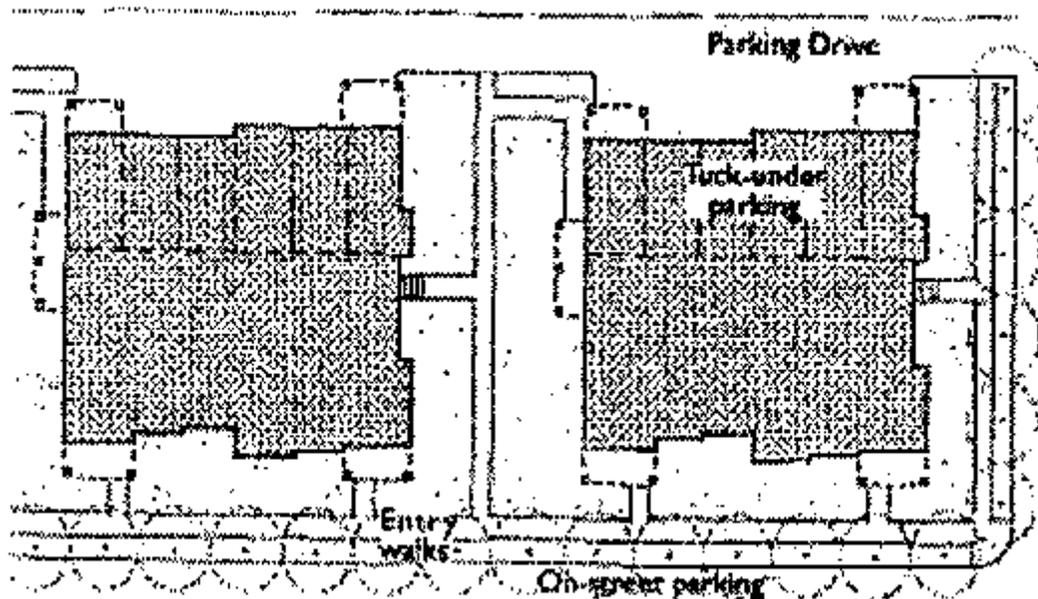
1. The following standards shall be required for multi-family residential:

a. Properly designed off street surface parking hidden from streets, or provided within parking terraces.



b. Surface parking, where possible, shall be designed in a linear fashion to better resemble a public street design.

c. Garage units associated with multi-family development should be rear loaded. Where front loaded garages are approved, they shall be so designed to be subservient (set back at least 5 feet from the front line of the dwelling) to the architecture of the residential structure.



d. Roofs with a four to twelve (4:12) pitch or greater, unless otherwise approved by the planning commission.

e. Dwelling and garage gables facing streets and alleys.

f. Extensive windows facing streets, alleys and pedestrian connections.

g. Covered entrance porches.

h. Entry sidewalks that connect directly to public sidewalks.

i. Variety of building sizes, shapes and building heights.

j. Open space and recreational amenities compatible with project scale and market.

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

a. Multi-level structures.

b. Dormers and/or shutters, and other window treatments.

c. Street side balconies/decks.

C. Single-family residential dwellings, unless fronting a "green court", shall have front setbacks that range between twenty two feet (22') and thirty two feet (32'), measured from the porch to the edge of the curb. Front loaded garages shall be subservient to the dwelling and shall not have a setback less than eighteen feet (18') to the inside edge of the sidewalk. Side and rear setbacks shall be determined by the planning commission based upon acceptable subdivision layout and design.

1. The following standards shall be required for single-family residential:

a. Subservient garages, i.e., rear loaded with alley access, front loaded detached or attached but set back from the front line of the home by at least five feet (5'), side entry attached, or a combination of the above.

b. Roofs with a four to twelve (4:12) pitch or greater, unless otherwise approved by the planning commission.

c. Dwelling and garage gables facing streets and alleys.

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

e. Entry sidewalks that connect directly to public sidewalks.

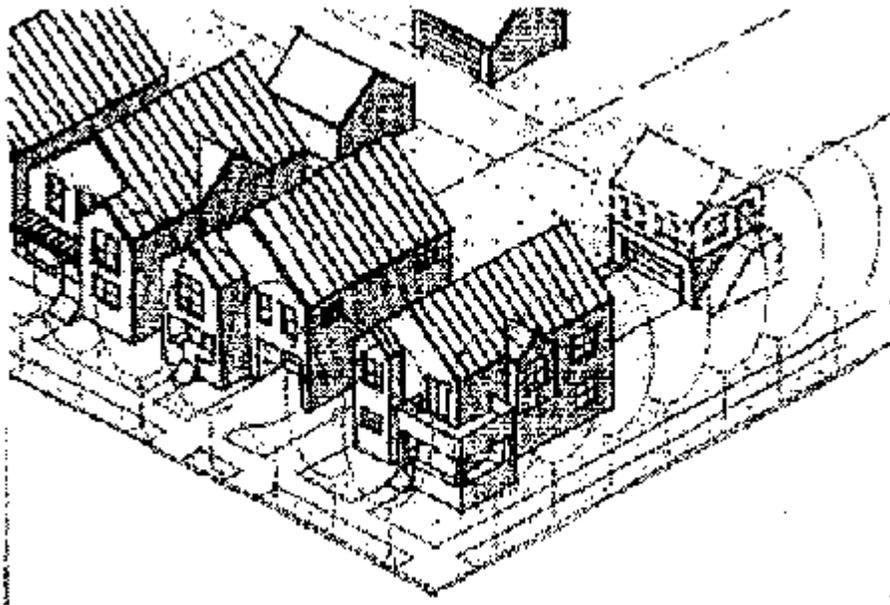
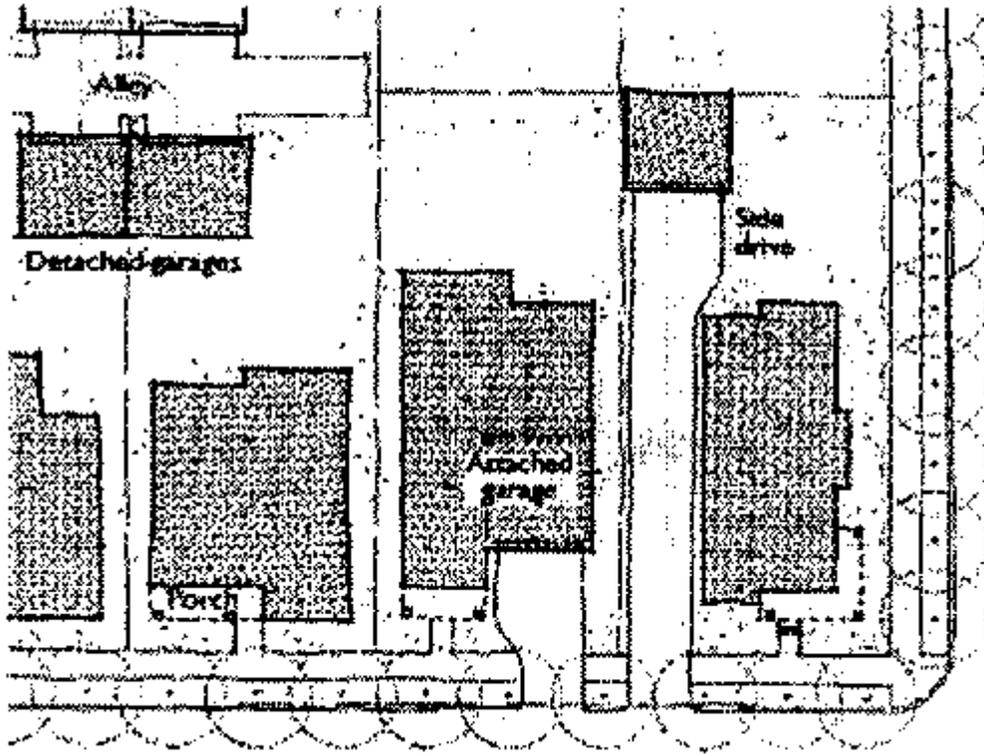
2. The following standards for single-family residential shall be encouraged:

a. Two-story dwellings.

b. House dormers and/or shutters, and other window treatments.

c. Street side balconies/decks.

d. Wraparound porches, particularly on corner lots.



(Ord. 2011-11, 4-19-2011)

17.74.100: REQUIREMENTS UNIQUE TO THE MIXED USE TRANSIT ORIENTED DEVELOPMENT (MU-TOD) SUBDISTRICT: 

A. Purpose Of The MU-TOD Subdistrict: The purpose of this subdistrict is to encourage the development of high intensity regional mixed land uses with maximum building height and bulk standards conducive to transit oriented development. The focus of such uses would be in appropriate areas along Jordan Gateway and I-15 in proximity to the "FrontRunner" Commuter Rail Station. (Ord. 2011-11, 4-19-2011)

B. Permitted Uses: The following uses shall be permitted in the MU-TOD subdistrict:

Accessory uses.

Agriculture without livestock or poultry.

Banks, credit unions, financial institutions without drive-up facilities.

Business services.

Educational facilities.

Home occupations in compliance with this title.

Household pets in accordance with this code.

Medical and dental offices or clinics.

Multi-family dwellings, varied and integrated with adjacent uses.

Office services.

Personal services.

Residential facility for disabled persons as required by state law.

Residential use above the first floor of commercial or office use.

Restaurants without drive-up facilities.

Retail sales and services; excluding auto services such as stand alone car wash, tires, repairs, gas stations and/or convenience store.

C. Conditional Uses: A conditional use permit may be issued for the following uses in the MU-TOD subdistrict:

Auto service, including stand alone car wash, tires, repairs, gas stations and/or convenience store

wherein the building is built to the street with bays, pumps, etc., to the side or rear.
 Banks, credit unions, financial institutions with drive-up facilities located to the rear of the structure.

Churches, excluding temporary revival tents or structures.

Daycare center facility.

Health and fitness centers.

Live/work units.

Parks and recreational activities.

Preschool center facility.

Public buildings.

Public or private schools.

Restaurants with drive-up facilities located to the rear of the structure. (Ord. 2012-12, 10-2-2012)

D. Building Height: Buildings shall have a minimum and maximum height as indicated by building type, as shown below. Additional height may be granted by the planning commission for rooftop landscaping/amenities.

Land Use	Commercial	Office	Vertical Mixed Use	Condos	Apartments	Townhomes	Public And Quasi-Public
Min. building height	1 story, extended ¹	3 stories	2 stories	3 stories	3 stories	2 stories	1 story, extended ¹
Max. building height	20 stories ²	20 stories ²	20 stories ²	20 stories ²	20 stories ²	3 stories	3 stories

Notes:

1. Vertical architectural elements that make the buildings appear greater than 1 story.
2. "Step back" architecture may be required wherein building height adjacent to public streets may be limited in order to enhance pedestrian design.

(Ord. 2011-11, 4-19-2011)

17.74.110: REQUIREMENTS UNIQUE TO THE MIXED USE TOWN CENTER (MU-TC) SUBDISTRICT: 

A. Purpose Of The MU-TC Subdistrict: The purpose of this subdistrict is to encourage the development of medium intensity community and town center mixed uses with a "village" look and feel (i.e., human scale, pedestrian friendly, architecturally diverse). The location of such uses would be in appropriate locations along portions of Redwood Road and South Jordan Parkway,

with a focus on the area around city hall and the South Jordan Towne Plaza. (Ord. 2011-11, 4-19-2011)

B. Permitted Uses: The following uses shall be permitted in the MU-TC subdistrict:

- Accessory uses.
- Agriculture without livestock or poultry.
- Banks, credit unions, financial institutions without drive-up facilities.
- Business services.
- Educational facilities.
- Healthcare facilities and services.
- Home occupations in compliance with this title.
- Household pets in accordance with this code.
- Medical and dental offices or clinics.
- Multi-family dwellings, varied and integrated with other uses in a "village" style.
- Office services.
- Personal services.
- Residential accessory uses.
- Residential facility for disabled persons as required by state law.
- Residential use above the first floor of commercial or office use.
- Restaurants without drive-up facilities.
- Retail sales and services; excluding auto services such as stand alone car wash, tires, repairs, gas stations and/or convenience store.

C. Conditional Uses: A conditional use permit may be issued for the following uses in the MU-TC subdistrict:

- Auto service, including stand alone car wash, tires, repairs, gas stations and/or convenience store wherein the building is built to the street with bays, pumps, etc., to the side or rear.
- Banks, credit unions, financial institutions with drive-up facilities located to the rear of the structure.
- Churches, excluding temporary revival tents or structures.
- Daycare center facility.
- Health and fitness centers.
- Live/work units.
- Park and recreational activities.
- Preschool center facility.
- Public buildings.
- Public or private schools.
- Restaurants with drive-up facilities located to the rear of the structure. (Ord. 2012-12, 10-2-2012)

D. Building Height: Buildings shall have a minimum and maximum height as indicated by building type, as shown below. Additional height may be granted by the planning commission for rooftop landscaping/amenities.

Land	Commercial	Office	Vertical	Condos	Apartments	Townhomes	Public
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Use			Mixed Use				And Quasi-Public
Min. building height	1 story, extended ¹	1 story, extended ¹	2 stories	2 stories	2 stories	2 stories	1 story, extended ¹
Max. building height	4 stories ²	4 stories ²	5 stories ²	4 stories ²	4 stories ²	3 stories	3 stories

Notes:

1. Vertical architectural elements that make the buildings appear greater than 1 story.
2. "Step back" architecture may be required wherein building height adjacent to public streets may be limited in order to enhance pedestrian design.

(Ord. 2011-11, 4-19-2011)

17.74.120: REQUIREMENTS UNIQUE TO THE VILLAGE MIXED USE (VMU)

SUBDISTRICT: 

A. Purpose Of The VMU Subdistrict: The purpose of this subdistrict is to encourage the development of low intensity neighborhood mixed land uses with a "village" look and feel (i.e., human scale, pedestrian friendly, architecturally diverse). The location of such uses would be in appropriate locations along major collector streets.

B. Permitted Uses: The following uses shall be permitted in the VMU subdistrict:

- Accessory uses.
- Agriculture without livestock or poultry.
- Banks, credit unions, financial institutions without drive-up facilities.
- Business services.
- Educational facilities.
- Healthcare facilities and services.
- Home occupations in compliance with this title.
- Household pets in accordance with this code.
- Medical and dental offices or clinics.
- Multi-family dwellings, varied and integrated with other uses in a "village" style.
- Office services.
- Personal services.
- Residential accessory buildings on single-family lots that do not exceed that allowed under comparable lot size zoning requirements.

Residential accessory uses.
 Residential facility for disabled persons as required by state law.
 Residential use above the first floor of permitted commercial and office use.
 Restaurants, excluding establishments with drive-up facilities.
 Retail sales and services; excluding auto services such as stand alone car wash, tires, repairs, gas stations and/or convenience store.
 Single-family dwellings.

C. Conditional Uses: A conditional use permit may be issued for the following uses in the MU-VMU subdistrict:

Auto service, including stand alone car wash, tires, repairs, gas stations and/or convenience store wherein the building is built to the street with bays, pumps, etc., to the side or rear.
 Banks, credit unions, financial institutions with drive-up facilities located to the rear of the structure.
 Churches, excluding temporary revival tents or structures.
 Daycare center facility.
 Health and fitness centers.
 Live/work units.
 Parks and recreational activities.
 Preschool center facility.
 Public buildings.
 Public or private schools.
 Restaurants with drive-up facilities located to the rear of the structure. (Ord. 2012-12, 10-2-2012)

D. Building Height: Buildings shall have a minimum and maximum height as indicated by building type, as shown below. Additional height may be granted by the planning commission for rooftop landscaping/amenities.

Land Use	Commercial	Office	Vertical Mixed Use	Condos	Apartments	Townhomes	Single - Family, Twin Homes	Public And Quasi-Public
Min. building height	1 story, extended ¹	1 story, extended	2 stories	2 stories	2 stories	2 stories	1 story	1 story, extended ¹
Max. building height	2 stories	2 stories	3 stories	2 ¹ / ₂ stories	2 ¹ / ₂ stories	2 ¹ / ₂ stories	2 stories	3 stories

Note:

1. Vertical architectural elements that make the buildings appear greater than 1 story.

(Ord. 2011-11, 4-19-2011)

MIXED USE ZONING RESEARCH

Provo City Downtown Zones Summary

Two of Provo's Downtown zones allow for mixed use - General Downtown (DT-1) and Downtown Core (DT-2)

DT1 is intended to serve as buffer areas between residential uses and DT-2 which allows for denser uses and the creation of a strong core area. DT-1 is established to provide a pedestrian friendly, mixed-use environment that is complementary to and surrounds the more intensive DT2 zone while providing an appropriate scaled development between adjacent neighborhoods and higher-density downtown developments. In addition to general regulations, specific regulations included in this zone are intended to preserve the scale and mass of historic Center Street. Mixed-uses provide housing and business opportunities adjacent to public transit to encourage use and reduce congestion.

DT2 is established to provide an identifiable and visible pedestrian-friendly, regional urban core located around key transportation corridors and other regional land uses in the central part of the city. The physical environment of the area is defined through scale, mass, placement and form of individual structures and their relationship to each other and to the public realm. It creates a clearly defined center of the city by allowing larger scale buildings and higher density uses.

Each zone includes a list of permitted and non-permitted uses, minimum lot sizes and setbacks, building heights, densities, parking and circulation, landscaping, signs, trash locations, etc. and architectural requirements for façade setbacks. A Preliminary Project Plan is required including the development layout, tabulations for various uses (open space, commercial, residential, parking, etc.) infrastructure plans, dwellings and densities, parks/open spaces/common areas; and may require additional studies and information including architectural plans and renderings, slopes study, landscape plan, draft CC&Rs, phasing plan, traffic study, market study, etc. The Final Project Plan requires refinements to all of the above and any additional studies and information as determined by staff.

The complete Ogden City ordinance follows.

Chapter 14.21A

DT1 - General Downtown.

- [14.21A.010.](#) Purpose and Objectives.
- [14.21A.020.](#) Location of Zone.
- [14.21A.030.](#) Permitted Uses.
- [14.21A.040.](#) Prior Created Lots.
- [14.21A.050.](#) Lot Standards.
- [14.21A.060.](#) Yard Requirements.
- [14.21A.070.](#) Building Height.
- [14.21A.080.](#) Transitional Development Standards.
- [14.21A.090.](#) Minimum Average Residential Unit Size.
- [14.21A.100.](#) Minimum Habitable Main Floor Depth.
- [14.21A.110.](#) Facade Step-back.
- [14.21A.120.](#) Projections.
- [14.21A.130.](#) Distance Between Buildings.
- [14.21A.140.](#) Project Plan Approval.
- [14.21A.150.](#) Parking, Loading, and Access.
- [14.21A.160.](#) Landscaping and Recreational Amenities.
- [14.21A.170.](#) Design Standards.
- [14.21A.180.](#) Signs.
- [14.21A.190.](#) Trash Storage and Location.
- [14.21A.200.](#) Walls and Fences.
- [14.21A.210.](#) Notice of Parking and Occupancy Restrictions.

14.21A.010. Purpose and Objectives.

The General Downtown (DT1) zone is established to provide a pedestrian friendly, mixed-use environment that is complementary to and surrounds the more intensive Downtown Core (DT2) zone while providing an appropriate scaled development between adjacent neighborhoods and higher-density downtown developments. In addition to general regulations, specific regulations included in this zone preserve the scale and mass of historic Center Street. This zone's mixed-use nature is intended to provide housing and business opportunities adjacent to public transit and thereby facilitate increases in the use of public transit and reduce City-wide traffic and congestion elsewhere. The DT1 zone is characterized by clean, well-lighted streets, ample pedestrian ways, landscaping and inviting residential uses, well-maintained shops, stores, offices, with a mixed-use design. (Enacted 2010-31)

14.21A.020. Location of Zone.

The General Downtown (DT1) zone shall generally be located between the Downtown Core (DT2) zone and any R1, RC, or other less intensive zone in the historic center of Provo. (Enacted 2010-31)

14.21A.030. Permitted Uses.

(1) Those uses or categories of uses as listed herein, and no others, are permitted in the DT1 zone.

(2) All uses contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Commission. Specific uses are identified by a four (4) digit number in which all digits are whole numbers. Classes or categories of such uses permitted within the zone are identified by a four (4) digit number in which the last one (1) or two (2) digits are zeros.

(3) All such categories listed herein and all specific uses contained within them in the Standard Land Use Code will be permitted in the DT1 zone, subject to the limitations set forth.

(4) First Floor Commercial. Nonresidential uses are required in the minimum habitable floor depth on the first story of all building frontage on University Avenue and Center Street within the district.

(5) Permitted Principal Uses. The following principal uses and structures, and no others, are permitted in the DT1 zone:

Use Use Classification
No.

- 1110 One-family dwelling, attached to commercial or other nonresidential use (detached only if existing as of July 7, 2009)
- 1120 Two-family dwelling, attached to commercial or other nonresidential use (detached only if existing as of July 7, 2009)
- 1130 Multiple-family dwelling (three (3) or four (4) dwelling units), attached to commercial or other nonresidential use
- 1140 Apartments (low rise)
- 1150 Apartment (high rise)
- 1211 Batching apartments (maximum of six (6) individuals per unit)
- 1220 Membership lodging
- 1241 Assisted living facility (subject to the locational and development standards as set forth in Section 14.34.470, Provo City Code)
- 1250 Religious quarters

- 1291 Residential facility for elderly persons (see Section 14.34.230, Provo City Code)
- 1292 Residential facility for persons with a disability (see Section 14.34.230, Provo City Code)
- 1511 Hotels
- 1512 Motels
- 1516 Bed and breakfast
- 1590 Other transient lodgings, NEC
- 4118 Railroad company office not located at terminal (office only, no storage of related vehicles or equipment is permitted)
- 4218 Bus company offices not located at terminal (office only, no storage of related vehicles or equipment is permitted)
- 4318 Airline company offices not located at terminal (office only, no storage of related vehicles is permitted)
- 4290 Motor vehicle transportation (indoors only)
- 4295 Parcel delivery and pickup service
- 4700 Communications (unless identified as a conditional use in Section 14.34.420, Provo City Code)
- 4811 Electric transmission right-of-way (identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
- 4815 Electric utility company office (office only, no storage of related vehicles is permitted)
- 4821 Gas pipeline right-of-way (identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
- 4825 Gas company office
- 4831 Water pipeline right-of-way (identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
- 4835 Irrigation distribution channels
- 4837 Water utilities or irrigation company office
- 4841 Sewage pipeline right-of-way (identifies areas where surface is devoted exclusively

- to right-of-way activity)
- 4853 Refuse disposal company office
- 4862 Gas and electric utility company office
- 4863 Water and electric utility company office
- 4864 Combination utilities right-of-way
(identifies areas where surface is devoted
exclusively to right-of-way activity)
- 4873 Storm drain or right-of-way (predominantly
covered pipes or boxes)
- 4923 Travel agencies
- 5220 Heating and plumbing equipment (no
outside storage)
- 5230 Paint, glass, and wallpaper
- 5240 Electrical supplies
- 5251 Hardware
- 5254 Janitorial supplies
- 5255 Building maintenance supplies
- 5256 Swimming pool supplies
- 5311 Department stores (includes major and
junior chain department stores)
- 5312 Discount department stores
- 5320 Mail and phone order houses
- 5330 Variety stores
- 5340 Merchandise vending machine operators
- 5350 Direct selling organization
- 5390 Retail trade - general merchandise
- 5400 Food stores (groceries, meats and fish,
fruits and vegetables, candy, nuts, dairy
products, bakeries, etc.)
- 5511 Automobile dealers, new and used cars
- 5512 Automobile dealers, used cars
- 5594 Motor scooters or motorcycles
- 5600 Apparel and accessories
- 5700 Furniture, home furnishings, and equipment
- 5810 Eating places (restaurants)
- 5910 Drug and proprietary stores
- 5930 Antiques and secondhand merchandise
(except 5935 Secondhand auto parts, 5938

- Junk dealers and salvage, 5939 Secondhand stores)
- 5940 Books, stationery, art, and hobby supplies
- 5950 Sporting goods, bicycles, and toys
- 5969 Garden supplies
- 5970 Jewelry
- 5990 Miscellaneous retail stores (includes florists, newspapers and magazines, photo supplies, pet stores, and other similar retail stores) (except 5992 Cigars and cigarettes)
- 6100 Banks, insurance, and real estate (except 6123 Pawnbrokers, 6124 Bail bonds, and 6129 Other credit services)
- 6200 Personal services - including laundry, photography, beauty and barber services, clothing repair, etc. (except 6294 Escort services and 6295 Tattooing)
- 6300 Business services (office and retail sales only, including 6394 Equipment rentals and 6397 Automobile rentals (indoors only), except 6370 Warehousing and storage, 6382 Auction yards)
- 6420 Electrical appliance repair and service
- 6493 Watch and clock repair
- 6494 Reupholstering and furniture repair
- 6496 Locksmiths and key shops
- 6497 Gunsmiths
- 6498 Saw, knife, and tool sharpening
- 6499 Other repair services, NEC (except blacksmiths)
- 6500 Professional services (except 6515 Behavior, drug and alcohol treatment and 6518 Blood banks)
- 6600 Contract construction services (office only)
- 6710 Executive, legislative, and judicial functions (no repair or maintenance facilities)
- 6720 Protective functions and related activities
- 6730 Postal services
- 6800 Educational services

- 6910 Religious activities
- 7100 Cultural activities (except 7124 Zoos)
- 7210 Entertainment and assembly including legitimate theater
- 7230 Public assembly
- 7391 Coin-operated amusements
- 7392 Miniature golf
- 7397 Billiards and pool halls
- 7398 Video rental shops
- 7399 Other amusements, NEC (Bike rentals only)
- 7414 Ice skating
- 7415 Roller skating and skate boarding
- 7417 Bowling alleys
- 7600 Park

(6) Permitted Accessory Uses. Accessory uses and structures are permitted in the DT1 zone provided they are incidental to, and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

- (a) Swimming pools and incidental bath houses subject to the standards of 14.34.210 – Pools;
- (b) Storage of materials used for construction of a building, including the contractor's temporary office, provided that such use be located on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and thirty (30) days thereafter;
- (c) Vegetable and flower gardens;
- (d) Home occupations subject to the regulations of Chapter 14.41 – Home Occupations; and
- (e) Household pets, provided that no more than two dogs and two cats six months of age or older shall be kept at any residence or commercial establishment at any time. Nothing herein shall be construed as authorizing the keeping of any animal capable of inflicting harm or discomfort or endangering the health and safety of any person or property.

(7) Uses Within Buildings. All uses established in the DT1 zone shall be conducted entirely within a fully-enclosed building except those uses deemed by the Planning Commission, through the granting of a conditional use permit, to be customarily and appropriately conducted in the open. Uses customarily deemed to be conducted in the open may include, but would not be

limited to public assembly, live entertainment, etc. Open storage within view of a public street or space shall be prohibited.

(8) Sidewalk cafes shall be permitted per the requirements of Section 14.34.480.

(9) Canopies and marquees shall be permitted per the requirements of Section 14.34.490.

(10) Conditional Uses. The following uses and structures are permitted in the DT1 zone only after a conditional use permit has been issued, and subject to the terms and conditions thereof:

- 4600 Automobile parking (except 4603 Long term storage of autos, trucks, boats, vacation trailers, etc.) (Automobile parking lots fronting Center Street shall not be permitted)
- 4700 Communications (Subject to 14.34.420)
- 4814 Electricity regulating substations
- 4824 Gas pressure control stations
- 4834 Water storage as part of a utility system (covered including water storage standpipes)
- 4836 Water pressure control stations and pumping plants
- 4844 Sewage pumping stations
- 5920 Liquor, package
- 6515 Behavior, drug & alcohol treatment
- 6900 Miscellaneous service organizations
- 7396 Dance halls (subject to the standards of Section 14.34.370, Provo City Code)

(Enacted 2010-31)

14.21A.040. Prior Created Lots

Existing lots or parcels of land that do not meet the minimum lot standards found in Section 14.21A.050 may not obtain a building permit without approval of a conditional use permit. A conditional use permit may only be issued if the proposed project meets the conditions outlined in Section 14.02.040 (2), in addition to the following:

(a) The applicant has demonstrated that consolidation of property to meet the minimum lot requirements is not feasible due to surrounding projects, developments, or buildings.

(b) Requiring a development that meets the minimum lot requirements would result in a project that would be inconsistent with the characteristics of the surrounding area or with the established pattern of the existing buildings.

(c) The applicant has demonstrated that the property can be developed to comply with the purposes and requirements of this title without further need of variances or exceptions. (Enacted 2010-31)

14.21A.050. Lot Standards.

Lots within the DT1 Zone shall be developed according to the following:

- (1) Minimum Lot Area: 10,000 square feet
- (2) Minimum Lot Width: 65 feet
- (3) Minimum Lot Depth: 90 feet
- (4) Minimum Lot Frontage: 65 feet
- (5) Maximum Lot Coverage: No requirement

(Enacted 2010-31)

14.21A.060. Yard Requirements.

Yards shall be provided according to the requirements listed below. Properties located in the 60 foot transitional setback required in Section 14.21A.080, Transitional Development Standards shall comply with the transitional yard requirements listed below:

Yard	Minimum	Maximum
(1) Front Yard:	0 feet	10 feet
(2) Front Yard- Transitional:	10 feet	20 feet
(3) Side Yard:	0 feet	10 feet
(4) Street Side:	0 feet	10 feet
(5) Street Side- Transitional:	10 feet	20 feet
(6) Rear:	0 feet	No requirement
(7) Driveway Access:	16 feet	24 feet
(8) Clear Vision Area:	See Section 14.34.100 – Clear Vision – Corner Lots.	

(9) Side Yard Functions: Side yards on primary streets may only be used for pedestrian access to a building or rear portion of a lot.

(10) Courtyards: Front or street side yards may be extended beyond maximum setback limitations for a public space upon recommendation by the Design Review Committee and the City Engineer. In determining the appropriateness of the courtyard, the approving body shall make the following findings in addition to the conditional use permit criteria:

- (a) That the proposed courtyard will serve a legitimate public purpose;
- (b) That the design of the courtyard enhances the public realm and will reasonably attract activity throughout each day and not on a limited special event basis;
- (c) That the courtyard is not raised more than two feet above street sidewalk grade;
- (d) That landscaping or other elements do not obscure more than twenty-five per cent (25%) of the street view into the setback; and
- (e) Minimum habitable floor area required by section 14.21A.100 shall be provided along the courtyard.

(11) Valet Drive: A driveway access is permitted for hotels and theaters within the required yards for vehicular access and valet services according to the following:

- (a) Traffic shall be one-way;
- (b) No parking shall be permitted within the courtyard;
- (c) Driveways shall be no wider than 20 feet;
- (d) The outside radius of the driveway shall be no greater than 40 feet;
- (e) The space between ingress and egress driveways shall be landscaped;
- (f) That it is not located on Center Street or University Avenue; and
- (g) Minimum habitable floor area required by section 14.21A.100 shall be provided along the increased setback. (Enacted 2010-31)

14.21A.070. Building Height.

Building height, measured from the top of the street curb, shall be determined by the following standards. Buildings located within 60 feet of a residential district, as defined in Section 14.21A.080, Transitional Development Standards shall comply with the transitional height setbacks listed below:

- (1) Total Maximum Building Height: 100 feet
- (2) Minimum Number of Building Stories-Transitional: 1 story
- (3) Minimum Number of Building Stories: 2 stories
- (4) Maximum Number of Building Stories-Transitional: 3 stories
- (5) Maximum Number of Building Stories: 6 stories
- (6) Maximum First Story Height- Commercial Use: 20 feet
- (7) Maximum Story Height: 14 feet
- (8) Maximum Parapet/Cornice Height: 5 feet
- (9) Main Floor Elevation – Residential: 3 feet maximum above curb
- (10) Main Floor Elevation – Commercial: 1 foot maximum above curb

(11) Roof mounted mechanical equipment shall be permitted so long as it is completely screened behind an architectural feature of the primary structure.

(12) Section 14.34.090. Height Limitations and Exceptions– shall be adhered to within the DT1 zone. (Enacted 2010-31)

14.21A.080. Transitional Development Standards.

(1) Buildings or portions of buildings in the DT1 zone located within 60 feet of, or directly across the street from, an RC, R1, R2 or PRO-R zone shall comply with the following standards for the first sixty (60) feet of property adjacent to the residential district or the first sixty (60) feet of the property across the street:

Standard	Minimum	Maximum
Front Yard	10 feet	20 feet
Street Side Yard	10 feet	20 feet
Building Height	1 story	3 stories*
Parking-One Bedroom Residential	1 1/2 spaces	
Parking-Two+	2 1/4	

Bedrooms Residential	spaces
Parking-Commercial	As required in Chap 14.37

* Buildings on properties located adjacent to a residentially zoned property shall be designed with a pitched or gabled roof within the 60 foot transitional area. A third story of usable floor area may be provided within the pitched/gabled roof.

(2) Buildings or portions of buildings in the DT1 zone located adjacent to a residentially zoned property shall maintain a twenty (20) foot setback from the nearest property line of the residentially zoned property. (Enacted 2010-31)

14.21A.090. Minimum Average Residential Unit Size.

(Enacted 2010-31, Repealed 2012-13)

14.21A.100. Minimum Habitable Main Floor Depth.

(1) Each structure in the DT1 zone fronting a public street shall have a minimum habitable main floor depth of thirty (30) feet along the entire street frontage other than for permitted side yards and driveway approaches. Structured parking shall not be permitted above the minimum habitable floor area along primary streets.

(2) In the case of a corner lot that abuts two (2) primary streets, driveway access to the property may be permitted from one of the primary street frontages subject to approval by the City Engineer and the Design Review Committee. (Enacted 2010-31)

14.21A.110. Facade Step-back.

(1) Except as provided in Subsection (2) of this Section, the fourth through sixth stories shall step-back twenty (20) feet from the first story building facade elevation adjacent to Center Street between 500 West and 200 East. An architectural expression line, such as a cornice or similar feature, shall be used at the third story roof line. The step-back may be reduced from twenty (20) feet to zero (0) feet by any incremental value at the discretion of the reviewing body based on review of the proposed building's quality of facade articulation and materials. Projects will be reviewed by the Design Review Committee except for those projects within the Downtown Historic District which will be reviewed by the Landmarks Commission.

(2) Between University Avenue and 100 East the fourth through sixth stories shall step-back twenty (20) feet from the first story building facade elevation adjacent to Center Street. An architectural expression line, such as a cornice or similar feature, shall be used at the third story roof line. (Enacted 2010-31, Am 2012-13, Am 2013-18)

14.21A.120. Projections.

(1) The following structures may be erected on or project into a required yard provided it does not obstruct a required driveway:

- (a) Fences and walls in conformance with the Provo City Code;
- (b) Landscaping elements including trees, shrubs, and other planting materials;
- (c) Necessary appurtenances for utility services with property-impact protection if located adjacent to driveway areas.

(2) Buildings may project over required driveways provided that a minimum of ten (10) feet of clearance is provided for vehicular access.

(3) Signs may project into a street right-of-way as permitted by Section 14.38.105 - Signs.

(4) Marquees and canopies may project into the street right-of-way under the provisions of Section 14.34.490.

(5) Balconies may project into the street right-of-way a maximum of five feet so long as a minimum of ten (10) feet of vertical clearance is provided between the sidewalk and the projecting balcony. (Enacted 2010-31)

14.21A.130. Distance Between Buildings.

No requirement except as regulated by the provisions of the adopted version of the International Building Code. (Enacted 2010-31)

14.21A.140. Project Plan Approval.

See Sections 15.03.300 and 15.03.310, Provo City Code. (Enacted 2010-31)

14.21A.150. Parking, Loading, and Access.

(1) Each lot or parcel in the DT1 zone shall provide a minimum of fifty per cent (50%) of the required off-street parking as set forth in Chapter 14.37, Provo City Code, except:

(a) Buildings or portions of buildings located in the required 60-foot transitional setback shall comply with the following parking requirements:

(i) Residential units shall have a minimum of one (1) and a half spaces for one (1) bedroom units and two (2) and a quarter spaces for units with two (2) or more bedrooms. This requirement does not include any disabled parking spaces required by Section 14.37.110; and

(ii) Commercial uses shall provide the minimum parking required by Ch. 14.37.

(2) Parking for up to two levels of residential uses above the fourth story of any building in the DT1 zone may be reduced to 25% of the amount required by Chapter 14.37.

(3) Maximum Parking. In no case shall parking exceed that required by Ch. 14.37 - Parking.

(4) Bicycle Parking. A minimum of one bicycle stall shall be required for every 2000 square feet of gross floor area. Bicycle stalls must be provided in an enclosed area in the primary structure or within a parking structure on the property.

(5) Parking Design. Parking shall be designed to the requirements of Section 14.37.100.

(a) Surface parking shall not be provided within thirty (30) feet of a front or street side yard property line of any property adjacent to a primary street. Surface parking is not permitted within the first six (6) feet of properties fronting secondary streets and must be separated from the street by a 6 foot wide berm that is a minimum of twenty-four (24) inches in height. (Enacted 2010-31)

14.21A.160. Landscaping and Recreational Amenities.

(1) Landscaping meeting the guidelines of Ch. 15.20 – Landscaping shall be required for all yards and open areas not used for vehicular parking or access.

(2) In any new project consisting of five or more residential units, an area equivalent to ten per cent (10%) of the residential gross floor area shall be developed in recreational amenities, such as a common clubhouse, gym, pool, roof-top garden, or other amenity. Landscaping in front and street side yards, the 15 foot minimum facade set back, and other required areas (such as distance provisions required by the International Building Code) shall not be calculated towards meeting this provision. Only 50% of the required recreational amenity space may be located outdoors at the ground floor level. (Enacted 2010-31)

14.21A.170. Design Standards.

(1) Design standards detailed in Section 14.34.295 – Downtown Development Design Standards, shall apply to the DT1 zone.

(2) The standards set forth in Section 14.34.300 – Transitional Development Standards, shall not apply in the DT1 zone. (Enacted 2010-31)

14.21A.180. Signs.

(1) Signs shall be regulated by 14.38.105. – Signs Permitted in the Downtown (DT) Zones. (Enacted 2010-31)

14.21A.190. Trash Storage and Location.

All trash storage areas shall be designed according to the standards of Section 14.34.080 – Trash Storage except the following provisions shall prevail:

(1) Trash storage container enclosures shall not be located between a building and any primary or secondary street right-of-way. A conditional use permit under the provisions of Section 14.34.080 cannot be issued to allow trash storage within a front or street side yard.

(2) Trash storage containers shall be located behind a principal building (accessed via a driveway, alley or other internal block right-of-way). If this is not possible due to site constraints, trash storage containers may be enclosed within a required habitable floor area on secondary streets, if:

(a) It is completely enclosed within the building;

(b) A one hundred per cent (100%) opaque, lockable garage door or other equivalent, that measures no more than ten (10) feet in width and eight feet in height is provided. (Enacted 2010-31)

14.21A.200. Walls and Fences.

The following fence heights are permitted within the DT1 zone. Chain link fences are not permitted in the DT1 zone.

(1) Front Yard: 3 feet

(2) Street Side Yard: 3 feet

(3) Side Yard: 6 feet

(4) Rear Yard: 6 feet

(5) A decorative masonry wall, at least six (6) feet in height, shall be erected along all property lines which lie adjacent to a R1 or RC zone. In the case where there is mutual agreement between the property owners of the commercial zone and the adjacent residential zone, the masonry wall requirement may be modified to allow other suitable materials. A signed agreement must be submitted to the Planning Commission or its designee, indicating this agreement. In the case where there is not mutual agreement, the masonry wall will be required. (Enacted 2010-31)

14.21A.210. Notice of Parking and Occupancy Restrictions.

(1) Prior to the issuance of a Certificate of Occupancy for new multiple residential dwelling units a permanent notice must be placed on the electrical box within each unit indicating the maximum allowable occupancy of each unit based on the approved occupancy consistent with the recorded parking and occupancy contract. This notice must be a six (6) by six (6) inch metal or plastic plate that is permanently attached to the electrical box with minimum one half (0.5) inch engraved letters.

(2) Upon submission of these documents any violation to the restrictions and regulations noted therein will be considered a misdemeanor offense and will be subject to criminal action as provided in Section 1.03.010, Provo City Code. (Enacted 2010-31)

Chapter 14.21B

DT2 – Downtown Core.

- [14.21B.010.](#) Purpose and Objectives.
- [14.21B.020.](#) Location of Zone.
- [14.21B.030.](#) Permitted Uses.
- [14.21B.040.](#) Prior Created Lots.
- [14.21B.050.](#) Lot Standards.
- [14.21B.060.](#) Yard Requirements.
- [14.21B.070.](#) Building Height.
- [14.21B.080.](#) Minimum Average Residential Unit Size.
- [14.21B.090.](#) Minimum Habitable Main Floor Depth.
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- [14.21B.190.](#) Walls and Fences.
- [14.21B.200.](#) Notice of Parking and Occupancy Restrictions.

14.21B.010. Purpose and Objectives.

The Downtown Core (DT2) zone is established to provide an identifiable and visible pedestrian-friendly, regional urban core that is located around key transportation corridors and other regional land uses in the central part of the city. The physical environment of the area is defined through scale, mass, placement and form of individual structures and their relationship to each other and to the public realm. This area will clearly be identifiable as the center of the city by having the largest scale of building height and mass as well as a higher density of mixed uses not found in surrounding downtown zones. The DT2 zone is characterized by, clean, well-lighted streets, ample pedestrian ways, well-maintained shops, stores, offices, regional government buildings, with a mixed-use design. (Enacted 2010-31)

14.21B.020. Location of Zone.

The Downtown Core (DT2) zone shall generally be located in the historic center of Provo and shall be surrounded completely by the less intensive General Downtown (DT1) zone. The DT2 zone shall not directly abut any R1 or RC zone and shall only expand to the degree that the DT1 zone, or any other appropriate commercial zone, may appropriately act as a buffer between the DT2 zone and any R1 or RC zone. The DT2 zone shall have no minimum area requirement. (Enacted 2010-31)

14.21B.030. Permitted Uses.

(1) Those uses or categories of uses as listed herein, and no others, are permitted in the DT2 zone.

(2) All uses contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Commission. Specific uses are identified by a four (4) digit number in which all digits are whole numbers. Classes or categories of such uses permitted within the zone are identified by a four (4) digit number in which the last one (1) or two (2) digits are zeros (0).

(3) All such categories listed herein and all specific uses contained within them in the Standard Land Use Code will be permitted in the DT2 zone, subject to the limitations set forth.

(4) First Floor Commercial. Nonresidential uses are required in the minimum habitable floor depth on the first story of all building frontage on University Avenue and Center Street within the district.

(5) Permitted Principal Uses. The following principal uses and structures, and no others, are permitted in the DT2 zone:

Use No.	Use Classification
------------	--------------------

- | | |
|------|--|
| 1110 | One-family dwelling, attached to commercial or other nonresidential use – (detached only if existing as of July 7, 2009) |
| 1120 | Two-family dwelling, attached to commercial or other nonresidential use – (detached only if existing as of July 7, 2009) |
| 1130 | Multiple family dwelling (three (3) or four (4) dwelling units), attached to commercial or other nonresidential use |
| 1140 | Apartments (low rise) |
| 1150 | Apartment (high rise) |

- 1211 Batching apartments (maximum of six (6) individuals per unit)
- 1220 Membership lodging
- 1241 Assisted living facility (subject to the locational and development standards as set forth in Section 14.34.470, Provo City Code)
- 1250 Religious quarters
- 1291 Residential facility for elderly persons (see Section 14.34.230, Provo City Code)
- 1292 Residential facility for persons with a disability (see Section 14.34.230, Provo City Code)
- 1511 Hotels
- 1512 Motels
- 1516 Bed and breakfast
- 1590 Other transient lodgings, NEC
- 4118 Railroad company office not located at terminal (office only, no storage of related vehicles or equipment is permitted)
- 4218 Bus company offices not located at terminal (office only, no storage of related vehicles or equipment is permitted)
- 4318 Airline company offices not located at terminal (office only, no storage of related vehicles is permitted)
- 4290 Motor vehicle transportation (indoors only)
- 4295 Parcel delivery and pickup service
- 4700 Communications (unless identified as a conditional use in Section 14.34.420)
- 4811 Electric transmission right-of-way (identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
- 4815 Electric utility company office (office only, no storage of related vehicles is permitted)
- 4821 Gas pipeline right-of-way (identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
- 4825 Gas company office

- 4831 Water pipeline right-of-way (identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
- 4835 Irrigation distribution channels
- 4837 Water utilities or irrigation company office
- 4841 Sewage pipeline right-of-way (identifies areas where surface is devoted exclusively to right-of-way activity)
- 4853 Refuse disposal company office
- 4862 Gas and electric utility company office
- 4863 Water and electric utility company office
- 4864 Combination utilities right-of-way (identifies areas where surface is devoted exclusively to right-of-way activity)
- 4873 Storm drain or right-of-way (predominantly covered pipes or boxes)
- 4923 Travel agencies
- 5220 Heating and plumbing equipment (no outside storage)
- 5230 Paint, glass, and wallpaper
- 5240 Electrical supplies
- 5251 Hardware
- 5254 Janitorial supplies
- 5255 Building maintenance supplies
- 5256 Swimming pool supplies
- 5311 Department stores (includes major and junior chain department stores)
- 5312 Discount department stores
- 5320 Mail and phone order houses
- 5330 Variety stores
- 5340 Merchandise vending machine operators
- 5350 Direct selling organization
- 5390 Retail trade - general merchandise
- 5400 Food stores (groceries, meats and fish, fruits and vegetables, candy, nuts, dairy products, bakeries, etc.)
- 5511 Automobile dealers, new and used cars

- 5512 Automobile dealers, used cars
- 5594 Motor scooters or motorcycles
- 5600 Apparel and accessories
- 5700 Furniture, home furnishings, and equipment
- 5810 Eating places (restaurants)
- 5910 Drug and proprietary stores
- 5930 Antiques and secondhand merchandise
(except 5935 Secondhand auto parts, 5938
Junk dealers and salvage, 5939 Secondhand
stores)
- 5940 Books, stationery, art, and hobby supplies
- 5950 Sporting goods, bicycles, and toys
- 5969 Garden supplies
- 5970 Jewelry
- 5990 Miscellaneous retail stores (includes
florists, newspapers and magazines, photo
supplies, pet stores, and other similar retail
stores) (except 5992 Cigars and cigarettes)
- 6100 Banks, insurance, and real estate (except
6123 Pawnbrokers, 6124 Bail bonds, and
6129 Other credit services)
- 6200 Personal services - including laundry,
photography, beauty and barber services,
clothing repair, etc. (except 6294 Escort
services and 6295 Tattooing)
- 6300 Business services (office and retail sales
only, including 6394 Equipment rentals and
6397 Automobile rentals (indoors only),
except 6370 Warehousing and Storage,
6382 Auction yards)
- 6420 Electrical appliance repair and service
- 6493 Watch and clock repair
- 6494 Reupholstering and furniture repair
- 6496 Locksmiths and key shops
- 6497 Gunsmiths
- 6498 Saw, knife, and tool sharpening
- 6499 Other repair services, NEC (except
blacksmiths)
- 6500 Professional services (except 6515
Behavior, drug and alcohol treatment and

- 6518 Blood banks)
- 6600 Contract construction services (office only)
- 6710 Executive, legislative, and judicial functions (no repair or maintenance facilities)
- 6720 Protective functions and related activities
- 6730 Postal services
- 6800 Educational services
- 6910 Religious activities
- 7100 Cultural activities (except 7124 Zoos)
- 7210 Entertainment and assembly including legitimate theater
- 7230 Public assembly
- 7391 Coin-operated amusements
- 7397 Billiards and pool halls
- 7398 Video rental shops
- 7399 Other amusements, NEC (bike rentals only)
- 7600 Park

(6) Permitted Accessory Uses. Accessory uses and structures are permitted in the DT2 zone provided they are incidental to, and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

- (a) Swimming pools and incidental bath houses subject to the standards of 14.34.210 – Pools;
- (b) Storage of materials used for construction of a building, including the contractor's temporary office, provided that such use be located on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and thirty (30) days thereafter;
- (c) Vegetable and flower gardens;
- (d) Home occupations subject to the regulations of Chapter 14.41 – Home Occupations; and
- (e) Household pets, provided that no more than two (2) dogs and two (2) cats six (6) months of age or older shall be kept at any residence or commercial establishment at any time. Nothing herein shall be construed as authorizing the keeping of any animal capable of inflicting harm or discomfort or endangering the health and safety of any person or property.

(7) Uses Within Buildings. All uses established in the DT2 zone shall be conducted entirely within a fully-enclosed building except those uses deemed by the Planning Commission, through

the granting of a conditional use permit, to be customarily and appropriately conducted in the open. Uses customarily deemed to be conducted in the open may include, but would not be limited to public assembly, live entertainment, etc. Open storage within view of a public street or space shall be prohibited.

(8) Sidewalk cafes shall be permitted per the requirements of Section 14.34.480.

(9) Canopies and marquees shall be permitted per the requirements of Section 14.34.490.

(10) Conditional uses. The following uses and structures are permitted in the DT2 zone only after a conditional use permit has been issued, and subject to the terms and conditions thereof:

- 4600 Automobile parking (except 4603 Long term storage of autos, trucks, boats, vacation trailers, etc.) (Automobile parking lots fronting Center Street shall not be permitted)
- 4700 Communications (Subject to 14.34.420)
- 4814 Electricity regulating substations
- 4824 Gas pressure control stations
- 4834 Water storage as part of a utility system (covered including water storage standpipes)
- 4836 Water pressure control stations and pumping plants
- 4844 Sewage pumping stations
- 5920 Liquor, package
- 6515 Behavior, drug & alcohol treatment
- 6900 Miscellaneous service organizations
- 7396 Dance halls (subject to the standards of Section 14.34.370, Provo City Code)

(Enacted 2010-31)

14.21B.040. Prior Created Lots

Existing lots or parcels of land that do not meet the minimum lot standards found in Section 14.21B.050 may not obtain a building permit without approval of a conditional use permit. A conditional use permit may only be issued if the proposed project meets the conditions outlined in Section 14.02.040(2), in addition to the following:

(a) The applicant has demonstrated that consolidation of property to meet the minimum lot requirements is not feasible due to surrounding projects, developments, or buildings;

(b) Requiring a development that meets the minimum lot requirements would result in a project that would be inconsistent with the characteristics of the surrounding area or with the established pattern of the existing buildings; and

(c) The applicant has demonstrated that the property can be developed to comply with the purposes and requirements of this title without further need of variances or exceptions. (Enacted 2010-31)

14.21B.050. Lot Standards.

Lots within the DT2 Zone shall be developed according to the following:

- (1) Minimum Lot Area: 20,000 square feet
- (2) Minimum Lot Width: 90 feet
- (3) Minimum Lot Depth: 90 feet
- (4) Minimum Lot Frontage: 90 feet
- (5) Maximum Lot Coverage: No requirement

(Enacted 2010-31)

14.21B.060. Yard Requirements.

Yards shall be provided according to the following:

Yard	Minimum	Maximum
(1) Front Yard:	0 feet	10 feet
(2) Side Yard:	0 feet	10 feet
(3) Street Side:	0 feet	10 feet
(4) Rear:	0 feet	No requirement
(5) Driveway Access:	16 feet	24 feet
(6) Clear Vision Area:	See Section 14.34.100 – Clear Vision – Corner Lots.	

(7) Side Yard Functions: Side yards on primary streets may only be used for pedestrian access to a building or rear portion of a lot.

(8) Courtyards: Front yards may be extended beyond maximum setback limitations for a public space upon recommendation by the Design Review Committee and the City Engineer. In determining the appropriateness of the courtyard, the approving body shall make the following findings in addition to the conditional use permit criteria:

- (a) That the proposed courtyard will serve a legitimate public purpose;
- (b) That the design of the courtyard enhances the public realm and will reasonably attract activity throughout each day and not on a limited special event basis;
- (c) That the courtyard is not raised more than two feet above street sidewalk grade;
- (d) That landscaping or other elements do not obscure more than twenty-five per cent (25%) of the the street view into the setback; and
- (e) Minimum habitable floor area required by section 14.21B.090 shall be provided along the increased courtyard.
- (9) Valet Drive: A driveway access is permitted for hotels and theaters within the required yards for vehicular access and valet services according to the following:
 - (a) Traffic shall be one-way;
 - (b) No parking shall be permitted within the courtyard;
 - (c) Driveways shall be no wider than twenty (20) feet;
 - (d) The outside radius of the driveway shall be no greater than forty (40) feet;
 - (e) The space between ingress and egress driveways shall be landscaped;
 - (f) That it is not located on Center Street or University Avenue; and
 - (g) Minimum habitable floor area required by section 14.21B.090 shall be provided along the increased setback. (Enacted 2010-31)

14.21B.070. Building Height.

Building height, measured from the top of the street curb, shall be determined by the following:

- (1) Total Maximum Building Height: 180 feet
- (2) Minimum Number of Building Stories: 3 stories
- (3) Maximum Number of Building Stories: 12 stories
- (4) Maximum First Story Height- Commercial Use: 20 feet
- (5) Maximum Story Height: 14 feet

(6) Maximum Parapet/Cornice 5 feet
Height:

(7) Main Floor Elevation – 3 feet maximum
Residential: above curb

(8) Main Floor Elevation – 1 foot maximum
Commercial: above curb

(9) Roof mounted mechanical equipment shall be permitted so long as it is completely screened behind an architectural feature of the primary structure.

(10) Section 14.34.090. Height Limitations and Exceptions– shall be adhered to within the DT2 zone. (Enacted 2010-31)

14.21B.080. Minimum Average Residential Unit Size.

(Enacted 2010-31, Repealed 2012-13)

14.21B.090. Minimum Habitable Main Floor Depth.

(1) Each structure in the DT2 zone fronting a public street shall have a minimum habitable main floor depth of thirty (30) feet along the entire street frontage yard line other than for permitted side yards and driveway approaches. Structured parking shall not be permitted above the minimum habitable floor area along primary streets.

(2) In the case of a corner lot that abuts two (2) primary streets, driveway access to the property may be permitted from one (1) of the primary street frontages subject to approval by the City Engineer and the Design Review Committee. (Enacted 2010-31)

14.21B.100. Facade Step-back.

(1) Each floor located above the sixth story shall step-back fifteen (15) feet from the first story building facade elevation adjacent to any street. An architectural expression line, such as a cornice or similar feature, shall be used at the fourth story roof line. (Enacted 2010-31)

14.21B.110. Projections.

(1) The following structures may be erected on or project into a required yard provided it does not obstruct a required driveway:

(a) Fences and walls in conformance with the Provo City Code;

(b) Landscaping elements including trees, shrubs, and other planting materials;

(c) Necessary appurtenances for utility services with property-impact protection if located adjacent to driveway areas.

- (2) Buildings may project over required driveways provided that a minimum of (10) feet of clearance is provided for vehicular access.
- (3) Signs may project into a street right-of-way as permitted by Section 14.38.105 - Signs.
- (4) Marquees and canopies may project into the street right-of-way under the provisions of Section 14.34.490.
- (5) Balconies may project into the street right-of-way a maximum of five feet so long as a minimum of 10 feet of vertical clearance is provided between the sidewalk and the projecting balcony. (Enacted 2010-31)

14.21B.120. Distance Between Buildings.

No requirement except as regulated by the provisions of the adopted version of the International Building Code. (Enacted 2010-31)

14.21B.130. Project Plan Approval.

See Sections 15.03.300 and 15.03.310, Provo City Code. (Enacted 2010-31)

14.21B.140. Parking, Loading, and Access.

- (1) Each lot or parcel in the DT2 zone shall provide a minimum of fifty per cent (50%) of the required off-street parking as set forth in Chapter 14.37, Provo City Code.
- (2) Parking for up to two (2) levels of residential uses above the fourth story of any building in the DT2 zone may be reduced to twenty-five per cent (25%) of the amount required by Chapter 14.37.
- (3) Maximum Parking. In no case shall parking exceed that required by Ch. 14.37 - Parking.
- (4) Bicycle Parking. A minimum of one bicycle stall shall be required for every two thousand (2000) square feet of gross floor area. Bicycle stalls must be provided in an enclosed area in the primary structure or within a parking structure on the property.
- (5) Parking Design. Parking shall be designed to the requirements of Section 14.37.100.
 - (a) Surface parking shall not be provided within thirty (30) feet of a front or street side yard property line of any property adjacent to a primary street. Surface parking is not permitted within the first six (6) feet of properties fronting secondary streets and must be separated from the street by a six (6) foot wide berm that is a minimum of twenty- four (24) inches in height. (Enacted 2010-31)

14.21B.150. Landscaping and Recreational Amenities.

(1) Landscaping meeting the guidelines of Ch. 15.20 – Landscaping shall be required for all yards and open areas not used for vehicular parking or access.

(2) In any new project consisting of five or more residential units, an area equivalent to ten per cent (10%) of the residential gross floor area shall be developed in recreational amenities, such as a common clubhouse, gym, pool, roof-top garden, or other amenity. Landscaping in front and street side yards, the fifteen (15) foot minimum facade set back, and other required areas (such as distance provisions required by the International Building Code) shall not be calculated towards meeting this provision. Only fifty per cent (50%) of the required recreational amenity space may be located outdoors at the ground floor level. (Enacted 2010-31)

14.21B.160. Design Standards.

(1) Design standards detailed in Section 14.34.295 – Downtown Development Design Standards, shall apply to the DT2 zone.

(2) The standards set forth in Section 14.34.300 – Transitional Development Standards, shall not apply in the DT2 zone. (Enacted 2010-31)

14.21B.170. Signs.

(1) Signs shall be regulated by 14.38.105. – Signs Permitted in the Downtown (DT) Zones. (Enacted 2010-31)

14.21B.180. Trash Storage and Location.

All trash storage areas shall be designed according to the standards of Section 14.34.080 – Trash Storage except the following provisions shall prevail:

(1) Trash storage container enclosures shall not be located between a building and any primary or secondary street right-of-way. A conditional use permit under the provisions of Section 14.34.080 cannot be issued to allow trash storage within a front or street side yard.

(2) Trash storage containers shall be located behind a principal building (accessed via a driveway, alley or other internal block right-of-way). If this is not possible due to site constraints, trash storage containers may be enclosed within a required habitable floor area on secondary streets, if:

(a) It is completely enclosed within the building; and

(b) A one hundred per cent (100%) opaque lockable garage door or other equivalent, that measures no more than ten (10) feet in width and eight (8) feet in height is provided. (Enacted 2010-31)

14.21B.190. Walls and Fences.

The following fence heights are permitted within the DT2 zone. Chain link fences are not permitted in the DT2 zone.

- (1) Front Yard: 3 feet
- (2) Street Side Yard: 3 feet
- (3) Side Yard: 6 feet
- (4) Rear Yard: 6 feet

(5) A decorative masonry wall, at least six feet in height, shall be erected along all property lines which lie adjacent to a R1 or RC zone. In the case where there is mutual agreement between the property owners of the commercial zone and the adjacent residential zone, the masonry wall requirement may be modified to allow other suitable materials. A signed agreement must be submitted to the Planning Commission or its designee, indicating this agreement. In the case where there is not mutual agreement, the masonry wall will be required. (Enacted 2010-31)

14.21B.200. Notice of Parking and Occupancy Restrictions.

(1) Prior to the issuance of a Certificate of Occupancy for new multiple residential dwelling units a permanent notice must be placed on the electrical box within each unit indicating the maximum allowable occupancy of each unit based on the approved occupancy consistent with the recorded parking and occupancy contract. This notice must be a six (6) by six (6) inch metal or plastic plate that is permanently attached to the electrical box with minimum one half (0.5) inch engraved letters.

(2) Upon submission of these documents any violation to the restrictions and regulations noted therein will be considered a misdemeanor offense and will be subject to criminal action as provided in Section 1.03.010, Provo City Code. (Enacted 2010-31)

MIXED USE ZONING RESEARCH

Farmington City Mixed Use Zone Summary

The purpose of the zone is to encourage a compatible mix of uses rather than separation of uses. The zone includes several mixed-use district types, and requires conformance with a regulating plan, a plan review process, and development standards and guidelines.

Regulating Plan: establishes a street network identifying existing and proposed streets and street types, and sets the pattern for the development. Street Standards define the public right-of-way for each street type, and how the space is to be designed and developed.

Mixed Use Districts:

- Open Space – includes parks, open spaces, natural habitats, trails, etc. that enhance mixed-use districts.
- Residential – allows single, two- and multi-family dwellings along collector and arterial streets which may include neighborhood-serving commercial uses. No maximum density is prescribed; building scale is determined by site development, open space, and parking.
- Office – primarily office and commercial uses such as campuses, employment centers, and commercial uses in high visibility locations. Uses not permitted include auto-related uses such as repair shops, industrial uses, and single-family dwellings.
- General – provides for a mix of commercial (including regional scale), office, retail, and multiple-unit, attached residential uses of higher density. No maximum residential density; developments are evaluated based site design and aesthetic quality.
- Transit – Encompasses the Station Park area and is geared toward development that is within walking distance of a transit station. Similar uses to General Mixed-Use District, but higher density and walkability.

Compatibility Review: Compatibility is reviewed based on defined characteristics, but are not limited to just those listed - location, orientation, operation, massing, scale, and visual and sound privacy. The purpose is to assure that adjacent uses are compatible and consistent. Flexibility is allowed. A Site Plan and Architectural Review Committee reviews projects and make recommendations to City staff and the Planning Commission.

Development Guidelines and Standards: intended to create vibrant areas and pedestrian-friendly neighborhoods where the public and private realms blend to create integrated streetscapes and landscaping. Public elements are used to organize private development. Standards are provided for off-street parking, and landscaping and street furniture.

A list of allowable uses is provided for all mixed-use districts. Standards are provided for the Building Form and Site Envelope (height, siting). Proposals go through the Development Plan Review process including a pre-submittal conference, schematic design phase, and design development phase. Applications are filed with the Community Development Department,

reviewed by city staff, and passed onto the Site Plan and Architectural Review Committee, and involves several review phases and are evaluated based on specific criteria that address building envelope, buffering and transitions, parking and circulation, general site design, architectural design, entrances and pedestrian accesses, street frontage, and fenestration. Transit districts have additional requirements.

A Project Master Plan is required that addresses transportation, mobility, and connectivity; storm water management, drainage and grading; water quality systems; major utilities; open space and wetlands; and land use. The master plan is reviewed by the Site Plan and Architectural Review Committee and must be approved by the Planning Commission after a public hearing.

Master Development Guidelines must be prepared, submitted, approved and recorded against the property. A Common Area Management Plan is also required.

An Alternative Approval Process -- Development Agreement -- is permitted for developments of at least 25-acres and is submitted along with the Project Master Plan. It is subject to a similar review process as defined above and includes Development Standards and may include conditions imposed by the City Council and agreed upon by the developer, and stated in the Development Agreement.

The complete Mixed-Use Districts zone is attached in the following.

CHAPTER 18

MIXED-USE DISTRICTS

11-18-101	Purpose
11-18-102	Conflicts
11-18-103	Definitions
11-18-104	Regulating Plan
11-18-105	Uses
11-18-106	Building Form & Site Envelope Standards
11-18-107	Development Plan Review
11-18-108	Project Master Plan
11-18-109	Signs
11-18-110	Off-Street Parking Space Standards
11-18-111	Landscaping and Street Furniture Standards
11-18-112	Master Development Guidelines
11-18-113	Common Area Management Plan
11-18-114	Alternative Approval Process; Development Agreements

11-18-101 Purpose

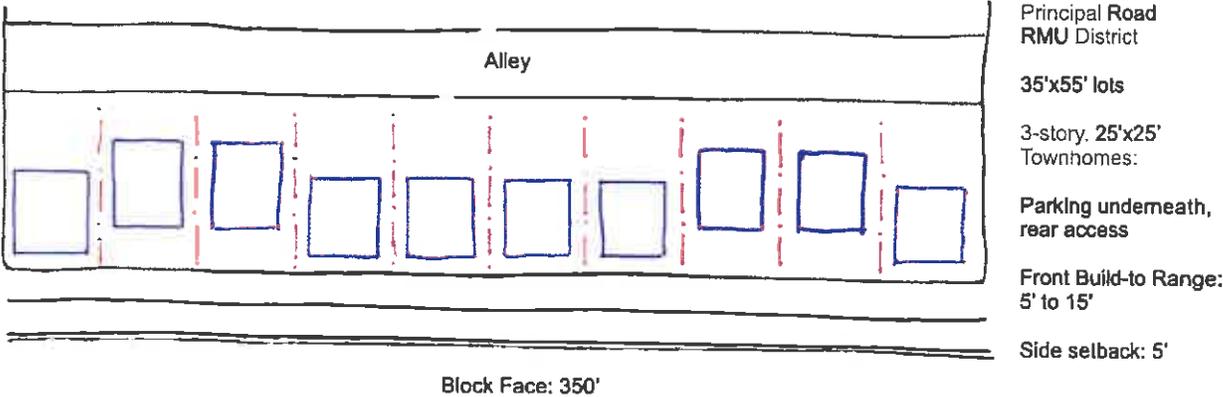
(1) *General Purpose.* The regulating plan, mixed-use districts, plan review, and development standards and guidelines are enacted to provide and encourage a compatible mix of uses, rather than a separation of uses, that is consistent with the objectives of the Farmington City General Plan. Flexibility in design and the uses allowed is provided to encourage a diversity of uses that can respond to market forces while being consistent with a design that promotes a transit and pedestrian-oriented pattern of development.

- (a) *Regulating plan.* The regulating plan establishes a street network map that identifies the location of existing streets and the layout and proposed location of future streets. The layout of the street network forms the basis of the sustainable and connected development pattern that is desired in the mixed use districts. The regulating plan identifies street types within the network and standards for each street type that establish the width, character, and use of the right of way. The standards shape the design of streets as public places for multiple modes of travel, including the pedestrian and bicycle.
- (b) *Mixed-use districts.* The provisions of the following mixed use districts, and accompanying building form standards set forth herein, along with the regulatory plan shall establish and define the uses of land and the siting and character of the improvements and structures allowed on the land in a manner that allows a diversity of uses in a pedestrian-friendly

environment. All of the mixed-use districts provide a broad range of uses in order to encourage the development of diverse, interesting neighborhoods. All uses and structures will be sited and designed to be compatible with one another.

1. *OS Open Space District.* The OS district is intended for publicly and privately owned parks, open space, natural habitats, trails, and a limited range of other uses throughout the mixed-use districts that may enhance the use and enjoyment of open space, especially the Shepard Creek corridor. An open space district may be created through the aggregation of open space on a development parcel.

2. *RMU Residential Mixed Use District.* The RMU district is primarily residential, allowing single-, two-, or multiple-family dwellings. Along collector or arterial streets, development may be either residential or mixed-use, combining residential with neighborhood-serving retail, office, or service uses. Commercial uses should be located on collector or arterial streets or in areas that already have commercial uses. No maximum residential density is prescribed; instead, the scale of buildings is determined by building form, site envelope and open space standards, and parking ratios. The intent is to encourage a full range of housing types, including affordable housing options.



3. *OMU Office Mixed Use District.* The OMU district is intended to be primarily office and commercial, with multiple-unit dwellings allowed as a secondary use. It includes commercial uses appropriate for high-visibility locations such as general office, campus uses, and employment centers near collector or arterial streets. The purpose of the district is to encourage office uses in general, allow for a higher intensity of commercial uses than in the RMU, spatially define streets, encourage higher site and building standards, and create an attractive pedestrian environment. Uses that are incompatible with this purpose, including auto-related uses, such as repair shops, and industrial

uses are not allowed. Detached, single-family dwellings are also not allowed.

4. *GMU General Mixed Use District.* The GMU district provides for a mix of commercial, office, retail, and multiple unit and attached residential uses of a higher density along or near arterials or major and minor collectors. Site and building design will be of a quality that enhances the character of the streets. A wide range of commercial and residential uses are allowed, including regional scale retail, provided that it is compatible with the overall sustainable character of the area by fitting into an interconnected street network in regard to block size, connectivity, and the development standards described in Sections 104 and 105 of this chapter. No maximum residential density is prescribed. Instead, building form, site envelope and open space standards, and parking ratios will determine the scale of the buildings.

5. *TMU Transit Mixed Use District.* The TMU district consists of the approved Station Park regional retail and mixed-use project and other land within proximity to the transit station. The TMU district is intended to be developed in a manner that promotes walkability and enhances the desirability of transit use, allowing residents, workers, and shoppers to walk to transit and other destinations within the district. Retail uses in addition to Station Park are allowed provided that they can be designed without compromising walkability within the district. While the TMU district allows the same uses as the GMU it is at a higher development intensity due to its proximity to mass transit. The TMU district is intended for areas with adequate land adjacent to a station to create a viable transit oriented development (TOD) and to transition to the surrounding community. A TMU district must be proximate to a mass transit railway system station and have a direct pedestrian connection to that station. A TMU district shall have at least one point that is located within 1500 feet of access to a rail station or platform.

- (c) *Compatibility and Review.* All uses and structures shall be sited and designed to be compatible with one another. To determine compatibility, a review including, but not limited to, the following characteristics of the uses and structures shall be conducted relative to other affected uses and structures: location, orientation, operation, massing, scale, and visual and sound privacy. Rules and regulations relating to the compatibility of uses and structures based upon the above-listed characteristics may be adopted by the city. The plan review processes set forth herein and the associated rules and regulations will assure that adjacent uses are compatible and consistent to the extent feasible. Flexibility shall be allowed in the compatibility review process given that adherence with the intents and

purposes of the mixed-use districts and associated rules and regulations are met.

- (d) *Development guidelines and standards.* Adherence to the design standards set forth herein will personify development of the mixed use districts and facilitate the creation of vibrant areas and pedestrian friendly neighborhoods where the private development frames the public space of the streets and, along with integrated streetscape and landscaping elements, will help to create a cohesive community. Public amenities such as streets with detached sidewalks and park strips, parkways, parks, creek corridors, connected open spaces and direct access to permanent and future mass transit facilities should also be used to organize private development in the mixed use districts.

11-18-102 Conflicts

This Chapter provides additional provisions to those set forth in the other Chapters of the City's Zoning Ordinance. In the event of conflict between other provisions of the Zoning Ordinance and this Chapter, the provisions of this Chapter shall apply.

11-18-103 Definitions

Block Face. The portion of a street block between two street rights-of-way.

Building Lot. (for full definition, refer to Chapter 2) A parcel of land that is of such dimensions as to comply with the minimum requirements of this Ordinance for area and width and depth where applicable in the zone in which it is located. This parcel must also have frontage on a public street equal to at least 50 percent (50%) of its minimum required width. A building lot is to be used for the purposes of applying the building form and site envelope standards of Section 106 of this chapter.

Development Parcel. A legally recorded parcel of land. A development parcel may include more than one zone lot (refer to zone lot definition). Development parcels shall provide interconnectivity between different uses in the development parcel as well as tie in with adjacent development parcels.

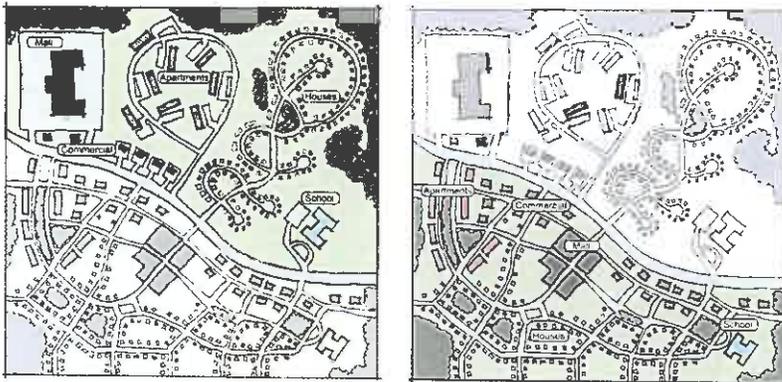
Development Review Committee. The Development Review Committee (DRC) consists of city departments, special districts, governmental boards, bureaus, utility companies, and other agencies, as determined by the city's community development department necessary for the review, recommendation and comment of applications for development, other inquires, or issues important to the city.

Development Standard. Any standard, requirement, rule, regulation, supplementary regulation, code provision, covenant, design or architectural guideline,

engineering standard or specification, setback, buffer, building height or volume limitation, yard requirement, lot width or depth specification, parking, loading, access or parking lot design requirement, road or right-of-way specification, standard for lighting, signage, fencing, or walls, landscaping requirement or specification, sidewalk or trail requirement or specification or other standard, requirement or specification that affects the design, form, location, placement or configuration of any improvement to real property, including private development land and public property or rights-of-ways.

Fenestration. The amount of openness on a building face, represented by windows, doorways, and other openings such as arcades or covered walkways.

Mixed-Use. Any combination of nonresidential (e.g., retail, office, and entertainment) and/or residential uses in a pedestrian-oriented environment, integrated vertically in the same building (e.g. housing above retail) or horizontally in the same area or on the same site, such as a planned development area or development parcel (e.g. housing next to and/or integrated with retail). In order to create a pedestrian-oriented environment, horizontal mixed-use must be interconnected through a street network if the uses are not on the same block.



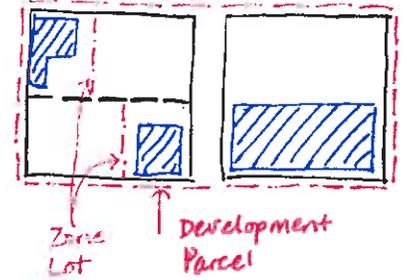
(Left) Top is Not Allowed: Adjacent, but separated uses (Right) Bottom is Required: Adjacent uses, with an interconnected street network

Planned Development Area. One or more contiguous development parcels that are planned at one time with a total area in excess of five (5) acres.

Site Plan and Architectural Review Committee. The Site Plan and Architectural Review Committee (SPARC) shall consist of at least three members, one of which shall be an outside planning or urban design consultant. The other two members will be one member of city planning staff and one Planning Commission member. The SPARC may include additional members as appointed by the Mayor, but shall not exceed five members at one time. No more than 2 members of the SPARC shall represent the same entity. The SPARC shall participate in the review of Project Master Plans, site plans, and the components of these processes to evaluate conformance with the established rules and regulations and the purposes and intents of the mixed-use zones. The SPARC will make recommendations to city staff and the Planning Commission to facilitate the approval process, but is not an approving body.

Street Type. The type of street as defined in the regulating plan. Street types are part of a street type hierarchy and, along with the different mixed-use districts, guide uses and the intensity of development.

Zone Lot A defined separate ground area that is designated for each structure containing a use or uses by right or special review. Each zone lot shall have at least one (1) front property line from a public or private street and meet the minimum lot width standards as defined in Section 11-18-106. In addition to the principal structure, each zone lot may have one or more subordinate structures containing only accessory uses. A zone lot is to be used for the purposes of applying the building form and site envelope standards of Section 106 of this chapter when a building lot has not been recorded. A zone lot does not need to be a platted area.



11-18-104 Regulating Plan

The Regulating Plan for the mixed-use districts consists of the street network map that identifies the location of existing streets and the layout and proposed location of future streets. The regulating plan will provide the framework for establishing the mixed-use districts described in this chapter. Uses and intensity of development, including transitions to surrounding residential areas, will be based on the mixed-use district and the street types within each district.

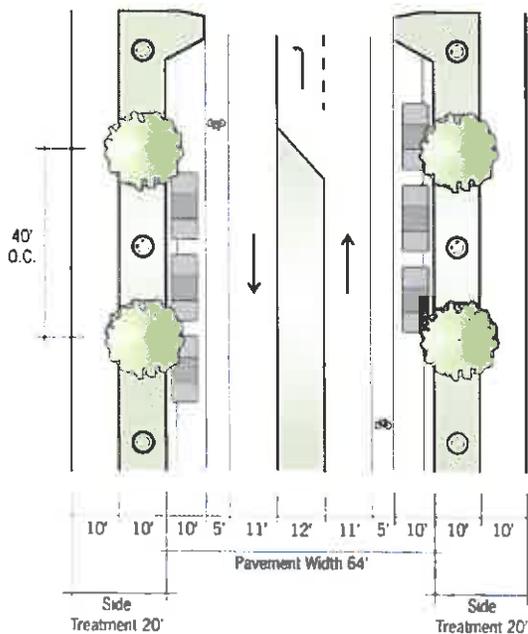
(1) Using the Regulating Plan

- a. Determine which street type the building lot or zone lot fronts. The primary street frontage for corner lots will be determined based on the street hierarchy in Section 11-18-104(b).
- b. Building form and site envelope standards for building lots or zone lots are determined by the mixed-use district and the street the lot fronts.

(2) Street Type Hierarchy

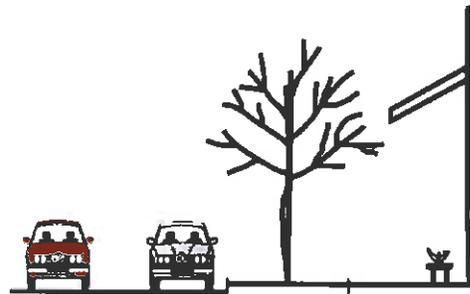
- a. Arterial Road (Park Lane): Primary vehicular access road, connecting local neighborhoods and the transit station area to regional and interstate highway infrastructure. Four lane, divided road with landscaped median.
- b. Principal Road/Major Collector (Burke Lane, Clark Lane, New N/S streets): Main roads bisecting the mixed-use district area, principal transportation circulation. Two lane, divided road with landscaped median and on-street parking.

- c. Promenade/Minor Collector (New E/W street connecting the new N/S principal roads): Streets prioritizing pedestrian circulation and activity, connecting desirable destinations to future transit nodes, with very low speed vehicular circulation. Two lane road, very wide sidewalks.
- d. Neighborhood Road/Local (New local streets): Low speed streets connecting neighborhoods to principal roads. Two lane road.
- e. Rail Access Road/Local (New street/walkway, designed to promote access to the commuter rail station from the north side of Park Lane alongside the UP and UTA rail lines): If R.O.W. allows, two lane road with sidewalk on west side.
- f. Alley (New rear access ways for parking areas and garages): Narrow two lane alley for interior circulation, generally oriented parallel to the primary street.
- g. Pedestrian Walkway (New pedestrian walkways/trails): Pedestrian and bicycle only routes, connecting green spaces, residential areas, commercial nodes, and transit nodes.



Principal Road

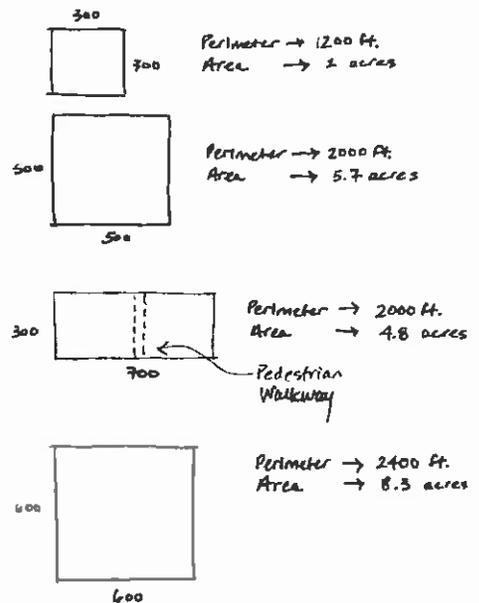
- 2 travel lanes, 11' each
- 1 center median, 12' w/ turn lanes at intersections
- 2 bike lanes, 5' each
- On-street parking
- 10' park strip
- 10' sidewalk
- Front Build-to Range: 0 to 20 feet, by district



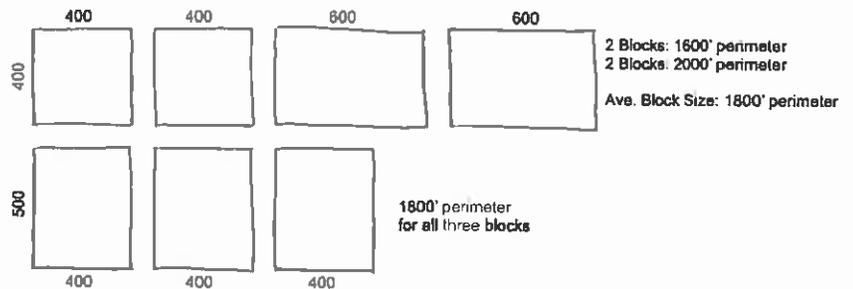
(3) Street Network Design

The street network, street standards, and street type hierarchy form the basis of the Regulating Plan. The street network is designed to provide connectivity and adaptability throughout the mixed-use districts as the area develops over time. New development shall follow the street network design; however, if minor realignments are necessary due to environmental and/or physical conditions they will be evaluated during the Development Plan Review process. Major alternative alignments or flexibility with the street network design may be proposed through the Project Master Plan process, provided that the following provisions are met:

- a. Maximum Block Size – The maximum perimeter of any block may not exceed 2000 feet in the residential, general, and transit mixed-use districts, and 2400 feet in the open space and office mixed-use districts. Each block face may not exceed 600 feet. Block faces may be defined by any of the street types, including pedestrian walkways that are dedicated public rights of way, with the exception of alleys. However, if a pedestrian walkway is used to define a block of the maximum size then the right of way for the walkway must be equal to that of the neighborhood (local) road.

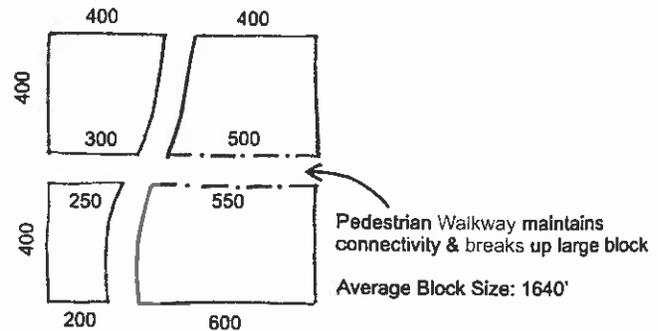


- b. Average Block Size – The average perimeter of all blocks within a planned development area shall not exceed 1,600 feet for residential, general, and transit mixed-use districts, and 2400 feet for the open space and office mixed-use districts. If a planned development area includes multiple districts the



- average block size may fall between 1,600 feet and 2,400 feet.
- c. Connectivity – Connectivity throughout the area is critical for the mixed-use nature of the area to function as a pedestrian-oriented environment.

While streets indicated on the Regulating Plan may be removed or designated as pedestrian walkways, the number of surface street intersections within a planned development area shall be proximate to the number of intersections indicated for that area on the Regulating Plan and will be evaluated during the Project Master Plan and Development Plan



review processes. Connectivity will be evaluated for multiple modes of travel, including the pedestrian and bicycle.

- d. Sidewalks – Sidewalks shall be provided on both sides of each motorized street in the Street Type Hierarchy with the exception of alleys and the rail access road. For the rail access road the sidewalk shall be on one side as indicated. If the right of way for the rail access road is widened, additional right of way should be acquired for a sidewalk on the other side.
- e. Alleys – Alleys are allowed in any mixed-use district in this chapter to minimize curb cuts off of streets and to provide common access to parking and service areas behind buildings. Alley locations are not fixed as part of the street network design, but shall be designed and located to best accommodate the purpose of the alley. Alleys should be generally oriented so that they are parallel to the primary street to which they serve. Alleys may be incorporated as drive aisles for rear parking lots or as a fire access. However, alleys shall not be considered a fire access unless specifically approved as such by the city fire department and the pavement width meets Farmington City standards.
- f. Curb Corners – Corner curb radii shall be 28 feet. An additional 10 foot clear zone shall be established beyond the radius free of vertical obstructions. These obstructions shall include but not be limited to telephone poles, sign poles, fire hydrants, utility boxes, or newspaper boxes.

(4) Public Space Standards

Each street type shall have a dedicated right of way that is considered to be public space. This right of way is measured from back of curb to back of curb. Table 18.1, Street Standards, shall dictate the use of the space between the curbs. Street standards follow the general guidelines of existing Farmington City street standards. Additional standards, outlined in Table 18.2, Side Treatment Standards, shall dictate the use and width of the space from the back of the curb, on which a public access easement will be placed if not part of the public right of way. The City may make adjustments to street standards and side treatment standards herein as set forth in Chapter 7 of this title and Section 12-8-100

of Title 12. Such adjustments should provide continuity and be consistently applied where possible along the entire length of a given street.

Intersections shall be designed for pedestrian safety through the use of bulb-outs that narrow the crossing distance of the street. Bulb-outs shall extend into the roadway the depth of the curb, gutter, and parking lane (when present) collectively.

Street Type	Right of Way Width (feet)	Travel Lanes (# and width)	Median	Bike Lanes	Parking Lanes	Curb & Gutter
Arterial	77	4, 12 feet	14 feet	5 feet, each side	none	2.5 feet, each side
Principal (Major Collector)	64	2, 11 feet	12 feet	5 feet, each side	7.5 feet, each side	2.5 feet, each side
Promenade (Minor Collector)	64	2, 11 feet	12 feet	5 feet, each side	7.5 feet, each side	2.5 feet, each side
Neighborhood (Local)	32 (28 allowed if SF residential is on both sides)	2, 13.5 feet (or 2, 11.5 feet)	None	Bike Route	Non-striped parking	2.5 feet, each side
Rail Access (Local)	16 to 22	1, 11 feet or 2, 9 feet	None	None	None	2.0 to 2.5 feet, each side
Alley	22	2, 9 feet	None	None	None	2 foot gutter, each side

Street Type	Total Side Treatment Width (feet)	Sidewalk (Public Easement)	Park Strip/Tree Grate
Arterial	28 to 40	6 to 10 feet, each side	8 to 10 feet, each side

Principal	40	10 feet, each side	10 feet, each side
Promenade	50	20 feet, each side	5 feet, each side
Neighborhood	28 to 36	6 to 8 feet, each side	8 to 10 feet, each side
Rail Access	3 to 9	3 to 8 feet, one side	0 to 3 feet
Alley	None	None	None
Pedestrian Walkway	20	10 foot trail	5 feet, each side

11-18-105 Uses

- (1) Uses allowed in the TOD area are identified in Table 18.3 – Allowable Land uses. A development parcel may have more than one main building or dwelling, however each main building shall have its own zone lot.
- (2) More than one permitted use may be located on a development parcel and within a building (refer to definitions of mixed use and development parcel).

Table 18.3 – Allowable Land Uses

Key to Allowable Uses:

P – Permitted

N – Not Permitted

Restrictions:

- (1) – Drive-up window/drop-off lane allowed only with special use review by the Planning Commission. No additional curb cut shall be added to accommodate the drive-up/drop-off lane.
- (2) – Also see Section 11-18-108(b)(5)(iv) for provisions for buildings over 20,000 square feet.
- (3) – Benches and bus stops are permitted, with development standards as noted in Section 11-18-111

* Neighborhood Service Establishments: low impact retail and personal service uses such as bakery, bookstore, dry-cleaning, hair styling, pharmacy, art supply/gallery, craft store, photocopy center, corner market (w/ no gas pumps).

		Mixed-use Districts				
		RMU	OMU	GMU	TMU	OS
Residential						
	Low-density residential – single-family detached min. of 5,000 sq. ft. lot size	P	N	N	N	N
	Medium-density residential – single-family small lots and attached units or townhomes/condominiums	P	N	P	P	N

	limited to duplexes, triplexes, four-plexes, five-plexes, or six-plexes.					
	High-density residential – Condominium and apartment style	N	N	P	P	N
	Artist Studio	P	P	P	P	N
	Live/work Residential	P	P	P	P	N
	Residential facilities for the elderly; residential facilities for the handicapped	P	P	P	P	N
Commercial		RMU	OMU	GMU	TMU	OS
	Business, professional offices, outpatient medical facilities	P	P	P	P	N
	Entertainment	N	N	P	P	N
	Financial institutions (with the exception of non-depository institutions)	P	P	P	P	N
	Fitness and recreation facilities	P	P	P	P	N
	Hospitals, inpatient medical facilities	N	P	P	P	N
	Lodging, limited to hotel, motel	N	P	P	P	N
	Lodging - bed and breakfast	P	N	P	P	N
	Neighborhood service establishments*	P ¹	P ¹	P	P ¹	N
	Restaurant – fast food	P ¹	P	P	P ¹	N
	Restaurant – traditional sit-down	P	P	P	P	N
	Retail and Wholesale sales individual tenant use:					

- Up to 5,000 sq. ft.	P	P	P	P	N
- Greater than 5,000 sq. ft. and up to 20,000 sq. ft.	N	P	P	P	N
- Greater than 20,000 sq. ft.	N	P ²	P ²	P ²	N
Vehicle Service/convenience store (including gasoline sales but no auto repair)	N	P	P	P	N
Accessory buildings that do not in aggregate have a footprint greater than 25% of the main building(s) on a development parcel	P	P	P	P	N
Parking structure	N	P	P	P	N
Civic Uses	RMU	OMU	GMU	TMU	OS
Service and fraternal clubs and organizations, and religious institutions	P	P	P	P	N
Correctional/detention facilities, half-way houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which may allow or require that clients stay overnight or longer	N	N	N	N	N
Government – point of service (e.g. Library)	P	P	P	P	N
Government – no point of service; no offices dealing directly or on a limited basis with the public (e.g. public works yards, etc.)	N	N	N	N	N

Parks and Open Space	P	P	P	P	P
Schools: - Preschool, daycare - Primary, secondary, colleges, and vocational	P ¹ P	P P	P P	P P	N N
Transit and related transportation facilities – (not including benches and bus stop signs)	N	P ³	P ³	P ³	N

11-18-106 Building Form & Site Envelope Standards

The following regulations and standards establish the parameters that guide the form of building within the mixed-use districts of this chapter, including the site envelope for building placement. They direct and control the building envelope and site in regard to configuration, orientation, function, and features that define and shape the public realm. The technique of the standards is to use private buildings to define and shape the public space in a manner that promotes walkability and provides functional connections between the public space and the private buildings. The standards are designed to use a minimum level of control to meet this goal.

The Regulating Plan identifies six street types, including pedestrian walkways. Alleys are not identified on the regulating plan. The building form and site envelope standards are identified for each mixed-use district and the street types within. Standards for street types shall apply to all lots that front that street. Lots may be either a recorded building lot or a zone lot as defined in Section 11-18-103. A development parcel may have more than one zone lot. Standards will apply to the primary building on each zone lot. Lots that front more than one street shall follow the standards for the primary street, as determined by the street hierarchy. Standards for the arterial roads shall only apply to lots that directly abut Park Lane at grade and shall not apply to those portions of Park Lane and its access streets that are raised on an embankment. Lots that are adjacent to an embankment shall also have frontage on another street and will conform to the standards of the next nearest street type. These standards shall address building height, siting of the building on the lot, and other elements. Character examples may be provided to depict the context of the type and form of desirable development only, and not the actual design or architectural style of buildings. Exceptions to the standards of this section for large footprint commercial buildings over 20,000 ft² are detailed in Section 11-18-107.

- (1) Height:
 - (a) The height of the principal building is measured in stories, with the maximum height indicated in feet for the RMU and OS districts.

- (b) Maximum height shall be measured to the mid-point of the roof (if a sloped roof is used) following guidelines in Section 11-2-020(14) of the Farmington City Ordinance. On flat roofs, additional parapet may be added above the maximum height for decoration and/or screening of rooftop equipment, and shall not exceed five (5) feet in height. Decorative parapet treatments in excess of five (5) feet may be approved through the development plan review process.
- (c) Street wall, fencing, or landscaping heights are relative to the adjacent sidewalk, or the ground elevation when not fronting a sidewalk.

(2) Siting:

- (a) Buildings shall occupy the specified area of the lot, as indicated on the site envelope standards in relation to the required building range and other applicable setbacks. The Required Building Range (RBR) shall be measured from back of sidewalk.
- (b) Lot frontage percentages for corner lots shall apply to both the primary and secondary street(s). A reduction in the lot frontage percentage on the secondary street may be approved through the site plan review process.
- (c) Off-street parking for vehicles shall not occupy any space located between the building and the primary street on each zone or building lot, and the secondary street where applicable for a corner lot. Parking areas located to the side of structures shall meet all building form and site envelope standards for the lot and be located a minimum of 10 feet back from the back of the adjacent sidewalk.
- (d) For each zone lot that has a building associated with it, said building shall meet the lot requirements of this section. Flag lots or lots without street frontage are not permitted.

	Building Height Maximum in Stories (& Feet)	
	<i>Local Roads</i>	<i>Collector/Arterial Roads</i>
Residential MU	2(27 feet)	3 (40 feet)
General MU	3	4
Office MU	4	6
Transit MU	6	8
Open Space MU	1 (25 feet)	1 (25 feet)

	Lot Width (in feet)			
	<i>Local Roads</i>		<i>Collector/Arterial Roads</i>	
	<i>Min</i>	<i>Max</i>	<i>Min</i>	<i>Max</i>
Residential MU	32	120	32	200 (300 for non-resid)
General MU	25	150 (250 for non-resid)	50	200 (300 for non-resid)

Office MU	25	300	50	No max
Transit MU	25	200	25	300
Open Space MU	25	No max	25	No max

	Front Required Build to Range (RBR) (in feet)			
	<i>Local Roads</i>		<i>Collector/Arterial Roads</i>	
	<i>Min</i>	<i>Max</i>	<i>Min</i>	<i>Max</i>
Residential MU	5 (10 for residential)	25	5	15
General MU	0	20	0	20
Office MU	0	20	0	20
Transit MU	0	10	0	10
Open Space MU	5	none	5	none

	Minimum Side & Rear Setbacks (in feet)			
	<i>Local Roads</i>		<i>Collector/Arterial Roads</i>	
	<i>Side</i>	<i>Rear</i>	<i>Side</i>	<i>Rear</i>
Residential MU	5	15	0 (5 for residential)	15
General MU	0	10	0	10
Office MU	5	10	0	10
Transit MU	0	5	0	0
Open Space MU	5	15	5	15

	Building Siting			
	<i>Local Roads</i>		<i>Collector/Arterial Roads</i>	
	<i>Minimum Lot Frontage %</i>	<i>Minimum % of Building within Front RBR</i>	<i>Minimum Lot Frontage %</i>	<i>Minimum % of Building within Front RBR</i>
Residential MU	50	60	60	60
General MU	50	75	60	75
Office MU	50	75	60	75
Transit MU	75	75	80	75
Open Space MU	n/a	n/a	n/a	n/a

	Open Space % Requirements (for zone lots)	
	<i>Local Roads</i>	<i>Collector/Arterial Roads</i>
Residential MU	35	30
General MU	20	10
Office MU	20	10
Transit MU	10	10
Open Space MU	n/a	n/a
Multiple-unit residential buildings that have a ground floor commercial use may have the open space		

	requirement reduced by 10% in any district.
	Open space requirements for a planned development area or an aggregation of multiple zone lots may be reduced by up to 5% in the TMU and 10% in the other districts if the open space is aggregated in one (1) or more areas and is entirely useable open space. The aggregated open space must enhance the connection to transit facilities, plazas, or streets, or enhance the pedestrian environment, or enhance or create a public space, and remain publicly accessible. Aggregated open space must be shown and approved on a Project Master Plan (PMP).

- (3) Public Parks and Open Space
 - (a) Public parks and other public open spaces will be provided in the mixed-use districts as set forth in the city's Park Master Plan or Capital Facilities Plan. In the event a property owner works with the city to provide such public places, a credit may be received on the open space requirements as set forth herein.

11-18-107 Development Plan Review

(1) Applicability. In the OS, RMU, OMU, GMU, and TMU districts, the review procedures, standards, and criteria set forth in this section shall be applied during the development plan review process.

(2) Review. All structures shall be subject to the design criteria and development standards, and the review procedures set forth herein prior to issuance of a building permit.

(a) Review process. Review shall consist of the following three (3) phases. Review phases may be combined or eliminated by the City Planner/Zoning Administrator after consideration of a recommendation by the Community Development Director and/or City Manager.

i. Pre-submittal conference. Prior to filing an application, the applicant and the Community Development Department shall have a pre-submittal conference to discuss the application and process. Information about the proposed uses, project program, and building footprint should be provided for discussion.

ii. Schematic (concept) design phase. The architectural schematic design application shall be submitted.

iii. Design development phase. The architectural design development application shall be submitted.

(b) Application, how filed, and noticed. All applications shall be filed with the Community Development Department. Such applications shall be reviewed for completeness and, if found to be complete, shall be transmitted to the planning office for review. The Community Development Department shall notify members of City Council and the Planning Commission of all applications received for the schematic review phase for developments on sites equal to or larger than thirty thousand (30,000) square feet. Such council or commission member may request additional information and may submit written comments to the planning office within twenty (20) days after notice is sent. After an initial review by the city planning office for compliance with the rules and regulations of this ordinance, the application shall be transmitted to the Site Plan and Architectural Review Committee (SPARC) for review.

Plans and any accompanying information for each phase of the development plan review process shall be delivered by the applicant to such City departments, special districts, governmental boards, bureaus, utility companies, and other agencies, which will need to provide facilities and services to the site, which together constitute the City's Development Review Committee (DRC), for information and comment. The Community Development Department is responsible for coordinating the comments received from all public and private entities, and shall decide which agencies to refer site plans to, but the applicant is responsible for obtaining the comments back from these entities within a reasonable time in a manner and/or form as prescribed by the Community Development Department.

(c) Application, contents. Applications shall contain the following information:

i. Schematic (concept) design phase. Site plan and context photos of the site and immediately adjacent properties, building elevations, and other supporting information as requested;

ii. Design development phase. All information set forth in Chapter 7 of the Zoning Ordinance except as otherwise provided in this chapter including but not limited to such things as landscaping, lighting, screening, and sign requirements, and all items required to make a determination of consistency for the schematic design phase, and other supporting information as requested.

(d) Review, recommendation decision, and time frames. Review shall comply with the terms and conditions of the PMP and applicable City ordinances in accordance with the site development review process set forth in Chapter 7 and

the following standards and criteria. Notwithstanding this, the City Planner/Zoning Administrator, and the Site Plan and Architectural Review Committee (SPARC) will review all applications in the mixed use districts. After adequate review, the SPARC will provide recommendations to the City Planner/Zoning Administrator and an application, or particular phase of review, may be approved, approved with conditions, continued for further study, or disapproved. The SPARC will also provide recommendations to the Planning Commission for applications that are forwarded to them for review and approval. Appeals of any such decision may be submitted as set forth in the Zoning Ordinance.

i. Applications that meet one or all of the following conditions will be forwarded to the Planning Commission for review and approval:

- 1) The application includes a structure that exceeds 30,000 ft² in size;
- 2) The application is asking for flexibility with the design criteria and development standards of this section, while still meeting the intents and purposes of said criteria and standards;
- 3) The application is a planned development area (in excess of 5 acres in size);
- 4) The application includes a use or element that requires a special review process.

ii. Review at the schematic design phase shall be completed within thirty (30) days after the submission of a complete application to the Community Development Department. The planning office, or the SPARC, shall consider any written comments received and make a determination of consistency of the application with adopted plans, the standards and criteria and any applicable rules and regulations and guidelines and shall identify additional design issues to be addressed in the design development phase. After adequate review, the application may proceed to the design development phase of the development plan review process.

iii. Review by the Community Development Department at the design development phase shall be completed within 30 days after the submission of a complete application. The planning office shall make a determination of consistency of the application with the adopted plans, standards and criteria and any applicable rules and regulations and guidelines and shall make a recommendation to the City Planner/Zoning Administrator or the SPARC. The City Planner/Zoning Administrator shall have fifteen (15) days to approve, approve with conditions, continue for further study, or deny the application; or determine if review by the

Planning Commission is necessary according to the conditions stated above.

iv. Review periods may be extended by an amount of time equal to any delay caused by the applicant or by failure of the applicant to obtain comments from related reviewing entities and delivering these comments to the Community Development Department, or with the applicant's consent.

v. Any person or entity aggrieved by the decision of the City Planner/Zoning Administrator and/or the Planning Commission in the administration of this development plan review process may appeal such decision to the City Council. Such appeals must be taken within fifteen (15) days of the action or decision by filing a written notice with the City Recorder, specifying the grounds for appeal. Only those grounds specified in the appeal shall be considered by the City Council.

An appeal stays all proceedings in furtherance of the action appealed from unless the City Planner/Zoning Administrator certifies to the City Council that, by reason of fact stated in the certificate, a stay would cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by restraining order which may be granted by the appropriate appeal body or by the District Court on application and notice and on due cause shown.

The City Council shall schedule a public hearing to hear the appeal. Notice of the hearing shall be given at least ten (10) days prior to the hearing. Notice of the hearing shall be made as required by law. The City Council may modify the order, requirement, decision or determination appealed from and may make such determination as ought to be made and to that end shall have all the powers of the City Planner/Zoning Administrator. A concurring vote of a simple majority of the total membership of the Council shall be necessary to act on the appeal.

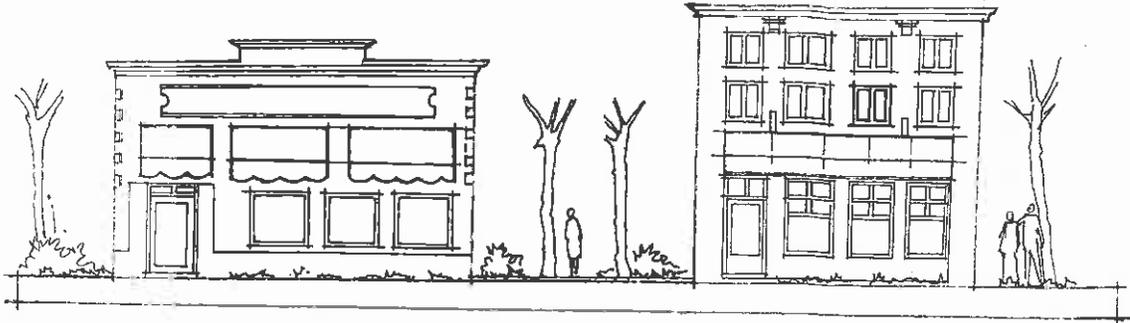
vi. If the applicant does not obtain and maintain a current building permit within 6 months of any development plan approval, such approval shall be null and void. This time period may be extended for additional six (6) months periods by the Community Development Director if he or she finds it is the best interest of the City and there are compelling reasons to do so. . The applicant must petition for an extension, prior to the expiration of the original six (6) months, or an extension previously granted. An extension may be granted only if it is determined that it will not be detrimental to the City. If any of the fees charged as a condition of approval, including but not limited to, inspection fees, impact fees, as well

as the amounts the City uses to estimate bonds to insure completion of improvements, have increased, the Community Development Director, after receiving approval from the City Manager may require that the bond estimate be recalculated and that the applicant pay any applicable fee increases as a condition of granting the extension.

(e) Standards and criteria. Development plan review shall be based on the following building and site design standards and criteria, which are formulated to achieve the intents and purposes of the mixed-use districts in the short and long term. These standards and criteria shall be met unless an acceptable alternative is proposed that, upon review by the city and the SPARC, better meets the intents and purposes of the area.

i. General Criteria

1. Continue Farmington's physical character of its traditional neighborhoods, including mixed use development, tree lined streets, detached sidewalks with park strips, interconnected street networks, and convenient access to parks, open space, transit and trails;
2. Provide an adaptable and interconnected transportation system that allows multiple modes of transportation, disperses traffic and provides streets that accommodate multiple transportation modes including motor vehicles, transit, bicycles and pedestrians;
3. Use man-made and natural features, such as open spaces, drainage corridors, parkways, streets and alleys, as development edges, transitions and interconnections;
4. Through a comprehensive site design approach, arrange residential, employment, retail, services, and open space uses to be convenient to and compatible with each other and with transit;
5. Define the public space using building location and landscaping to promote pedestrian activity and create a high quality public realm;
6. Design early phases of development so as to be adaptable to additional phases of development in order to promote sustainability through long-term quality and character; and
7. Encourage housing in a range of densities, sizes and types.
8. Be consistent with an approved PMP, if applicable.



Use building placement and orientation as well as amenities such as landscaped pedestrian gathering areas to create a high quality public realm.

ii. *Site Design Criteria*

Building Envelope:

1. Dimensional requirements for each lot shall follow the standards set forth in section 11-18-106 Building Form and Site Envelope Standards.
2. Side yards that exceed 15 feet in width located adjacent to another side yard that exceeds 15 feet in width should be avoided unless the areas are to be used as a unified public gathering area or courtyard;
3. The percentage of building frontage required along the lot width may be reduced to accommodate site plan approved pedestrian plazas located between buildings;
4. Pedestrian breezeways between buildings shall be a minimum of six (6) feet in width;
5. The use of front yard areas for buildings that have non-residential uses on the ground floor shall be oriented toward the pedestrian and shall include related amenities such as entrance walks, plazas, benches, bike racks, raised flower boxes or other such features;

Buffering and Transitions

6. Use design, siting or other approaches to mitigate any potentially adverse impacts, such as noise, light, and/or odor, to adjacent incompatible uses;
7. Locate, screen and buffer service, storage, delivery and refuse areas to minimize the view from streets and open spaces. Decorative walls, earthen berms, landscaping or architectural treatments may be used as screening methods;
8. Rear facing buildings, loading docks, service entries, or overhead doors are not allowed on primary street facades, but if necessary may be located on secondary streets provided that such service

functions meet the general design intent. For the elevated portion of Park Lane, the rear portion of buildings may face Park Lane. However, the upper levels of the sides that face Park Lane shall meet the upper level fenestration requirements for street-facing facades;

Parking and Circulation

9. Provide safe and attractive pedestrian and bicycle connections to building entries and public sidewalks within parking lots and transit areas;
10. Minimize the visual impacts of parking areas, parking structures, and residential garages on streets, open spaces and adjoining developments;
11. Improve the efficiency of parking areas by allowing multiple uses to share parking spaces, curb cuts, and circulation drives;
12. Parking, including residential garages, shall be located to the rear of the building or in a side yard as allowed by the lot width and building frontage percentage requirements and the off-street parking standards in Section 11-18-110. Residential garage entrances wider than one bay shall not be located on the primary facade;
13. Building frontage percentage shall not be reduced to further accommodate parking beyond what is allowed according to Section 11-18-110;

General Site Design

14. Incorporate required water quality and storm water management features into the overall site design;
15. All new utilities shall be placed underground in all public streets or in rear service alleys.
16. Civic sites – Civic buildings, including, but not necessarily limited to, libraries, schools, recreation facilities, municipal buildings, or places of worship or assembly have a special public importance in the community. Retail, residential or privately-owned office buildings are not included in the definition. Civic buildings may be allowed greater flexibility in order to make an architectural statement or provide additional gathering space. This flexibility may allow variation from the building frontage and Required Build to Range requirements subject to review and approval from the Planning Commission. This flexibility does not, however, allow parking lots to be located between the building and the primary street it faces.

Large Footprint Buildings

17. Commercial buildings with a footprint greater than 20,000 square feet may be approved through the development review process. Such buildings must meet the regulations of this code with the following exceptions:
 - a. Buildings are exempt from maximum lot width/size requirements; however, building footprints may not be larger than a single block. Block size is guided by the regulating plan and its associated design criteria detailed in Section 11-18-104. A development parcel may contain more than one block.
 - b. Each building shall orient to a public right of way.
 - c. In all districts except the TMU district, entrance interval criteria may be adjusted provided other entrance criteria in the Building Design Criteria section are met.
 - d. In the office and general mixed-use districts, street level fenestration requirements may be applied to only 75 percent of the primary façade and will be evaluated during the development plan review process for compatibility with the overall intents and purposes of the district.
 - e. In the TMU district, to meet façade requirements in regard to entrances and fenestration, large footprint buildings may be wrapped in a liner of smaller buildings with doors and windows that face the street. The depth of these liner buildings shall be a minimum of twenty (20) feet.
 - f. Detailing at intervals of 25 to 30 feet shall be provided to break up expanses of blank walls with no openings. Additionally, walls with no openings shall be setback from the public right of way a minimum of 15 feet and buffered with landscaping. Landscaping shall include trees spaced at 30 feet intervals and at least one row of additional plants and/or shrubs.

iii. *Building Design Criteria*

Architectural Detail

1. Create buildings that provide human scale and interest through use of varied forms, materials, details and colors;
2. Provide architecturally finished and detailed elevations for all exposures of the building;
3. Primary street facing walls of buildings may not have sections of blank walls that contain no openings in lengths that exceed 20 feet in length;

4. Roof lines may be flat or pitched. Roofing shall not be of vivid primary colors (i.e. red, blue, or yellow). Rooftop equipment shall be screened by roof components, parapets, cornices, or other architectural features. Galvanized hoods and vents shall be painted to match the roof color.
5. Durable materials that complement Farmington's tradition of stone and masonry shall be used as either primary or secondary building materials.

Entrances/Pedestrian access

6. Each building on a lot with street frontage shall have a primary entrance either facing or clearly visible and accessible from the public street;
7. Entrances shall be accessible to the public as a regular building entry from the public sidewalk;
8. Along principal and promenade streets, entrances allowing public access from the sidewalk, for any building which is greater than 50 feet in width, shall be provided with functional entrances at intervals of 50 or closer to maximize street activity and pedestrian access opportunities and to minimize expanses of inactive building wall;
9. Non-residential uses on the ground floor along other streets shall follow the same entrance guidelines as set forth in Building Design Criteria number 6, above;
10. The street level floor elevation should match the elevation of the sidewalk at the front of the building as closely as possible to facilitate accessibility and primary street orientation;

Street Frontage

11. A portion of the building frontage may be set back beyond the required build-to range (RBR) up to an additional 20 feet if the space is utilized as a site plan approved courtyard or entryway that is open and accessible to the public sidewalk. This portion may be up to 40 percent of the actual building frontage and shall not be used for a parking area;
12. Required Building Frontages shall be the percentage of the total width of the lot that is required to be used as a building wall. A covered drive-through (porte cochere) may be counted as a building wall even though it has no front or rear wall;
13. Front porches, balconies, or stoops may extend up to ten (10) feet into front yards provided that walls, screened areas, or railings that are within the front yard do not exceed 42 inches in height above the floor of the porch, balcony or stoop;

Fenestration

14. A minimum of 60% fenestration is required on the street level of all street facing facades on arterials, principal, promenade and rail access streets. Street level is considered to be between 2 and 12 feet on these street types. Upper stories shall have a minimum of 30% fenestration for each story;
15. A minimum of 60% fenestration is required on the street level of all street-facing facades for all non-residential uses on neighborhood streets and pedestrian walkways. Residential uses on the street level must have a minimum of 40% fenestration on street-facing facades. Street level is considered to be between 2 and 10 feet on neighborhood streets and pedestrian walkways. Upper stories for all uses shall have a minimum of 30% fenestration for each story.
16. Windows of tinted or reflective glass may not be located between 2 feet and 9 feet above the sidewalk grade on street-facing facades.

iv. *Transit Mixed-use District Criteria.* In addition to the general, building design and site design criteria set forth in sections i through iii above, the following criteria shall apply in the TMU districts:

1. Buildings shall be sited to emphasize or reinforce the relationship of the development to the transit facility.
2. A primary building entrance facing or visible to the transit facility or the primary pedestrian connection to the transit facility shall be provided.
3. Clear, safe and adequate pedestrian connections and linkages between buildings and transit facilities, public rights-of-way and transit facilities and between multiple modes of transit shall be provided.
4. Maximize pedestrian amenities near transit facilities and along primary pedestrian connections to transit facilities.
5. Arrange building uses, heights and scaling devices to reinforce the station area core and to transition to adjoining areas.

11-18-108 Project Master Plan

(a) Intent. The intent of the project master plan (PMP) is to establish a framework for the development of large or phased projects. The issues that relate to the following areas shall be identified and a conceptual plan that addresses them provided as part of the PMP so that these issues are completely addressed as the development proceeds:

1. Transportation, Mobility, and Connectivity
2. Stormwater management, drainage and grading
3. Water quality systems
4. Major utilities

5. Open space and wetlands
6. Land use and the mixture of residential and non-residential uses

An approved PMP constitutes an approved master plan for guiding all future development within the area defined by the PMP.

(b) Required PMP. A PMP is required if any part of a development is in the TMU district. A PMP is required if a proposed development in the RMU, GMU, and OMU mixed-use districts anticipates one of the following:

1. Establishing or causing a change in the alignment of the regulating plan for the mixed-use district area;
2. Establishing or causing a change in an existing water drainage course.
3. Aggregating open space beyond a single zone lot as permitted pursuant to section 11-18-106.
4. Reducing the amount of open space required through the aggregation of open space as permitted pursuant to section 11-18-106.

Land owners, at their option, may elect to submit a PMP for their property, regardless of size, in order to establish a coordinated development plan for the project area. The city may also apply for a PMP if it is found necessary to implement the general plan. The PMP shall contain the information required in the applicable rules and regulations.

(c) Application and submittal. The PMP shall be submitted to the Community Development Department for review by the DRC and the SPARC.

(d) PMP requirements. In addition to the submittal requirements set forth in any PMP rules and regulations adopted by the city, all PMPs shall include the following information:

1. PMP narrative submittal requirements. Unless waived by the DRC, the following information shall be submitted in narrative form:
 - a. Descriptions of land use concepts; square footage ranges and general location/distribution; parking concept; public and private open space concept; on site circulation of primary auto, bicycle, pedestrian and transit connections within the area and connections to other areas.
 - b. Preliminary transportation analysis that addresses roadway network design and modal split.
 - c. Major stormwater drainage and management, water quality systems, major utilities, open space or land use issues; discussion of how such issues will be addressed as development proceeds.
 - d. Description of proposed development standards at the edge of the PMP to promote compatibility between the PMP and adjacent land uses.
 - e. Sequence and timing, where known, of project construction, public land and right-of-way dedications, site infrastructure improvements, off-site infrastructure improvements, and supporting facilities.

- f. Discussion of the incorporation of existing structures, if any, in future development plans.
 - g. Other information as required by the PMP rules and regulations.
2. PMP graphic submittal requirements. Unless waived by the DRC, the following information shall be submitted in graphic form according to technical requirements established by the adopted PMP rules and regulations:
 - a. Existing conditions as specified in the PMP rules and regulations.
 - b. Diagram of conceptual land uses indicating the anticipated range of square footage by use within the PMP area.
 - c. Diagram of circulation plans for primary vehicular, transit, bicycle, and pedestrian modes of travel, including trail systems.
 - d. Concept plan that details the relationships between development within the PMP and the ingress/egress within the PMP area and to public amenities and/or open spaces.
 - e. Open space concept plan, showing both the general location and general configuration of the intended public and private open space areas as well as bicycle and pedestrian corridors and/or trails.
 - f. Preliminary utility and stormwater detention/retention plans.
 - g. Conceptual drawing showing the proposed size and layout of block patterns that may vary from those in the regulating plan.
 - h. Preliminary transportation analysis that addresses street network design, general internal circulation and modal split.
 - i. Proposed incorporation of any existing structures in future development plans.
 - j. Sequence and timing, where known, of project construction, public land and right-of-way dedications, site infrastructure improvements, off-site infrastructure improvements, and supporting facilities.
 - k. Maps and legal description of the boundaries of the PMP area.
 - l. Any other information required by the PMP rules and regulations.
3. Development Standards and Design Guidelines. Development standards and design guidelines shall be required for development in the mixed-use districts. These will be reviewed by the SPARC and may be approved as part of the PMP process. The PMP may be approved without development

standards and design guidelines, but these shall be approved prior to development plan approval for any development project within the PMP area.

4. Optional submittals. The following may be required by the DRC or requested by the applicant:
 - a. Conceptual location, size, and configuration of proposed public facilities, including schools.
 - b. Major issues not resolved in the PMP with discussion of how they will be addressed as development proceeds.
 - c. Master sign plan.
 - d. Narrative and graphic description of any proposal for the aggregation and/or reduction of open space that demonstrates compliance with section 11-18-106.
 - e. Narrative and graphic description of any proposal for a reduction in parking beyond 25%, as allowed in section 11-18-110.
 - f. Water quality best management practices may be included in the master drainage study.
- (e) Waiver of specific submissions. Any information required by the adopted PMP rules and regulations or this section, 11-18-108, may be waived by the DRC on the basis that the information is not necessary to review the proposed PMP and such waiver shall be documented in writing by the zoning administrator.
- (f) Review of PMP. Upon receiving a complete PMP application and pursuant to the distribution process set forth in the development plan review section of this Chapter, the applicant shall deliver such applications and obtain comments from the DRC. The Community Development Department shall forward such applications to seek review and obtain comments by the Site Plan and Architectural Review Committee (SPARC).
- (g) The DRC and SPARC shall prepare recommendations regarding the PMP based on criteria set forth herein and in the PMP rules and regulations. In response to a recommendation from any member of the DRC or SPARC, the applicant may revise and resubmit the PMP to the DRC, or the city if the recommendations are from the SPARC. The Community Development Department shall obtain recommendations as set forth in the development plan review section of this Chapter.
- (h) Planning Commission Public Hearing. Upon receipt of a recommendation from the DRC, the Planning Commission shall hold a public hearing on the proposed Project Master Plan. The Planning Commission shall approve, approve with conditions, continue the application for further study, or deny the PMP.

- (i) Except as provided below in Section 11-18-108 for PMP's approved in connection with the approval of a development agreement, the criteria for review of all PMPs by the Planning Commission and City Council shall be:
1. Consistency with the Farmington City General Plan;
 2. Compliance with all other city codes, rules, regulations and standards applicable to the proposed PMP;
 3. Compliance with all applicable codes, rules, regulations and standards of any agencies or entities with regulatory jurisdiction over the proposed PMP area;

(j) Recording. All approved PMPs, and all approved amendments to such PMPs, shall be recorded in the real property records with a notation that all land within the PMP boundaries shall be subject to the provisions of such PMP or amendment, unless or until amended.

(k) Major and minor amendments. An approved PMP may be amended at any time using the process set out herein, and may be amended simultaneously with the processing of a site plan application or a site plan amendment. The City Planner/Zoning Administrator shall determine whether a proposed amendment is a "major" or "minor" amendment and may seek a recommendation by the SPARC to make such determination. In order to initiate an amendment, the applicant shall submit to the City Planner those PMP submission items that would change if the proposed amendment were approved. Review of applications for amendment shall be governed by those criteria set forth for a PMP. Approved amendments shall be recorded as set forth for a PMP.

1. Major amendments. Major amendments shall be reviewed by the city and the SPARC and approved by the planning commission. Changes of the following types shall define an amendment as major:

- a. To significantly modify or reallocate the allowable height, mix of uses, or density of a development;
- b. To significantly alter the location or amount of land dedicated to parks, trails, open space, natural areas or public facilities;
- c. To significantly change the location of land use areas as shown on the original PMP;
- d. Any change from, or addition to, the PMP of a type that would require a PMP in a non-TMU district; or
- e. Modify any other aspect of the PMP that would significantly change its character.

2. Minor amendments. Amendments that are not major amendments shall be termed “minor amendments” and shall be referred to the City Planner/Zoning Administrator for review, who may also refer the application to the SPARC and other departments or agencies for comment using the process set out in this section. The City Planner/Zoning Administrator shall approve, approve with conditions, or deny such amendment within twenty (20) calendar days after the date of applicant's submission of a complete application for amendment. Any person or entity aggrieved by the decision of the City Planner/Zoning Administrator may appeal such decision as set forth in the Development Plan Review section of this Chapter.

(l) Effect of recorded plans. All PMPs and PMP amendments shall be binding upon the applicants and their successors and assigns and approving agencies, and shall limit and control the issuance of all zoning permits and certificates and the construction, location, use and operation of all land and structures included within the PMP or PMP amendment.

(m) Unless there is substantial action under a Project Master Plan within a period of twelve (12) months from the date of Planning Commission or City Council approval, the Project Master Plan shall expire. Substantial action shall be demonstrated by receiving approval for improvement drawings and posting a bond and commencing construction related thereto, or submitting final plans for approval and obtaining, and maintaining, a current Building Permit.

If the Project Master Plan is to expire, a request for extension may be filed with the Community Development Department not less than thirty (30) days prior to the expiration date. The original Project Master Plan approval shall remain valid until the request for extension is acted upon by the Planning Commission or City Council. Failure to request the extension in a timely manner shall cause a Project Master Plan to expire without further notice.

The Planning Commission or City Council for reasonable cause may, after evaluating the applicant's progress in the previous year and after considering the Planning Department's recommendation, grant an extension of up to one (1) year on the Project Master Plan. Only one (1) extension shall be granted.

(n) Appeals of decision. The final decision of the Planning Commission to approve, approve with conditions, or deny a PMP may be appealed to the City Council as set forth in the Zoning Ordinance.

11-18-109 Signs

Signs within the mixed-use districts shall comply with other city sign standards and any applicable rules and regulations that apply to the mixed-use districts. A signage

plan must be submitted as part of the development plan review process and should be addressed in the master development guidelines submitted by an applicant.

11-18-110 Off-Street Parking Space Standards

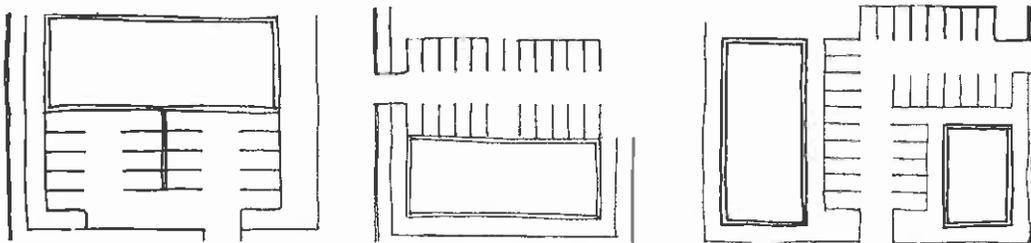
(a) Within the mixed-use districts, the building form, scale, mass, and uses need to be interrelated with the streetscape and mobility opportunities to encourage interaction with one another. The following parking lot configuration and space calculations are intended to allow such interaction.

(b) Parking lots and their placement shall meet the following requirements:

1. Parking lots that are located on a building or zone lot are permitted only in side and rear yards as follows:

(A) All parking areas shall be setback a minimum of 10 feet from the front lot (property) line of the building or zone lot.

(B) When parking is located in a side yard and has frontage along a public right-of-way, no more than 25% of the total site frontage or 60 feet, whichever is less, shall be occupied by the parking lot. The percentage of frontage may be adjusted to accommodate additional landscaping located to either side of the parking area.



(Left) Not Allowed: Parking between the front of a building and the street; (Center) Preferred: Parking to the rear of a building; (Right) Allowed: One double-loaded aisle of parking between buildings; shared parking; corner building placement

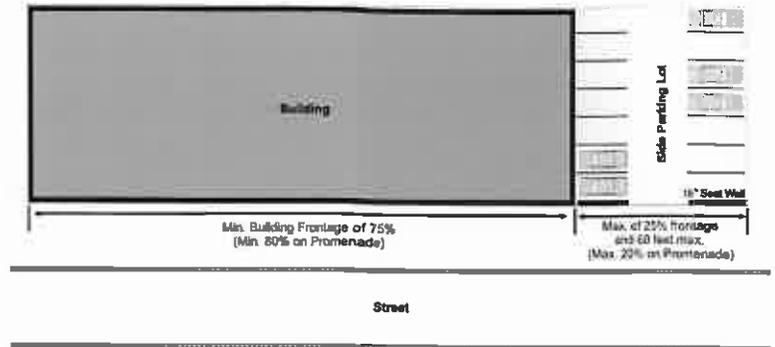
(C) For a corner lot at any intersection, the building shall be located at the corner of the lot adjacent to the intersection. For corner lots at a major intersection or an intersection that is intended as a neighborhood town center the cumulative total of both frontages occupied by parking shall be no more than 25% or 60 feet, whichever is less. Frontage used as a driveway access only is not counted in the above total.

(D) For a corner lot that has frontages on three streets, building(s) shall be located at corners adjacent to intersections. For corner lots at a major intersection or an intersection that is intended as a neighborhood town center the total of the primary and secondary streets frontages occupied by parking on any frontage shall be no more than 25% or 60 feet, whichever is less. If all the parking is located off the secondary street, each secondary street

frontage may have up to 25% or 60 feet, whichever is less. Frontage used as a driveway access only is not counted in the above total.

- (E) Parking may be allowed to exceed the above conditions provided that it is located on a secondary frontage, is setback a minimum of 20 feet, and is buffered with landscaping that includes a combination of trees and plants. Such exceptions will be evaluated during the development plan review process.

- (F) For each block face in the TMU district and along promenade streets, a side yard parking lot may not be located adjacent to another side yard parking lot on an adjoining parcel. Rear lots may be located adjacent to another parking area and designed to allow cross-access through traffic between parking areas is encouraged. Alley access is encouraged to reduce curb cuts on the primary street.



2. Primary access to rear parking areas shall be via dedicated alley ways or drive aisles.
3. Where an off-street parking lot is visible from the street in a side-yard, it shall be screened by either a 2-foot tall screen wall or 18-inch seat wall located between the parking lot and the sidewalk. Where a parking lot is adjacent to a residential use, a 3-foot screen wall and landscaping, sufficient to screen up to the headlight level of vehicles, shall be located between the residential use and the parking lot.
4. Where a parking structure is provided or parking is located on the ground level and/or below the upper stories of the building, usable building floor space on the ground floor, to a minimum depth of 20 feet shall be provided in front of the parking area, along the primary street frontage, for the entire length of the building.
5. On-street parking located along the frontage of a lot may be credited toward meeting the parking requirements for that use.
6. Driveway access to off-street parking lots shall be located to provide safe separation from street intersections as noted in Section 11-32-106. Driveways shall be aligned with driveways on the opposite side of the street or offset to avoid turning movement conflicts. Two-way driveways shall be a minimum width of 24 feet.

7. Driveways and driveway lanes that are combined for adjacent developments and shall be subject to recordation of shared access easements for and/or between the adjacent lots.
8. Parking may be allowed off-site according to joint use agreements or use of shared parking districts, subject to Section 11-32-103(7), Joint Use Parking Areas, as found in this Title.
9. Parking related to a building on a development parcel shall be located on the development parcel unless transferred off-site or part of a shared parking district that involves an adjacent development parcel. All parking need not be located on each building's zone lot.
10. Sites requiring large areas of surface parking shall distribute the parking into areas on the development parcel that are broken up in blocks using the requirements of the street network, as well as through the use of landscaping, open space, or additional buildings.

(c) Parking requirements for any use in the mixed-use districts may be reduced by up to 25% through the PMP process. Table 18.2, Off-Street Parking Reductions shall be used to modify the minimum amount of parking spaces required by Chapter 32, Off-Street Parking, Loading and Access, which will be evaluated during the development plan review process.

	<i>Within 1/8 mile of rail station</i>	<i>Within 1/4 mile of rail station</i>	<i>Within 1/2 mile of rail station</i>
Office	50%	40%	25%
Retail/Commercial	50%	40%	25%
Residential	40%	25%	15%
Civic/Public	50%	40%	25%

(d) Off-street parking shall not exceed the requirements established by Chapter 32, Off-Street Parking, Loading and Access, unless a shared-parking analysis for uses within 1/8 mile of each building has been conducted to show that needs for additional parking cannot be met through a shared parking arrangement. Parking exceeding the requirements shall be in the form of structured parking.

11-18-111 Landscaping & Street Furniture Standards

The following landscaping standards shall apply to all new development within the TOD mixed-use districts. Additional landscaping standards may be set forth and be more fully defined in the applicable MDG and maintained pursuant to a CAMP. Species

shall be selected from the approved plant list provided by the city or within the MDG for the project.

1. Street trees shall be provided on all street frontages at a maximum spacing of forty (40) feet on center unless the species to be used recommends spacing greater than 40 feet. Spacing should be as uniform as possible, with exceptions allowed to preserve clear visibility zones near intersections and driveway and alley access points.
2. Street trees shall be planted within a landscaped park strip of at least six (6) feet in width, between the roadway and sidewalk, or tree grates of at least five (5) feet.
3. On promenade streets where on-street parking is permitted and where no landscape strip is present, street trees may be planted in sidewalk bulb-out areas.
4. Street trees shall be planted no closer than twenty (20) feet to light standards.
5. Street tree species selections shall help define the public space of the street, especially in residential neighborhoods. Different streets should be planted with different species to provide interest, variety, and to promote disease and pest resistance throughout a development area. More than one species may be used to create a pattern and/or provide accent along a street.
6. Lighting fixtures providing pedestrian-scaled illumination shall be placed on all principal and promenade streets spaced no greater than forty (40) feet on center to stagger with street trees. Spacing on other streets shall meet minimum required lighting levels.
7. The pedestrian lighting fixture pole height shall be fifteen (15) feet, with a base diameter of at least twenty (20) inches. Materials shall be cast iron and steel with a black finish. Single or double lamp fixtures may be used on principal, promenade, or arterial streets. Single lamp fixtures shall be used on neighborhood roads.
8. Street lighting fixtures and parking lot lighting fixtures shall have a pole height of twenty-four (24) feet.
9. Tree Grates shall be five (5) feet square and of cast iron.
10. Tree Guards, if used, shall be a minimum of 16" in diameter and 5' in height. Material is fabricated steel construction with a black high polish Powdercoat.
11. Trash and recycling receptacles shall be of fabricated steel construction with a black high polish Powdercoat finish. Receptacles shall be 3 feet in diameter and 4 feet in height. Trash and recycling receptacles shall be placed side by side, with a lid to distinguish the recycling receptacle. A minimum of two pairs of receptacles shall be placed per block face,

unless otherwise approved by the City, on all principal and promenade streets. Other locations shall be approved during the development plan review process.

12. Bollards shall be placed at all intersections along principal and promenade streets. They shall be constructed of cast steel with a black high gloss Powdercoat finish. Each bollard shall be 4" in diameter and 3 feet high. Bollards may be cast-in, bolt-down (surface mount), or removable. Bollards will be spaced a minimum of 4 feet and a maximum of 6 feet apart.
13. Benches shall be placed along all principal and promenade streets at a minimum of 3 per block face. Benches shall be of a cast iron with steel straps and finished in a black high gloss Powdercoat. Benches shall be 6 feet in length.
14. Bicycle Parking shall be placed in racks with a minimum capacity of three bikes and a maximum capacity of seven bikes. A minimum of one rack shall be placed on every block face for principal and promenade streets.
15. Paving accents may be used to articulate building entries, pedestrian crosswalks, plazas, sidewalk bulb-outs, or other areas as approved during the development plan review process. Paving materials may be brick, stained concrete, or other durable materials that have a non-slip finish. Stamped concrete is not to be used for paving accents that are part of the streetscape area.
16. Alleys in residential areas with rear access garages shall be landscaped at the individual building lot level, for a minimum depth and width of 3 feet. Alleys that provide access to surface parking areas shall have landscaping fronting on the alley at a minimum depth of 3 feet and trees spaced at sixty (60) feet on center; trees may need a wider landscaped area as appropriate for the species used. Alleys that provide access to structured parking shall have landscaping alongside the parking structure for a minimum depth of two (2) feet.

The developer of each area of land that is designated and mapped on the Farmington City Zoning Map as a TOD Mixed-Use Districts shall prepare and submit Master Development Guidelines (MDG) to be recorded against the property, which MDG shall define the standards for design within the district for architectural controls, open space, buildings, structures, landscaping, lighting, signs and similar external improvements. It is specifically contemplated that development throughout the entire TOD Mixed-Use Districts will meet certain Development Standards that are determined and adopted by the City to assure compatible, high quality development within the TOD Mixed-Use Districts, especially in regard to streetscape and landscaping elements, and that such Development Standards will be incorporated into the Master Development Guidelines for each project. In addition to any other notice provisions set forth in the City Ordinances or State law, the City shall be required to provide notice of all pending PMP approvals within a TOD Mixed-Use District area to all property owners within the same contiguous TOD Mixed-Use District area or within the TMU area identified in the Land Use Master Plan to allow comment from such property owners regarding the consistency of any proposed project or Master Development Guidelines with those Development Standards determined by the City to be applicable to all development within the TOD Mixed-Use Districts.

The MDG shall be prepared by the developer and in all cases submitted to the City for review and comment by the SPARC before the City shall grant any approval for any improvements within any mapped zone district under the TOD Mixed-Use Districts regulations. All construction in the TOD Mixed-Use Districts shall comply with applicable MDGs and Common Area Management Plan (CAMP). The MDG and/or CAMP may contain specific lien and other enforcement provisions to ensure adequate compliance. Any requirement of an MDG or CAMP may be more restrictive or require a higher standard or quality than the TOD Mixed-Use Districts regulations or Development Standards determined by the City to be applicable to all development within the TOD Mixed-Use Districts.

11-18-113 Common Area Management Plan

Controls requiring the maintenance of open space, landscaping and common areas shall be adopted via a CAMP to achieve the purposes of the TOD Mixed-Use Districts and the City's General Plan.

The CAMP will be prepared by the developer and approved by the city. All development within the TOD Mixed-Use Districts shall conform to the adopted CAMP provisions.

11-18-114 Alternative Approval Process; Development Agreements

(a) Alternative Development Agreement Approval Process. Projects within the TOD mixed-use districts involving the development of at least 25 acres of land may elect the alternative approval process described in this Section, 11-18-114, resulting in

the approval, execution and recordation of a development agreement. An approved development agreement shall govern the specific uses, densities and intensities of use proposed for the project area and the specific Development Standards to be applied in the development of any necessary public infrastructure and the private improvements to be located on the project site. A development agreement must be consistent with the provisions of Sections 11-18-103 (Definitions), 11-18-105 (Uses), and the provisions of 11-18-108 (Project Master Plan), to the extent not inconsistent with this Section 11-18-114, but may supersede and be inconsistent with the provisions of Sections 11-18-112 (Master Development Guidelines), and 11-18-113 (CAMP) and with the provisions of Section 11-18-106 (Building Form & Site Envelope Standards), where the City Council determines an alternative Development Standard proposed by the project developer is appropriate for the development of the project and the Council finds there is appropriate consideration, in the form of monetary, tangible or intangible consideration of benefit to City or the public from the proposed development and/or other appropriate reasons that justify the determination of the City to alter generally applicable standards. The Development Standards of an approved development agreement shall also govern over any conflicting Development Standards contained in any other provisions of Farmington City ordinances including, without limitation, provisions relating to site development standards in Chapter 7 of the Zoning Ordinance, off-street parking in Chapter 32 of the Zoning Ordinance, supplementary and qualifying regulations in Chapter 28 of the Zoning Ordinance, and signage standards in Title 15 of the Farmington City Code.

(b) The processes for approval of a development agreement and subsequent approvals for a project covered by a development agreement shall be governed by the provisions of this Section 11-18-114 and any supplemental procedural provisions agreed by the parties in an approved development agreement.

(c) Application for Development Agreement. Simultaneously with the application for a PMP, an applicant for a PMP involving at least 25 acres may apply for approval of a development agreement. In addition to the application requirements for a PMP, the applicant shall provide in narrative form a proposed development agreement including a specific description of the proposed uses and intensities of use proposed for the project area and a statement of the specific Development Standards proposed by the applicant to be applied in the development of any necessary public infrastructure and the private improvements to be located on the project site. The proposed uses, densities and intensities of use shall be consistent with the requirements and purpose of the TOD mixed-use districts, but the other proposed Development Standards may vary from those Development Standards set forth elsewhere in Chapter 18, the Zoning Ordinance or the Farmington City Code. However, nothing herein shall be construed to allow any deviation from Uniform Construction Codes or Standards as set forth in the Farmington City Code. Any application information required by this paragraph may be waived by the Zoning Administrator on the basis that the information is not necessary to review the proposed PMP and development agreement.

(d) Consideration and Approval of a Development Agreement. The development agreement shall be considered at the same time as the PMP and following the same approval and appeal processes described in Section 11-18-108(d)(4), (5) and

(11). The criteria for review of a PMP and development agreement application by the Planning Commission and City Council shall consist of the following criteria in lieu of the criteria set forth in Section 11-18-108(i):

- (1) Consistency with the Farmington City General Plan;
- (2) Compliance with applicable city codes, rules, regulations and standards applicable to the proposed PMP, except that Development Standards specifically included in the development agreement may be different from Development Standards contained in the Farmington City Ordinances;
- (3) Consistency with any Development Standards determined by the City to be applicable to all development within the TOD mixed-use districts ;
- (4) Establishment of a mix of uses in locations that will promote and encourage the goals of the TOD mixed-use districts and be consistent with the objectives of Section 11-18-105 (Uses); and
- (5) Establishment of circulation and transportation features sufficient to meet the requirements of Section 11-18-104 (Regulating Plan), to coordinate with anticipated offsite circulation and transportation features and to further any applicable community-wide transportation objectives.

(e) Final Development Agreement. The final development agreement shall incorporate the terms of the approved PMP, and shall contain Development Standards for the development of the project site and any public infrastructure required to be improved, the duration of the agreement and the rights granted pursuant thereto and such conditions of approval as may be imposed by the City Council and agreed to by the applicant. In addition to addressing uses, densities and intensities of use and Development Standards governing to project, the final development agreement shall include a common area management plan, and processes for future approvals and amendments to the terms of an approved development agreement consistent with the provisions of Section 11-18-114(f) below. The common area management plan, Development Standards and architectural review provisions in the development agreement shall be applicable to the project site only and not to the balance of the land within a TOD mixed-use district, but the foregoing shall not limit the discretion of the City to require other developers to implement Development Standards adopted in the development agreement through the Master Development Guideline provisions of Section 11-18-112 (MDG). The final development agreement may contain such other agreements between the City and the applicant as may be agreed by such parties and necessary for the development and financing of the project, including without limitation, agreements regarding the phasing of development, the vesting of development rights and approvals, the terms and conditions for the extension

of public infrastructure, the extension by developer of infrastructure, and any payment or repayment obligations associated therewith, the donation of any land or any other agreement reflecting an agreement between developer and the City, not covered within the description of the approved PMP.

(f) Controlling Provisions. The terms of a development agreement shall be binding on the City and all successors in the ownership and occupancy of any portion of the project site covered by the development agreement. The provisions of the development agreement shall control over any inconsistent provision in the Zoning Ordinance. Upon approval and recordation of a development agreement, the property covered by the development agreement shall be deemed to be established as a separate district for purposes of establishing and enforcing the development regulations contained in the development agreement.

(g) Approval Processes after the Approval of a Development Agreement.

(1) Site Plan Review. Notwithstanding any inconsistent provision of the Zoning Ordinance, a final development agreement may contain such site plan review processes as may be agreed between developer and the City, including such application requirements and review processes.

(2) Amendment. Notwithstanding any inconsistent provision of the Zoning Ordinance, a development agreement and a PMP for a project covered by a development agreement may be amended on such terms and following such processes as is provided in the final development agreement. A PMP shall be deemed amended by any changes to the PMP approved at the time of final site plan review. No amendment of a PMP or a development agreement shall be required to reflect normal adjustments to the locations of improvements that occur as a result of the development of more specific plats, plans and specifications.

(h) Existing Development Agreements

(1) Notwithstanding any inconsistent provision of Section 11-18-114 relating to the approval of development agreements or any other provision of Chapter 18 of the Zoning Ordinance, the development of the Station Park area shall be governed by the terms of that certain Development Agreement for Station Park dated January 27, 2007 between Farmington City and Station Park CenterCal LLC (the "Station Park Development Agreement"), which Station Park Development Agreement was adopted by the City pursuant to the provisions of Title 11, Chapter 18 of the Zoning Ordinance in

existence on January 27, 2007. The Station Park Development Agreement contains all applicable development standards and approval processes for the Station Park development and further describes the extent to which other Farmington City ordinances apply to the Station Park area. The development standards and processes in the Station Park Development Agreement remain effective even though such provisions may be materially different from the current provisions of Chapter 18. The current provisions of Chapter 18 may apply to the Station Park area only after termination of the Station Park Development Agreement and then only to the extent not inconsistent with any continuing rights granted by the Station Park Development Agreement.

Amended 11-18-105, 11-18-106(2), 11-18-107(2)(d)vi, 11-18-108(d)4.(m) October 4, 2011

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**MINUTES OF THE
SOUTH OGDEN CITY PLANNING COMMISSION MEETING
Council Chambers, City Hall
Thursday, July 11, 2013 – 6:00 p.m.**

PLANNING COMMISSION MEMBERS PRESENT

Chair Chris Hansen, Commissioners Todd Heslop, Shannon Sebahar, Dax Gurr, and Mike Layton

PLANNING COMMISSION MEMBERS EXCUSED

Jonathon Wright and Steve Pruess

STAFF PRESENT

Planner Mark Vlasic and City Recorder Leesa Kapetanov

OTHERS PRESENT

Walt Bausman, Nefi Garcia, Dave Whitaker, Garth Robinson, M Capron, Lance and Jolie Moyes, Landon Moyes

I. CALL TO ORDER AND PROCEDURAL STATEMENT

Chair Chris Hansen called the meeting to order at 6:07 pm and called for a motion to open the meeting.

Commissioner Sebahar moved to open the meeting, with a second from Commissioner Gurr. All present voted aye.

Chair Hansen read through the procedures and then invited the representative for the first item on the agenda to come forward.

II. Zoning Decisions

A. Site Plan Approval for Office Buildings Located at 1720 Combe Road

Lance Moyes, the owner of the office buildings, came forward. He explained he had recently purchased the buildings and wanted to make them look better. They were re-roofing them, redoing the stucco, and wanted to add the gables as pictured in the submitted application. There would be a total of ten gables, which he hoped would make the buildings more uniform looking.

Planner Mark Vlasic reported he had no problem with the addition and recommended approval.

Chair Hansen asked if there were any discussion or motion concerning the site plan request.

Commissioner Sebahar moved to approve the site plan for the office buildings located at 1720 Combe Road. Commissioner Heslop seconded the motion. Chair Hansen asked if there were further discussion, and seeing none, he made a roll call vote.

Commissioner Layton- Aye
Commissioner Sebahar- Aye

The site plan was approved.

B. Conditional Use Permit for Cell Tower at Friendship Park

Chair Hansen asked if there were anyone present to represent the conditional use application for the cell tower. Nefi Garcia, 5714 S Green St., Murray came forward. He advised the commission he was a representative of the contractor Verizon Wireless used for their cell towers. Mr. Garcia gave a brief history of how Verizon came to own the tower, explaining that it had not been active for many years.

Commissioner Sebahar commented she was concerned with the height of the tower; 80 feet seemed very tall. She asked if the tower had to be so high. Mr. Garcia said Verizon's engineers determined that for the best coverage, the tower needed to be 80 feet high. He explained that often trees could interfere with a signal, so it was better to be above the tree line. The point was also made that if it could not be 80 feet high, another tower may need to be installed in the nearby vicinity to get the coverage they needed.

Commissioner Gurr asked if they had looked at collocating somewhere else. Mr. Garcia said he was given a small area in which to find a location in order to get the coverage Verizon needed. This site fell into that area. Anything further away would not work. Mr. Garcia also mentioned that the engineers had determined the large microwave dishes pictured on the drawing were not necessary, and could be left off. Planner Vlasic then said safety was a concern with such a high tower. Mr. Garcia said the tower would meet required building and engineering standards. Mr. Vlasic asked if the tower would still work if it were only 60 feet high. Mr. Garcia said it would, but it would be similar to removing a spark plug from a car; the car still worked, but not very well.

Mr. Vlasic then read through his recommendation, noting the requirements laid out in the zoning ordinance. One of the requirements was that Verizon make room for others to collocate; Mr. Vlasic asked if that would be possible. Mr. Garcia replied it would if the tower were 80 feet; their antennas would be on top and there needed to be a ten foot clearance between the next set of antennas. The lights for the tennis court were at 45 feet, so there would be enough room for two more collocators in between; however, that would not be possible if the tower were only 60 feet high.

Commissioner Sebahar asked if Mr. Garcia could provide a projection of what the tower would look like at 80 feet, perhaps next to the existing tower in a photograph, so they could get an idea of what it would look like. Mr. Garcia replied it was a common request and he would be happy to do so. Ms. Sebahar asked if it would be an issue to table the matter until they could see a photo; Mr. Garcia indicated it would not.

Planner Vlasic asked if Verizon were planning on painting the tower. Mr. Garcia said if it were required they would, however they had assumed they would leave it unpainted to match the existing lighting in the park; it was made of galvanized metal and would not rust. He also mentioned a city in Texas had required a tower there to be painted blue, and it was very unsightly. Unpainted metal seemed to be the least obtrusive color for towers.

Commissioner Heslop asked if the tower would still meet Verizon's needs ten or twenty years from now. Mr. Garcia felt that since the area was mostly built out, there would not be much more need for coverage.

Chair Hansen asked if there were further discussion or a motion to table this item.

101 Commissioner Heslop moved to table the conditional use application until further
102 information could be submitted. The motion was seconded by Commissioner Gurr.
103 After asking if there were further discussion, Chair Hansen called the vote:
104

105 Commissioner Layton-	Aye
106 Commissioner Sebahar-	Aye
107 Commissioner Heslop-	Aye
108 Commissioner Gurr-	Aye

109 The item was tabled.
110

111 **C. Site Plan Approval for Young Subaru Located At 3920 Riverdale Road**

112 Chair Hansen asked the representative to come forward. Garth Robinson, 3038
113 Whispering Meadows Ln., Plain City, came forward and explained he sat on the board of
114 directors for Young Automotive. He explained the previous “stilts” building on the site
115 had been removed; this made it possible for Young Subaru to expand their parking lot
116 into the area.

117 Planner Vlastic said staff recommended approval with the condition that the engineering
118 requirements be met, but also said the landscaping plan had not been clear. He asked
119 what the dark triangles represented on the submitted plan. Mr. Robinson said they
120 were display ramps for cars. The ramps were retained by stones, with the ramp on the
121 corner having an additional water feature. He had a more detailed landscape plan
122 available for Mr. Vlastic and the commission to look at (see Attachment A). Mr. Vlastic
123 looked at the plan and said it made things much clearer.

124 Commissioner Sebahar asked Mr. Robinson if he had received the engineer’s report, and
125 if he would like her to read through it. At his request, she read through the report,
126 which was mostly concerned with water drainage from the lot. Mr. Robinson invited
127 Dave Whitaker, 1550 W. Gordon, Layton, to come forward. Mr. Whitaker indicated he
128 had seen the report, and they were in the process of addressing the concerns.
129 Chair Hansen asked if there were any further discussion. There were no more
130 comments, so he called for a motion.
131

132 Commissioner Gurr moved to approve the site plan on condition that the engineering
133 and planner’s requirements be met. Commissioner Sebahar seconded the motion.
134 Seeing there was no further discussion, Chair Hansen called the vote.
135

136 Commissioner Layton-	Aye
137 Commissioner Sebahar-	Aye
138 Commissioner Heslop-	Aye
139 Commissioner Gurr-	Aye

140 The site plan was approved.
141
142
143

144 **III. SUBDIVISION ACTIONS**

145 **A. Consideration of Proposed Granite Pointe Phase 1 Amended Subdivision (6028**
146 **Ridgeline Drive)**

147 Chair Hansen asked if a representative was present. City Recorder Leesa Kapetanov
148 informed the commission the representative was unable to be there, but he did not
149 need to be present for the commission to consider approval.

150 Planner Mark Vlastic read staff’s recommendation, which was for approval once the
151 items mentioned by the engineer were taken care of.

152 Commissioner Sebahar asked if the sidewalk pictured on the plan actually existed.
153 Planner Vlastic said it did not seem to appear on an aerial view of the site. Ms. Sebahar
154 said it should be clarified.
155 Chair Hansen asked if there were a motion concerning the subdivision.
156

157 **Commissioner Sebahar moved to approve the Granite Pointe Phase 1 Amended**
158 **Subdivision, conditional upon the items mentioned by the engineer be corrected and**
159 **the existence of the side walk be confirmed. The motion was seconded by**
160 **Commissioner Layton. There was no further discussion, so the vote was called.**
161

162	Commissioner Layton-	Aye
163	Commissioner Sebahar-	Aye
164	Commissioner Heslop-	Aye
165	Commissioner Gurr-	Aye
166		

167 **The subdivision was approved.**

168
169 **IV. Special Items**
170 There were no special items to consider.
171

172
173 **V. Other Business**
174 Chair Hansen asked if there was other business that needed to be discussed. City Recorder
175 Kapetanov reminded the commission of the joint work session with the city council on August 6,
176 2013, after the regular council meeting.
177

178 **VI. Approval Of Minutes Of Previous Meeting**

179 **A. Approval of June 13, 2013 Briefing Meeting Minutes**

180 Chair Hansen called for a motion on the minutes.

181 **Commissioner Heslop moved to approve the June 13, 2013 briefing minutes, with a**
182 **second from Commissioner Sebahar. Commissioners Heslop, Layton, Gurr and**
183 **Sebahar all voted aye.**
184

185 **B. Approval of June 13, 2013 Meeting Minutes**

186 Mr. Hansen then called for a motion concerning the meeting minutes.

187
188 **Commissioner Sebahar moved to approve the June 13, 2013 meeting minutes.**
189 **Commissioner Heslop seconded the motion. Commissioners Sebahar, Layton, Gurr**
190 **and Heslop all voted aye.**
191

192 **C. Approval of the May 16, 2013 Public Hearing Minutes**

193 Mr. Hansen then called for a motion concerning the meeting minutes.

194
195 **Commissioner Sebahar moved to approve the June 13, 2013 meeting minutes.**
196 **Commissioner Heslop seconded the motion. Commissioners Sebahar, Layton, Gurr**
197 **and Heslop all voted aye.**
198

199 Chair Hansen asked if there were anything to report concerning the Mt. Benedict property.
200 Ms. Kapetanov said the city had not received any requests for rezone of the property nor was it
201 required of anyone to report if the property had been sold.
202 Commissioner Heslop began asking a question concerning the Mt. Benedict property, however
203 City Recorder Kapetanov reminded him the item was not on the agenda, and they should not
204 discuss it.

205
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207 **VII. Public Comments**

208 No one came forward to make comment.
209

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211 **VIII. Adjourn**

212 Commissioner Sebahar moved to adjourn, followed by a second from Commissioner Layton.
213 All present voted aye. The meeting adjourned at 7:02 pm.
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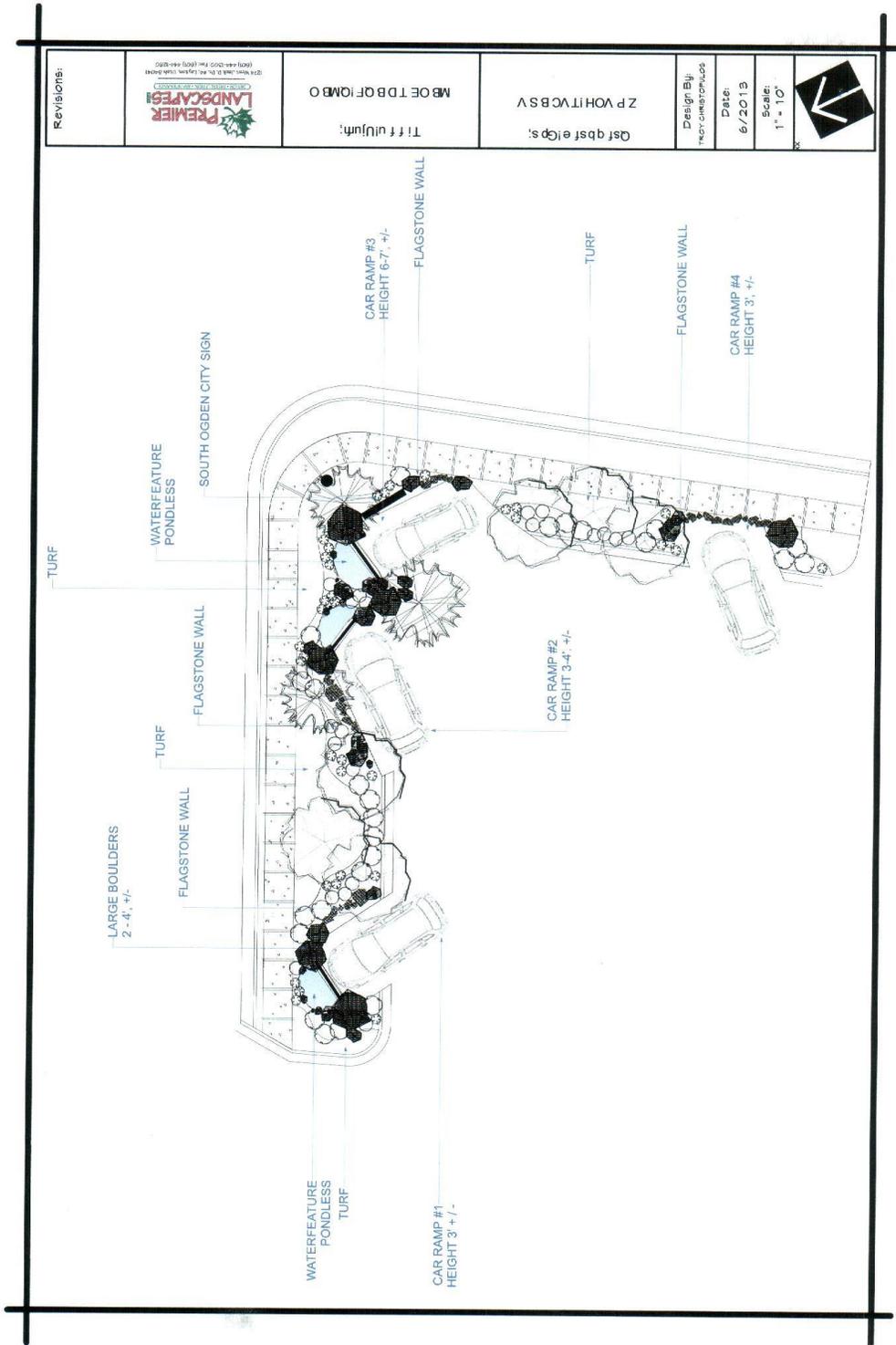
244 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission
245 Meeting held Thursday, July 11, 2013.

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247 
248 Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission

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Attachment A
Young Subaru Landscape Plan



Revisions:	 <p>PREMIER LANDSCAPES 2700 S. 1000 E. SUITE 100 OGDEN, UT 84202 (801) 468-8888</p>
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