



Population	2020	2030	2040	2050
Tremonton Population	8,731	9,510	10,353	11,985
Annual Population Growth		78	84	163
Annual Household Growth		24	26	49

Based on projections from Kem C. Gardner Policy Institute

Job Growth	2020	2030	2040	2050
Jobs to Population Ratio	0.4	0.4	0.4	0.4
Annual Jobs (ratio based)		31	34	65
Potential Jobs to Population Ratio	0.45	0.45	0.45	0.45
Potential Annual Jobs (ratio based)		35	38	73

Based on projections from Kem C. Gardner Policy Institute



Population	2020	2030	2040	2050
Tremonton Population	9,142	11,573	14,632	18,480
Annual Population Growth		243	306	385
Annual Household Growth		75	94	118

Based on projections from 2013 Capital Facilities Plan

Job Growth	2020	2030	2040	2050
Jobs to Population Ratio	0.4	0.4	0.4	0.4
Annual Jobs (ratio based)		97	122	154
Potential Jobs to Population Ratio	0.45	0.45	0.45	0.45
Potential Annual Jobs (ratio based)		109	138	173

Based on projections from 2013 Capital Facilities Plan



Tremonton Job Profile
Manufacturing - 35%
Retail Trade - 14.7%
Accommodations and Food Services - 8.9%
Health Care and Social Assistance - 7.9%
Transportation and Warehousing - 7.7%
Educational Services - 5.8%

Job Growth Per Category	2020-2030	2030-2040	2040-2050
Annual Jobs (.40 ratio)	31	34	65
Light Industrial (refined)	13	14	28
Retail (Refined)	7	8	15
Other (Refined)	11	12	22

Based on projections from Kem C. Gardner Policy Institute

Tremonton Job Profile	Brigham City Job Profile	Cedar City Job Profile	Beaver Job Profile
Light Industrial - 42.7%	Light Industrial - 28.2%	Light Industrial - 10.2%	Light Industrial - 8.6%
Retail - 23.6%	Retail - 17.6%	Retail - 25.5%	Retail - 39.5%
Other - 33.7%	Other - 54.2%	Educational Services - 19.1%	Health Care and Social Assistance - 14.6%
		Other - 45.2%	Other - 37.3%



Job Growth Per Category	2020-2030	2030-2040	2040-2050
Annual Jobs (.40 ratio)	31	34	65
Light Industrial (refined)	13	14	28
Retail (Refined)	7	8	15
Other (Refined)	11	12	22

Annual Space Needs	2020-2030	2030-2040	2040-2050
Light Industrial (500 sq.ft. per employee)	6,500 sq.ft.	7,000 sq.ft.	14,000 sq.ft.
Retail (400 sq.ft. per employee)	2,800 sq.ft.	3,200 sq.ft.	6,000 sq.ft.
Other (250 sq.ft. per employee)	2,750 sq.ft.	3,000 sq.ft.	5,500 sq.ft.
Annual Totals	12,050 sq.ft.	13,200 sq.ft.	25,500 sq.ft.
Period Totals	120,500 sq.ft.	132,000 sq.ft.	255,000 sq.ft.

Based on projections from Kem C. Gardner Policy Institute

- Industrial per year - 6,500 sq.ft. = 10 households per year (current rate of 637 square feet per household)
 - 10 households per year = 41% of total household growth
 - Current "light industrial" as percent of employment = 42.7%



Job Growth Per Category	2020-2030	2030-2040	2040-2050
Annual Jobs (.40 ratio)	97	122	154
Light Industrial (refined)	41	52	66
Retail (Refined)	23	29	36
Other (Refined)	33	41	52

Based on projections from 2013 Capital Facilities Plan

Annual Space Needs	2020-2030	2030-2040	2040-2050
Light Industrial (500 sq.ft. per employee)	20,500 sq.ft.	26,000 sq.ft.	33,000 sq.ft.
Retail (400 sq.ft. per employee)	9,200 sq.ft.	11,600 sq.ft.	14,400 sq.ft.
Other (250 sq.ft. per employee)	8,250 sq.ft.	10,250 sq.ft.	13,000 sq.ft.
Annual Totals	37,950 sq.ft.	47,850 sq.ft.	60,400 sq.ft.
Period Totals	379,500 sq.ft.	478,500 sq.ft.	604,000 sq.ft.

Based on projections from 2013 Capital Facilities Plan



City	Percent of Single-Family Detached Households	Percent of Home Ownership
Tremonton	71%	67%
Brigham City	70%	68%
Payson	78%	77%
Santaquin	79%	85%
Nephi	88%	79%
Beaver	80%	74%
Cedar City	55%	53%
Pocatello	61%	63%

Downward trend in “percent of single-family detached households” in all markets



	2020-2030	2030-2040	2040-2050
Annual Population Growth	78	84	163
Annual Household Growth	24	26	49
Percent of Single-Family	70%	65%	60%
Annual Single-Family Household Need	17	17	29
Annual "Other" Household Need	7	9	20

Based on projections from Kem C. Gardner Policy Institute



	2020-2030	2030-2040	2040-2050
Annual Population Growth	243	306	385
Annual Household Growth	75	94	118
Percent of Single-Family	70%	65%	60%
Annual Single-Family Household Need	53	61	71
Annual "Other" Household Need	17	33	47

Based on projections from 2013 Capital Facilities Plan

Appendix C: Existing Zoning Analysis and Recommended Enhancements

Background and Purpose

Relationship Between the General Plan and the Zoning Ordinance

The **Integrated Land Use Plan** represents the growth and development vision of Tremonton, and establishing the goals, objectives and policies for community and development over the next ten to thirty years.

Once the Integrated Land Use Plan has been adopted as an update to the Tremonton General Plan, it should serve as the basis for the local zoning ordinance, subdivision regulations and other land use codes, in addition to ensuring that capital improvements are consistent with the community goals and policies expressed in the General Plan.

In contrast, the **Zoning Ordinance** establishes the legal regulation of land in the city, which is divided into zones or districts, each of which must meet specific standards. The zoning ordinance not only controls land use but also addresses associated development characteristics, such as building height and massing, lot sizes, building setbacks, accessory uses, parking requirements, sign, landscape treatments, and other requirements. Zoning districts and regulations vary between cities and counties, the former tending to include more districts and regulations than the latter.

The relationship between the General Plan and Zoning Ordinance is often misunderstood. The General Plan is not a binding legal document, while the Zoning Ordinance is a legal code that is followed when developing land and operating uses. The General Plan includes a Future Land Use Map that indicates the type and location of future

development, while the Zoning Ordinance includes a Zoning Map that shows where the current zoning districts are located (Figure 1). The Future Land Use Map is an important planning tool, and the Zoning Map is a legal document. Utah State Law requires all cities, towns and counties to establish a General Plan and a Zoning Ordinance.

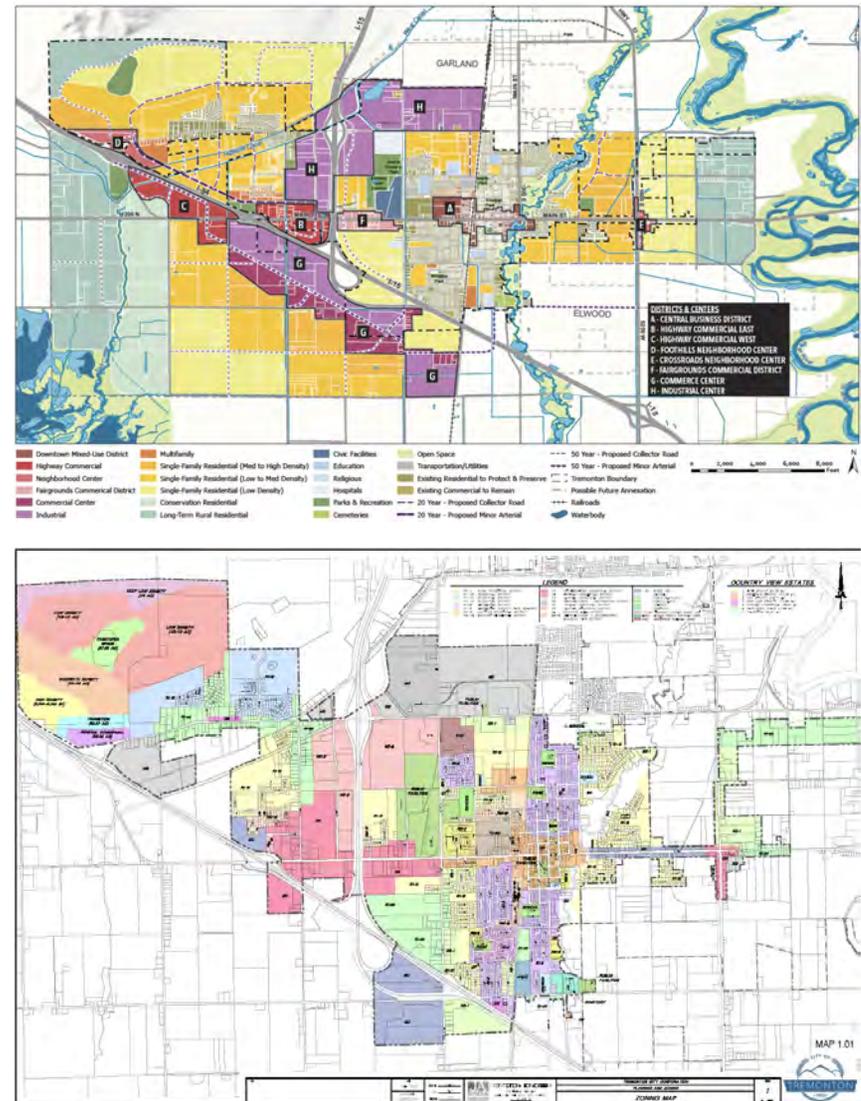


Figure 1: Aligning the Tremonton Zoning Map (bottom) with the Future Land Use Map (top) is a critical step for ensuring that the City's land use vision is realized.

Purpose of Analyzing the Existing Zoning Ordinance

In order to ensure that Tremonton grows and develops according to the vision contained in the Integrated Land Use Plan, it is important to ensure the vision and code are aligned. This begins with an overview of the existing zoning ordinance, identification of sections that need to be changed or modified. Once the current ordinance is understood, changes can be made to meet needs in the short and long-terms.

Existing Zoning

The Tremonton Zoning Ordinance is based on Euclidian models that divide the city into areas in which specific uses of land are permitted. The ordinance contains 35 chapters configured into five sections, as follow.

GENERAL INFORMATION

Chapter 1.01 General Provisions

Chapter 1.02 Non-Conforming Structures, Uses, and Signs

Chapter 1.03 Definitions

Chapter 1.04 Land Use and Appeal Authorities

Chapter 1.05 Constitutional Takings

ZONE DISTRICTS

Chapter 1.06 Zoning District Establishment

[Chapter 1.07 Residential Zone Districts](#)

[Chapter 1.08 Commercial and Industrial Zone Districts](#)

[Chapter 1.09 Mixed Use Zone District](#)

[Chapter 1.10 Public Facilities Zone District](#)

Chapter 1.11 Sensitive Area Zone District

Chapter 1.12 Flood Damage Prevention Overlay Zone District

Chapter 1.13 Sexually Oriented Business Overlay Zone District

Chapter 1.14 High Water Table Restriction Overlay Zone District

Chapter 1.15 Water Source Protection Overlay Zone District

[Chapter 1.16 Overlay Zones](#)

GENERAL APPLICABLE REGULATIONS

Chapter 1.17 Off-Street Parking Regulations

[Chapter 1.18 Landscaping, Buffering, and Fencing Regulations](#)

[Chapter 1.19 Supplementary Regulations](#)

Chapter 1.20 Noise Regulations

Chapter 1.21 Reserved

PERMITS – ADMINISTRATIVE DECISIONS

Chapter 1.22 Communication Facilities Permit

Chapter 1.23 Renewable Energy Systems Permit

Chapter 1.24 Home Occupation Permit

Chapter 1.25 Conditional Use Permit

Chapter 1.26 Site Plan Permit

Chapter 1.27 Sign Permit

Chapter 1.28 Building Permit

Chapter 1.29 Variance Permit

Chapter 1.30 Reserved

APPROVALS – LEGISLATIVE DECISIONS

Chapter 1.31 Rezoning of Property

Chapter 1.32 Title Amendments

Chapter 1.33 Reserved

Chapter 1.34 Annexations

Chapter 1.35 Industrial and Agriculture Protection Area

ZONE DISTRICTS

Chapter 1.06 Zoning District Establishment

Chapter 1.07 Residential Zone Districts

Chapter 1.08 Commercial and Industrial Zone Districts

Chapter 1.09 Mixed Use Zone District

Chapter 1.10 Public Facilities Zone District (**Possibly**)

Chapter 1.11 Sensitive Area Zone District

Chapter 1.12 Flood Damage Prevention Overlay Zone District

Chapter 1.13 Sexually Oriented Business Overlay Zone District

Chapter 1.14 High Water Table Restriction Overlay Zone District

Chapter 1.15 Water Source Protection Overlay Zone District

Chapter 1.16 Overlay Zones

GENERAL APPLICABLE REGULATIONS

Chapter 1.17 Off-Street Parking Regulations

Chapter 1.18 Landscaping, Buffering, and Fencing Regulations
(**Possibly**)

Chapter 1.19 Supplementary Regulations (**Some Sections**)

Chapter 1.20 Noise Regulations

Chapter 1.21 Reserved

The following detailed analysis focuses on the seven chapters highlighted in blue on the preceding page, which specifically address land use. A summary description of each chapter follows, concluding with comments highlighting changes and needs to help ensure the Integrated Land Use vision is achieved.

Chapter 1.07 – Residential Zone Districts

There are currently seven residential districts in Tremonton that serve the following purposes:

A. RURAL RESIDENTIAL DISTRICT, RR-1

To provide rural residential to promote and preserve in appropriate areas conditions favorable to large-lot family life for single-family occupancy; the keeping of limited numbers of animals and fowl; and reduced requirements for public utilities; this district is intended to be primarily residential uses. Minimum lot size: one (1) acre, 43,560 square feet.

B. RESIDENTIAL DISTRICT, R1-20

To provide areas for very low density residential neighborhoods for single-family occupancy of essentially spacious and uncrowded character. Minimum lot size: twenty-thousand (20,000) square feet.

C. RESIDENTIAL DISTRICT, R1-12

To provide areas for medium density residential neighborhoods, for single-family occupancy of spacious and uncrowded character. Minimum lot size: twelve-thousand (12,000) square feet.

D. RESIDENTIAL DISTRICTS, R1-10

To provide areas for medium density residential neighborhoods for single-family occupancy. Minimum lot size: R1-10 ten-thousand (10,000) square feet.

E. RESIDENTIAL DISTRICT, R1-8

To provide areas for medium density residential neighborhoods for single-family occupancy. Minimum lot size: R1-8 eight-thousand (8,000) square feet.

F. RESIDENTIAL MULTIPLE DISTRICT, RM-8

To provide areas for higher residential density with the opportunity for varied housing styles and character for single-family occupancy. Maximum density: eight (8) units per acre for attached housing.

G. RESIDENTIAL MULTIPLE DISTRICT, RM-16

To provide areas for higher residential density with the opportunity for varied housing styles and character for single-family occupancy. Maximum density: sixteen (16) units per acre for attached housing.

The chapter also addresses permitted uses, densities, lot width and area regulations, building heights, frontage requirements, setbacks, accessory structures, and similar development regulations.

Comments

- Location of Residential Districts on the existing Zoning Map are not fully-aligned with the Integrated Land Use Map.
- Does not address all of the residential uses and types suggested in the Integrated Land Use Plan, Downtown Mixed-use in particular.
- Does not address transitions, encourage good design, or support specific residential building types and neighborhood forms/layouts. This is typical of the Euclidian zoning model that is used in Tremonton, and may suggest modification to target the use of form-based or hybrid models where design and form are important considerations.
- Does not require or recommend preservation of natural features, trail corridors, open space or parks, nor encourage clustered development or other types of development. This is also typical of the Euclidian zoning model that is used in Tremonton, and may suggest modifications to existing ordinances or the development of new models that integrate standard site development requirements (setbacks, parking, etc.) with enhanced requirements that help achieve the vision of Tremonton as a city connected to its open lands and agricultural roots. This is particularly true of large-scale residential, manufacturing and industrial uses, which typically replace large tracts of previously agricultural and open land.

Chapter 1.08 – Commercial and Industrial Zone Districts

There are currently seven commercial districts in Tremonton that serve the following purposes:

A. CENTRAL DEVELOPMENT (COMMERCIAL) DISTRICT, (CD)

To provide areas in appropriate locations for high intensity public, quasi-public, commercial, office, and residential uses based on planned development for mutual benefit.

B. GENERAL COMMERCIAL DISTRICT, (CG)

To provide areas in appropriate locations where a combination of business, commercial, and related activities may be established, maintained, and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development.

C. HIGHWAY COMMERCIAL DISTRICT, (CH)

To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or cater to thoroughfare traffic, and the traveling public may be established, maintained, and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities, and other appropriate highway related activities.

D. NEIGHBORHOOD COMMERCIAL DISTRICT, (CN)

To provide areas in locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day-to-day needs of area residents.

E. MANUFACTURING DISTRIBUTION, (MD)

To provide areas in appropriate locations where heavy manufacturing, industrial processes, and warehousing may be established, maintained, and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

F. MANUFACTURING DISTRIBUTION-BUSINESS PARK, (MD-B)

To provide areas in appropriate locations where administrative offices, professional services, light manufacturing, industrial processes and warehousing can locate. Also providing for retail sales areas incidental to the types of uses allowed in the MD-B zone. The regulations of this district are intended to protect the environment and quality of life for citizens. The MD-B zone may provide for smaller lots, and provide for a business park environment.

G. MANUFACTURING-GENERAL INDUSTRIAL DISTRICT, (MG)

To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

The chapter also addresses permitted uses, densities, lot width and area regulations, building heights, frontage requirements, setbacks, accessory structures, and similar development regulations.

Comments

- Location of Commercial and Industrial Districts on the existing Zoning Map are not fully-aligned with those indicated on the Integrated Land Use Map.
- Does not address all of the specific commercial uses, districts and nodes suggested in the Integrated Land Use Plan (Historic District, Neighborhood Centers, Fairgrounds Commercial District, etc.)
- Does not address transitions with other land uses, provide specific design details and guidelines, or support preferred commercial building and site design requirements and relationships.
- Does not require or recommend the preservation of natural features, trail corridors, open space or parks. This is also typical of the Euclidian zoning model that is used in Tremonton, and may suggest modifications to existing ordinances or the development of new models that integrate standard site development requirements (setbacks, parking, etc.) with enhanced requirements that help achieve the vision of Tremonton as a city connected to its open lands and agricultural roots. This is particularly true of large-scale residential, manufacturing and industrial uses, which typically replace large tracts of previously agricultural and open land.

Chapter 1.09 – Mixed Use Zone District

The purpose of the Mixed Use (MU) Zone is to provide areas in the City for mixed use development with a diversity of residential, office and low impact commercial uses. A wide-range of uses is permitted, with big-box retail, wholesale and warehouse uses specifically prohibited.

The chapter also addresses permitted uses, densities, lot width and area regulations, building heights, frontage requirements, setbacks, accessory structures, and similar development regulations.

Comments

- Location of Mixed Use Districts on the existing Zoning Map are not fully-aligned with the Future Land Use Map. Focused along freeway near exits, and in strips along Main Street, neither of which are conducive to creating successful mixed-use districts. The zoning map should therefore be modified to match the general locations of proposed uses in the general plan. This is also typical of the Euclidian zoning model that is used in Tremonton, and may suggest modifications to existing ordinances or the development of new models that integrate standard site development requirements (setbacks, parking, etc.) with enhanced requirements. This can help ensure future mixed use developments include the design details and relationships necessary for creating pedestrian-friendly neighborhoods.
- Does not provide design details or guidelines necessary to develop successful mixed-use projects.
- Does not address transitions with other land uses, but lacks easy-to-implement design ideas.
- Does not require or recommend tools to encourage the preservation of natural features, trail corridors, open space or parks (see Preserving Open Space & Sensitive Lands, p 24-27 of the Integrated Land Use Plan for a list of potential tools).

Chapter 1.10 – Public Facilities Zone District

The purpose of the Public Facilities (PF) Zone District is to designate city county, state or federally owned properties, where the following uses are permitted.

1. Public and special events;
2. Utilities, transmission, pad, facility, etc.;
3. Equestrian uses and recreational vehicle park (Box Elder County Fair Grounds only);
4. Educational activities;
5. Storm water drainage and basins;
6. Public trails and parks;
7. Public safety related activities (including fire and police stations);
8. Accessory buildings and outdoor storage;
9. Libraries;
10. Office space;
11. Public services;
12. Wastewater treatment facilities;
13. Recycling and green waste collection areas;
14. Communication towers and antennas;
15. Animal shelter;
16. Warehouse;
17. Public Facilities; and
18. Cemetery (Riverview Cemetery only).

The chapter does not address densities, lot width and area regulations, building heights, frontage requirements, setbacks, accessory structures, and similar development regulations.

Comments

- Location of Public Facilities is generally aligned with the Integrated Land Use Map within the existing city boundaries; adjustments will need to be made for future uses currently located in unincorporated areas which may annex into the city (schools, fire stations, etc.)

Chapter 1.16 – Overlay Zones

This chapter documents several overlay zones overlay district where different and/or supplemental regulations or standards deviate from the underlying zoning district in order to address certain geographic features,

land uses or desired outcomes. Specific projects are approved through a development agreement that addresses specific requirements by the applicant/developer and the city.

Comments

- Overlay zones are used to provide some flexibility in design and requirements in order to facilitate better development and the provision of public amenities such as trail corridors, open space and parks. These tools have been used extensively in larger development areas, particularly those owned by a single entity.
- Extensive use of negotiated agreements make it difficult for the public to know what is planned for the future.

Chapter 1.18 – Landscaping, Buffering, and Fencing Regulations

This chapter applies to all new construction and existing development proposed to be expanded. Separate requirements are provided for single-family/ twin home residences, and for commercial, industrial, institutional and multi-family residential developments. The chapter generally addresses the treatment of park strips, maintenance, clear vision triangles, distance of trees from curbs, sidewalks, street corners and fire hydrants. The associated revised ordinance 8-700 addresses public tree planting requirements.

Single-family and twin home landscaping requirements are relatively simple and less prescriptive than those for commercial, industrial, civic and multi-family projects, which address the minimum number of trees, shrubs/flowers and the maximum percentage of turf permitted. Minimum buffer widths and improvements are addressed in relative detail. Fencing requirements are also addressed for all uses in this chapter.

Comments

- Water-conserving landscape requirements are not specifically addressed, with the exception of establishing the maximum amount of turf permitted for commercial, industrial, civic and multi-family uses. Tremonton City should consider the creation of a water-conserving landscape ordinance, utilizing model ordinances readily available by Weber Water Conservancy District, Jordan Valley Water

Conservancy District. USU Extension Services and similar agencies as a point of departure.

- Standards focus on formulas for determining minimum numbers of trees, shrubs and flowers, and only limited requirements related to design goals. Tremonton City should consider modifying this chapter to ensure the specific needs of the various zones are met.
- Minimum standards for fencing and other site specifics are generalized for all zones. See note above recommending that this chapter is modified to ensure the specific needs of the various zones are met.
- Required buffers are relatively small and limited, providing only limited impact on desired transitions between specific land uses. Tremonton City should consider modifying this chapter to ensure the varying requirements of buffers by specific zones are clearly addressed.
- No recommendations are provided for tree, shrub and other types of plants in park strips and for achieving water-wise landscapes. Tremonton City should consider developing an official tree and plant list for use in public park strips and landscapes, or make reference to similar lists that have been prepared by other communities (Salt Lake City and the City of North Salt Lake are good examples).

Chapter 1.19 – Supplementary Regulations

This chapter addresses the following sections which are important for controlling and regulating land use:

1.19.035	Manufactured and Modular Homes
1.19.040	Mobile Homes
1.19.060	Residential Architectural Standards
1.19.85	Drive-Up Window/Drive Through, Stacking Lanes, Number of Vehicles

Comments

- Residential architectural standards are simple, establishing minimum lot widths, exterior materials, roof pitches and overhangs. Greater detail for higher density and mixed-use development should be considered to clarify expectations (see discussion on House Bill 1003

below for design limitations for single-family and two-family homes. Current codes should be reviewed and modified in accordance to these changes).

- Architectural design standards for commercial, industrial, and similar uses are limited or not specified elsewhere in the ordinance. In order to achieve the vision of the Integrated Land Use Plan, greater clarity and details are required.
- There is a general lack of illustrations and images that establish the look and expectations of future growth areas in the city.

House Bill 1003 – changes from the 2021 Special Session of the Utah Legislature

This code eventually became Utah Code 10-9a-534. The final legislation prohibits cities from requiring certain building design elements from being applied to single and two-family dwellings, with some exceptions.

Utah Code 10-9a.534 lists specific building elements that cities are prohibited from requiring on single or two-unit dwellings. In Tremonton this addresses detached single-family, duplex, twin home, patio homes and similar single-family / two-family developments.

The prohibition applies to new construction and any addition or alteration to an existing building. The following building design elements listed in the bill are prohibited from being required:

- a) exterior color;
- b) type or style of exterior cladding material;
- c) style, dimensions, or materials of a roof structure, roof pitch, or porch;
- d) exterior nonstructural architectural ornamentation;
- e) location, design, placement, or architectural styling of a window or door;
- f) location, design, placement, or architectural styling of a garage door, not including a loading garage door;
- g) number or type of rooms;
- h) interior layout of a room;

- i) minimum square footage over 1,000 square feet, not including a garage;
- j) rear yard landscaping requirements;
- k) minimum building dimensions; or
- l) a requirement to install front yard fencing.

- ii) in exchange for an increase in density or other benefit not otherwise available as a permitted use in the zoning area or district.

There are some instances where the city can enforce these regulations:

- a) a dwelling located within an area designated as a historic district in: the National Register of Historic Places;
- b) an ordinance enacted as a condition for participation in the National Flood Insurance Program administered by the Federal Emergency Management Agency;
- c) an ordinance enacted to implement the requirements of the Utah Wildland Urban Interface Code adopted under Section 15A-2-103;
- d) building design elements agreed to under a development agreement;
- e) a dwelling located within an area that is zoned primarily for residential use and was substantially developed before calendar year 1950;
- f) an ordinance enacted to implement water efficient landscaping in a rear yard;
- g) an ordinance enacted to regulate type of cladding, in response to findings or evidence from the construction industry of:
 - i) defects in the material of existing cladding; or
 - ii) consistent defects in the installation of existing cladding; or
- h) a land use regulation, including a planned unit development or overlay zone, that a property owner requests:
 - i) the municipality to apply to the owner’s property; and

This results of this legislative change means that Tremonton can not require certain building design elements in some parts of the city, but is able to require the elements in other areas. The requirements in the same zoning district but in different parts of the city may differ.

Summary of Existing Zoning Analysis

General Findings

- A. Existing zoning addresses land use types, densities and general development controls, but **lack design direction and details** necessary to achieve the vision contained in the land use vision.
- B. The extensive use of **overlays / development agreements** for larger projects may fulfill city goals but does not provide clear public understanding of the overall land use vision. Consider limiting overlays and development agreements for exceptional cases, clarifying expectations in the underlying zoning ordinance, and providing flexibility and incentives for achieving the vision.
- C. **Transitions between land uses need to be improved and clarified** – explore different methods (such as single-step land use transitions and enhanced screening and buffering techniques) to provide better transitions/fits between uses.
- D. While clustered and mixed use development are important elements for achieving the land use vision, they are not adequately addressed in the current zoning ordinance. New ordinances and tools will need to encourage such development.
- E. Recent legislative changes enacted by the State of Utah limit certain building design elements from being applied to single and two-family dwellings, with some exceptions.

Chapter-by-Chapter Specific Findings

- A. The location of residential, commercial, industrial and other **existing zoning districts are not fully-aligned with the Integrated Land**

- Use Map.** This is to be expected, as the Integrated Land Use Plan is significantly different than preceding land use plans.
- B. The **zoning ordinance and map do not address all of the residential uses and types** suggested in the Integrated Land Use Plan.
 - C. Existing **zoning ordinances do not adequately address transitions, encourage good design, or support specific residential building types and neighborhood forms/layouts.**
 - D. **Ordinances to preserve sensitive lands, natural features, trail corridors, open space and parks are contained in a stand-alone chapter,** making it challenging to ensure those requirements are fully addressed and integrated with the other ordinances.
 - E. The specific needs of the **Downtown Historic District, Neighborhood Centers, Fairgrounds Commercial District are not addressed in the existing ordinances.**
 - F. **Transitions and buffers** between different land uses are not specifically addressed in the ordinances.
 - G. **Mixed Use Districts** are limited to sites adjacent to freeway exits and within narrow strips along Main Street, neither of which are conducive for creating successful mixed-use destinations and districts.
 - H. The **ordinances lack clear design direction and guidelines** to help clarify the expectations of the various land uses.
 - I. **Overlay zones are used to facilitate better development of larger properties.** The reliance on such tools can reduce public confidence in the planning and project approval process.
 - J. With the exception of establishing the maximum amount of turf permitted for commercial, industrial, civic and multi-family uses, water-conserving landscape requirements are not specifically addressed in the ordinance. **The incorporation of a water-conserving landscape ordinance is essential if water conservation is a community goal.**
 - K. The ordinances **lack guidance specific direction regarding the planting of trees, shrubs and other types of vegetation in park strips.**

- L. Design goals are generally not addressed in the ordinances. **Existing site and architectural standards are limited, focusing on simple, minimum requirements and standards.** Detail guidelines are necessary if the Integrated land Use vision is to be achieved.
- M. Design standards for fencing and other site features are limited and generalized in all zones. **Specific requirements for industrial and commercial uses should be provided** that are separate from those intended for residential uses, for example.
- N. Required buffers are relatively small and limited, potentially providing only minimum impact on desired transitions between different land uses. **New and additional buffer requirements should be explored to help improve transitions between land use zones.**
- O. **Architectural design standards for commercial, industrial, mixed use and similar uses are limited or not specified in the ordinance.**
- P. There is a **general lack of drawings, illustrations and vision images** to establish the look and expectations of future development in the city.

Existing / Short-Term Zoning Needs and Improvements

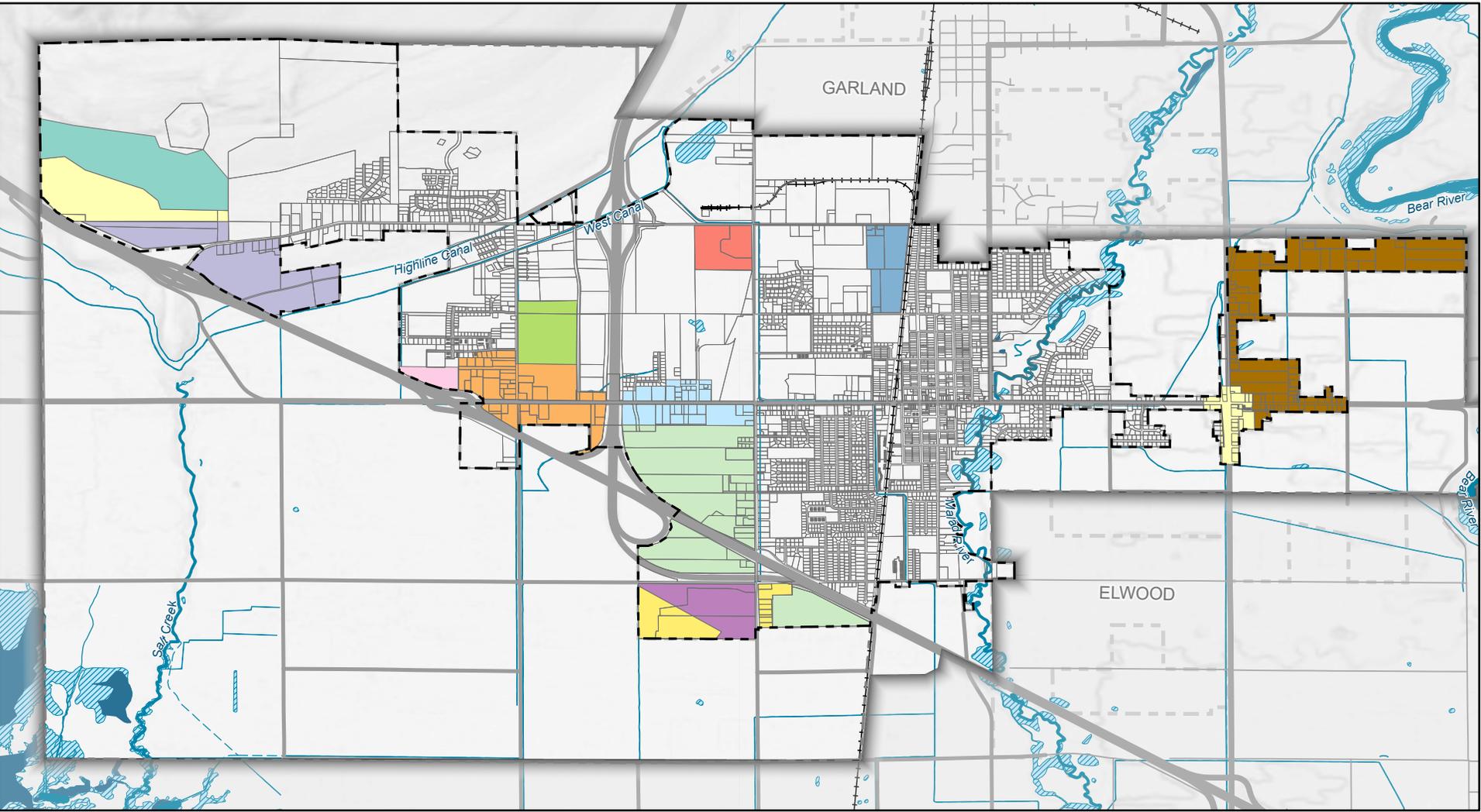
In order to ensure zoning matches the Integrated Land Use vision in the short-term, the following changes are suggested to address the findings presented in the preceding section:

- A. Corresponding sections of the ordinances should be adjusted as required to ensure the needs of each modified district is fully aligned with the Integrated Land Use vision. Each district should be thoroughly reviewed and revised as necessary to ensure the necessary level of detail and specificity is provided to achieve the future land use vision.
- B. The existing zoning map should be revised and adjusted as illustrated in Map C-1 and described below:

Downtown Mixed-Use District

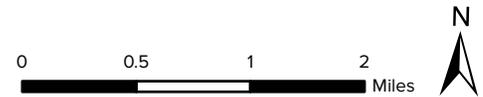
- Central Development Commercial District (CD) exists
- Is this zone sufficient, or will major modifications or a new sub-district better address the specific needs of Downtown Tremonton?

Map C-1: Areas for Short-Term Zoning Adjustment



- Area A
- Area B
- Area C
- Area D
- Area E
- Area F
- Area G
- Area H
- Area I
- Area J
- Area K
- Area L
- Area M
- Area N
- Tremonton Boundary
- Possible Future Annexation

NOTE: Areas A through N indicate specific areas where existing the zoning map is not aligned with the uses, locations or boundaries indicated in Map 2-4 Future land Use and Map 2-5 Future Land Use (Long-term) in the Integrated Land Use Plan. It is suggested that the Zoning Map and ordinance be changed to achieve alignment between the plan vision and code requirements.



Highway Commercial

- Highway Commercial District (CH) exists
- Is a modification sufficient, or will new sub-districts need to be developed to adequately address the various types of Highway Commercial uses ?

Neighborhood Center

- Neighborhood Commercial District (CN) exists
- Is a modification sufficient, or will new sub-districts need to be created to address the specific needs of the various types of Neighborhood Centers?

Fairgrounds Commercial District

- Neighborhood Commercial District (CN) exists.
- Is a modification of this zone sufficient, or should a special zoning district need to be created to address the needs of this special location?

Commercial Center

- A new zoning chapter or chapters may be necessary to address the specific needs of each particular Commercial Center
- Each new ordinance could build upon a single model or template

Industrial

- Three Industrial zones exists, all focused on manufacturing (MD, MD-B, MG) – are these sufficient?
- Are any of the proposed industrial areas non-manufacturing based (light industrial, business parks, flex development areas, warehousing)?
- Do special zones need to be developed for each specific industrial type?

Multi-family Residential

- Two multi-family zones exist (RM-8 and RM-16) – are these sufficient to meet the vision? Do they work?

- Is a new multi-family zone or zones required to meet the vision of the plan?

Single-Family Residential (Medium to High Density)

- Three medium to high density zones exist (R1-12, R1-10 and R1-8) – are these sufficient to meet the vision ? Do they work?
- Is a new medium to high density residential zone or zones required?

Single-Family Residential (Low to Medium Density)

- Two potential low to medium density zones exist (R1-20 and R1-12) – are these sufficient to meet the vision? Do they work?
- Is a new low to medium density residential zone or zones required?

Single-Family Residential (Low Density)

- Rural Residential District (RR-1) exists, permitting one-acre, large lot development. Is this sufficient to meet the vision? Do one-acre lots meet the vision of the land use plan?
- Is a new rural residential zone or zones required to meet the vision of the plan?

Conservation Residential / Clustered Development

- Conservation Residential/ Clustered Development is a central feature of the new land use vision
- How is Conservation Residential/ Clustered Development achieved?
 - As a separate chapter?
 - As an overlay?
 - As a specific requirement or reference for each chapter where it applies?

Rural Residential

- These areas are located primarily outside of the existing municipal boundaries.
- May not need to be addressed in the short-term (primarily a long-term land use).

Future/Long-Term Zoning Ordinance Changes

In order to ensure zoning matches the long-term Integrated Land Use vision, new zoning and control models should be considered, particularly for large land holdings and areas beyond the annexed boundaries of the city.

The following are four potential zoning models for consideration, beginning with modifications to the existing Euclidian model. Other potential models that are addressed include Discretionary Zoning Ordinances (Development Agreements), Form-based Codes and Ordinances, and Hybrid Zoning Ordinances.

A. Conventional Euclidian Zoning

- Method currently used in Tremonton
- Most common zoning regulation model in the United States.
- Regulates development through land use classifications and development standards. Divides a community into distinct districts or zones which dictate a particular use.
 - Single-family residential, multi-family residential, commercial, industrial, institutional, parks and recreational, etc.
- Each land use classification or zone regulates specific dimensional standards that dictate the allowable height, bulk, density and area of the structure.
 - Common dimensional standards include setbacks, side yards, height limits, lot size and lot coverage.

PROS

- It is familiar to zoning administrators and applicants
- It can protect property values
- It can prevent mixing of incompatible land uses

CONS

- Lacks flexibility – can be seen as too restrictive by property owners
- Does not comprehensively regulate design
- Encourages dispersed sprawling development patterns
- Does not encourage a mix of uses
- Promotes automobile dependent patterns of development
- Works against mixed-use neighborhoods
- Limits the development potential of properties that are “grandfathered in” but not permitted

B. Discretionary Zoning (Development Agreements)

- Also frequently applied in Tremonton, particularly for larger tracts.
- A legally binding contract between a property owner or developer and a local government, often including terms not otherwise required through existing regulations.
- These agreements can specify various elements of the development process ranging from phasing of a larger General-planned community, to tax-sharing for retail development, to critical infrastructure responsibilities.
- Sometimes used in combination with a planned unit development (PUD), specifying the negotiated terms of the development,.
- The terms of the agreement stipulate exceptions to the underlying zoning

PROS

- Creates separate contract from the zoning code and other ordinances, which allows parties to negotiate any aspects of the development.
- Ability to tailor specific mitigation actions and tie them to conditions of approval, thereby securing the commitment.
- The agreement can prescribe periodic reviews for compliance. This is especially helpful for site development standards such as landscaping or parking.

- Allows developer to obtain “vested rights” protected from any changes to existing zoning or land use laws during the term of the agreement.

CONS

- Creates separate contract from the zoning code and other ordinances, which allows parties to negotiate any aspects of the development.
- Requires trained land use or real-estate attorney to draft and implement.
- The public can perceive these as “back-door deals” with little to no opportunity for input.
- Difficult for planners to track over time.
- Amendments to development agreements can be time-intensive. Once both parties enter into the agreement, they are locked into those provisions unless they both agree to an amendment.

C. Form-based Code (FBC)

- Not currently used in Tremonton, although many communities in the region are converting portions of existing ordinances or entire zoning codes to this model.
- Focus on the form of development and relationships between buildings and the public spaces.
- Provides greater land use flexibility in exchange for more prescriptive building and site design regulations.
- Zoning districts are not organized according to typical land use classifications.
- Instead of a zone being labeled “single-family residential,” it might be called “traditional neighborhood”
- Guided by the New Urbanism principles and the creation of walkable neighborhoods
- Less emphasis on subdivisions and housing tracts

PROS

- Provides greater flexibility and greater control over how buildings will look
- Includes a clearly defined set of design standards
- Achieves a predictable urban form
- Provides specific guidance for special districts (town centers, commercial nodes, mixed use areas, etc.)
- Provides better transitions between adjacent areas with different development intensity

CONS

- May be unfamiliar to conventional code users and administrators.
- Neighborhood interest groups, elected officials and property owners may still want to control land uses
- Lack of standardization of allowed uses
- Requires understanding of architectural and material standards
- May have to maintain two concurrent codes during a transition phase

D. Hybrid Zoning

- Combines Euclidian and FBC controls with performance and incentive zoning elements
- Targets specific design elements while still regulating uses and densities
- Applies the best elements of other zoning methods as part of a carefully-crafted code:
 - Euclidean Zoning
 - Discretionary Zoning (Development Agreements)
 - Form-based Code (FBC)
 - Performance Zoning
 - Incentive Zoning

PROS

- Can be integrated into an existing Euclidian zoning ordinance
- Builds upon established standards and routines
- Maintains land use and density control
- Allows new land uses to be merged with existing development patterns
- Focuses on site and building standards
- Creates multi-dimensional zoning districts that are compatible with adjacent properties

CONS

- Can be complex and challenging to implement
- Can require additional staff and committee review and input
- Often utilizes overlays which can be complex and discourage development

Appendix D: Funding Sources for Parks, Open Space and Trails Projects

A. Funding Options for Larger Projects

B. Funding Options for Smaller Projects

C. Local Funding Sources

Funding Options for Larger Projects

General Obligation Bonds

The lowest interest cost financing for any local government is typically through the levying of taxes for issuance of General Obligation Bonds. General Obligation Bonds, commonly referred to as “G.O. Bonds,” are secured by the unlimited pledge of the taxing ability of the City, sometimes called a “full faith and credit” pledge. Because G.O. bonds are secured by and repaid from property taxes, they are generally viewed as the lowest credit risk to bond investors. This low risk usually translates into the lowest interest rates of any municipal bond structure.

Under the Utah State Constitution, any bonded indebtedness secured by property tax levies must be approved by a majority of voters in a bond election called for that purpose. Currently, bond elections may only be held once each year on the November general election date.

If the recreation improvements being considered for funding through a G.O. bond has broad appeal to the public and proponents are willing to assist in the promotional efforts, G.O. bonds for recreation projects can meet with public approval. However, since some constituents may not view them as essential-purpose facilities for a local government or may view the government as competing with the private sector, obtaining positive voter approval may be a challenge.

It should also be noted that a G.O. bond election, if successful, would only cover the financing of capital expenditures for the facility. Facility revenues and/or other city funds would still be needed to pay for the operation and maintenance expenses of the facilities.

State law limitations on the amount of General Obligation indebtedness for this type of facility are quite high with the limit being four percent of a city’s taxable value. Pursuant to state law the debt must be structured to mature in forty years or less, but practically the city would not want to structure the debt to exceed the useful life of the facility.

Advantages of G.O. bonds:

- Lowest interest rates
- Lowest bond issuance costs
- If approved, a new ‘revenue’ is identified to pay for the capital cost

Disadvantages of G.O. bonds:

- Timing issues; limited dates to hold required G.O. election
- Risk of a “no” vote while still incurring costs of holding a bond election
- Can only raise taxes to finance bonds through election process to pay for physical facilities, not ongoing or additional operation and maintenance expense. This would have to be done through a separate truth-in-taxation tax increase.

Sales Tax Revenue Bonds

Utah State law allows municipalities to issue debt secured by a pledge of their sales tax receipts. Sales tax revenue bonds have been well received in the markets and may be used for a wide variety of municipal capital projects, including recreation facilities. State law limits the amount of sales tax revenue bonds that may be issued by a community. Due to the fact that (1) most cities rely heavily on their sales tax revenues for their operations; and (2) local governments have very little control over the sales tax revenue source; the financial markets will typically only allow an issuer to utilize approximately one-half of the revenues available as a pledge toward debt service as they require minimum debt service coverage covenants of two times revenues to debt costs.

Additionally, due to the reliance on sales tax revenues for the general operations of most communities, existing sales tax revenues would have to be diverted to repay the bonds, unless the City has additional revenue sources that can be devoted to repayment of the bonds, or is anticipating a spike in sales tax revenues due to new large retail businesses locating in the City.

Utah local government sales tax revenue bonds are very well regarded in the bond market and will generally trade within five to fifteen basis points of where the City's General Obligation Bond debt would price.

Advantages of Sales Tax Revenue Bonds:

- Relatively low interest rates
- No vote required

Disadvantages of Sales Tax Revenue Bonds:

- Utilizes existing City funds with no new revenue source identified
- Somewhat higher financing costs than G.O. Bonds

Special Assessment Areas

Formerly known as Special Improvement Districts or (SIDs), a Special Assessment Area (SAA) provides a means for a local government to designate an area as benefited by an improvement and levy an assessment to pay for the improvements. The assessment levy is then pledged to retire the debt incurred in constructing the project.

While not subject to a bond election as General Obligation bonds require, SAAs may not, as a matter of law, be created if 40 percent or more of the property owners subject to the assessment, weighted by method of assessment, within the proposed SAA, protest its creation. Politically, most City Councils would find it difficult to create an SAA if even 20-30 percent of property owners oppose the SAA. If created, the City's ability to levy an assessment within the SAA provides a sound method of financing although it will be at interest rates higher than other types of debt that the City could consider issuing.

The underlying rationale of an SAA is that those who benefit from the improvements will be assessed for the costs. For a recreation facility or similar major project, which is intended to serve all residents of the community, and in this case possibly serve multiple communities, it would be difficult to make a case for excluding any residential properties from being assessed, although commercial property would have to be evaluated with bond counsel. The ongoing annual administrative obligations related to an SAA would be formidable even though State law allows the City to assess a fee to cover such administrative costs. Special Assessment notices are mailed out by the entity creating the assessment area and are not included as part of the annual tax notice and collection process conducted by the County.

If an SAA is used, the City would have to decide on a method of assessment (i.e. per residence, per acre, by front-footage, etc.) which is fair and equitable to both residential and commercial property owners. The ability to utilize this mechanism by cities joined together under an inter-local cooperative would need to be explored with legal counsel. There are several issues that would need to be considered such as ownership of the facility as a local government can only assess property owners within its proper legal boundaries.

Advantages of SAA Bonds:

- Assessments provide a 'new' revenue source to pay for the capital expense
- No general vote required (but those assessed can challenge the creation)

Disadvantages of SAA Bonds:

- Higher financing costs
- Significant administration costs for a City-Wide Assessment area

Note – Due to the costs of administering a City-Wide SAA and given that special assessments cannot be deducted from income taxes, but property taxes can, it seems more rational to seek for G.O. election approval rather than form a City-Wide SAA.

Lease Revenue Bonds

One financing option which, until the advent of sales tax revenue bonds, was frequently used to finance recreation facilities is a Lease Revenue Bond issued by the Local Building Authority (formerly Municipal Building Authority) of the City. This type of bond would be secured by the recreation center property and facility itself, not unlike real property serving as the security for a home mortgage. Lease revenue bonds are repaid by an annual appropriation of the lease payment by the City Council. Generally, this financing method works best when used for an essential public facility such as city halls, police stations and fire stations. Interest rates on a lease revenue bond would likely be 15 to 30 basis points higher than on sales tax revenue bonds depending on the market's assessment of the "essentiality" of the facility.

Financial markets generally limit the final maturity on this type of issue to the useful life of the facility and State law limits the term of the debt to a maximum of forty years. As the City is responsible to make the lease payments, the financial markets determine the perceived willingness and ability of the City to make those payments by a thorough review of the City's General Fund monies.

As this type of bond financing does not generate any new revenue source, the City Council will still need to identify revenue sources sufficient to make the lease payments to cover the debt service.

Creative use of this option could be made with multiple local governments, each of which could finance their portion through different means – one could use sales tax, another could issue G.O. bonds, etc.

Advantages of Lease Revenue Bonds:

- No general vote required
- No specific revenue pledge required

Disadvantages of Lease Revenue Bonds:

- Higher financing costs than some other alternatives
- No 'new' revenue source identified to make up the use of general fund monies that will be utilized to make the debt service payment

Transient Room Tax Revenue Bonds

Transient Room Tax Revenue Bonds are similar to Sales Tax Revenue Bonds and are paid from excise tax revenues governed pursuant to Utah State Code. Without the need for a vote, cities and counties may issue bonds payable solely from excise taxes levied by the city, county or those levied by the State of Utah and rebated to the city or county, such as gasoline taxes or sales taxes.

For all sales and excise tax bonds, there exists in State law a non-impairment clause that restricts the State's ability to change the distribution formula in such a way that would harm bondholders while local governments have debt outstanding.

Tax Increment Financing (Utah Community Development & Renewal Agencies Act (CDRA))

Tax increment financing can be an attractive option to communities, developers and landowners because it provides public assistance and funding for improvements, infrastructure, land write-downs, etc., in partnership with private investment in an area. The purpose is to encourage development to take place in areas that are deteriorating, to create jobs, or to assist with important community projects.

The main steps in establishing a tax increment area include:

- Formation of a Community Development Redevelopment Agency (must only be created once by a community, not for each project)
–this step has already been completed by the City.
- Creation of a project area plan and budget
- Approval of taxing entities

Short-Term Financing

Short-term financing options are obligations that are remarketed or become due over a relatively short period of time. They are issued to provide working capital to pay operating expenses or provide interim short-term financing for capital projects.

There are several tools that can be used under this mechanism including:

- Tax & Revenue Anticipation Note (TRANs)
- Bond Anticipation Notes (BANs)
- Grant Anticipation Notes (GANs)
- Interim Warrants

Social Impact Bonds

Through Social Impact Bonds (SIB), or Pay for Success Bonds, governments collaborate with investors/funders and service providers to improve services for a disadvantaged population. In exchange for funding, a governmental entity sets specific, measurable goals for early prevention programs that will achieve clearly defined outcomes. The investors/funders provide the initial capital support and the municipality makes payments to the program as outcomes are reached.

Creation of a Special Service District

A city, or several cities via inter-local agreement, can create a Recreation District charged with providing certain services to residents of the area covered by the District. A Special District can levy a property tax assessment on residents of the District to pay for both the bond debt service and O&M. It should be noted that the City already can levy, subject to a bond election and/or the truth-in-taxation process, property taxes. The creation of a Recreation Special Service District serves to separate its designated functions from those of the City by creating a separate entity with its own governing body. However, an additional layer of government may not be the most cost effective.

Creative Financing

Non-traditional sources of funding may be used to minimize the amount that needs to be financed via the issuance of debt. The City's approach should be to utilize community support for fund-raising efforts, innovative sources of grants, utilization of naming rights/donations, corporate sponsorships, contracting services, partnership opportunities involving other communities and the private sector, together with cost-sharing arrangements with school districts. To the extent debt must be incurred to complete the financing package, alternative bonding structures, as discussed above, should be evaluated to find the optimal structure based on the financial resources of the City.

Funding Options for Smaller Projects

Private Funding Sources

Private and Public Partnerships

The Parks and Recreation Department or a group of communities acting cooperatively, and a private developer or other government or quasi-government agency may often cooperate on a facility that services the public, yet is also attractive to an entrepreneur or another partner. These partnerships can be effective funding opportunities for special use sports facilities like baseball complexes or soccer complexes; however, they generally are not feasible when the objective is to develop community parks that provide facilities such as playgrounds, informal playing fields, and other recreational opportunities that are generally available to the public free of charge. A recreation center, community center, or swimming/water park is also potentially attractive as a private or public partnership.

Private Fundraising

While not addressed as a specific strategy for individual recreation facilities, it is not uncommon for public monies to be leveraged with private donations. Private funds will most likely be attracted to high-profile facilities such as a swimming complex or sports complex, and generally require aggressive promotion and management on behalf of the park and recreation department or City administration.

Service Organization Partners

Many service organizations and corporations have funds available for park and recreation facilities. Local Rotary Clubs, Kiwanis Clubs, and other service organizations often combine resources to develop park and recreation facilities. Other for-profit organizations such as Home Depot and Lowes are often willing to partner with local communities in the development of playground and other park and recreation equipment and facilities. Again, the key is a motivated individual or group who can garner the support and funding desired.

Joint Development Partnerships

Joint development opportunities may also occur between municipalities and among agencies or departments within a municipality. Cooperative relationships between cities and counties are not uncommon, nor are partnerships between cities and school districts. Often, small cities in a region can cooperate and pool resources for recreation projects. There may be other opportunities as well which should be explored whenever possible to maximize recreation opportunities and minimize costs. To make these kinds of opportunities happen, there must be on-going and constant communication between residents, governments, business interests and others.

Heart of the Community Grant Programs (Project for Public Spaces)

The Heart of the Community Program began in April 2014 and is sponsored by Southwest Airlines. Southwest Airlines has partnered with the nonprofit Project for Public Spaces (PPS) to leverage resources in order to strengthen connections between people and places. PPS is dedicated to building communities through planning, design, and education and aims to revitalize communities by creating spaces for members of the community to gather. The goal is to “capitalize on a community’s assets and potential to create vibrant destinations—such as neighborhood gardens, community markets, and downtown squares.”

Industrial Loan Companies (ILC) or Industrial Banks (IB)

Industrial Loan Companies (ILC) or Industrial Banks (IB) are financial institutions in the United States that lend money for all kinds of consumer and commercial projects. Many of the largest ILCs are located in the State of Utah. ILCs like other commercial banks have community reinvestment requirements (CRA credits, as discussed in this document) that encourage lending within the market areas in which they operate.

Point of Sale Fundraising

Point of Sale Fundraising allows businesses the opportunity to collect voluntary donations from patrons of hotels, restaurants, grocery stores or other service providers at the time they pay for the primary service. Patrons may elect to round up their bill or contribute a self-designated amount to go towards the City designated fund, park or project.

Local Funding Sources

RAP Taxes

Other nearby communities have initiated and voted-in a Recreation, Arts, and Parks tax which has been very effective in raising funds to complete parks, recreation, trails and arts projects. This type of funding is generally administered by a municipality or county, and is distributed based on population.

Park and Recreation Impact Fees

Impact fees can be used by communities to offset the cost of public parks and facilities needed to serve future residents and new development.

Impact fees are especially useful in areas of rapid growth or redevelopment. They help the community to maintain a current level of service as new development puts strain on existing facilities. It assures that new development pays its proportionate share to maintain quality of life expectations for City residents.

Dedications and Development Agreements

The dedication of land for parks and open space has long been an accepted development requirement and is another valuable tool for procuring these amenities. The City can require the dedication of park land through review of projects such as Planned Unit Developments (PUDs), for example. The City may require developers to provide park land or open space for new developments or offer the option to instead pay fees, construct facilities or establish private parks or open space. The City may only use the dedicated land or fees for acquiring or constructing park or open space facilities.

Special Taxes or Fees

Tax revenue collected for special purposes may be earmarked for park development. For instance, the room tax applied to hotel and motel rooms in the City could be earmarked for parks, recreation and trails development but is generally earmarked for tourism-related projects.

Community Development Block Grants

Community Development Block Grants (CDBG) can be used for park development in areas of the City that qualify as low and moderate income areas. CDBG funds may be used to upgrade parks, purchase new park equipment and improve accessibility (Americans with Disabilities Act). Additionally, CDBG funds may be used for projects that remove barriers to access for the elderly and for persons with severe disabilities.

User Fees

User fees may be charged for reserved rentals on park pavilions and for recreation programs. These fees should be evaluated to determine whether they are appropriate. A feasibility study may be needed to acquire the appropriate information before making decisions and changes.

Redevelopment Agency Funds

Generally, Redevelopment Agency (RDA) Funds are available for use in redevelopment areas. As new RDA areas are identified and developed, tax increment funds generated can, at the discretion of the City and other taxing entities, be used to fund park acquisition and development.

Local, State and Federal Programs

The availability of these funds may change annually depending on budget allocations at the local, state or federal level. It is important to check with local representatives and administering agencies to find out the status of funding. Many of these programs are funded by the Federal government and administered by local State agencies.

These include:

- Utah Watershed Restoration Initiative
- Utah Office of Outdoor Recreation Grants
- Utah Forestry, Fire and State Lands Grants
- Utah Division of Water Quality Nonpoint Source Grants
- Utah Department of Agriculture and Food Invasive Species Management Grants
- Utah State Parks Recreation and Trails Program

Land and Water Conservation Fund

This Federal money is made available to states, and in Utah is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, accessibility improvements and other recreation programs/facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens and persons with physical and mental disabilities.

TIGER Discretionary Grants

According to the U.S. Department of Transportation, “the Consolidated Appropriations Act, 2016 appropriated \$500 million for National Infrastructure Investments otherwise known as TIGER grants. As with previous rounds of TIGER, funds for the FY 2016 TIGER program are to be awarded on a competitive basis for projects that will have a significant impact on the Nation, a metropolitan area or a region.

TIGER Discretionary Grants have supported innovative projects, including multi-modal and multi-jurisdictional projects which are difficult to fund through traditional federal programs. Successful TIGER projects leverage resources, encourage partnership, catalyze investment and growth, fill a critical void in the transportation system or provide a substantial benefit to the nation, region or metropolitan area in which the project is located. The 2016 TIGER grant program will continue to make transformative surface transportation investments that dramatically improve the status quo by providing significant and measurable improvements over existing conditions.”

Federal Recreational Trails Program

The Utah Department of Natural Resources, Parks and Recreation Division administers these Federal funds. The funds are available for motorized and non-motorized trail development and maintenance projects, educational programs to promote trail safety and trail-related environmental protection projects. The match is 50 percent, and grants may range from \$10,000 to \$200,000. Projects are awarded in August each year.

Utah Trails and Pathways/Non-Motorized Program

Funds are available for planning, acquisition and development of recreational trails. The program is administered by the Board of Utah State Parks and Recreation, which awards grants at its fall meeting based on recommendations of the Recreation Trails Advisory Council and Utah State Parks and Recreation. The match is 50 percent, and grants may range from \$5,000 to \$100,000.

In-Kind and Donated Services or Funds

Several options for local initiatives are possible to further the implementation of the master plan. These kinds of programs would require the City to implement a proactive recruiting initiative to generate interest and sponsorship, and may include:

- Fund-raising and volunteer support of Tremonton’s parks, open spaces, recreation facilities and trails;
- Adopt-a-park or adopt-a-trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services;
- Corporate sponsorships, whereby businesses or large corporations provide funding for a facility, as per an adopt-a-trail and adopt-a-park program; or
- Public trail and park facility construction programs, in which local citizens donate their time and effort to planning and implementing trail projects and park improvements.

Appendix E: Potential Long-Term Zoning Models for Consideration

A. South Ogden City Center and 40th Street Form-based Code

B. Three Hybrid Zoning Ordinances – City of Woods Cross

- Single-family Residential Transition (SFRT) Zone
- Commercial/Residential Transition (CRT) Zone
- Community Commercial Zone (C2-A)

C. Clustered Development Model Ordinance “A”

D. Clustered Development Model Ordinance “B”



City Center & 40th Street Corridor

Form-Based Code

South Ogden City

January 2016 - DRAFT



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1.0 Districts

South Ogden City Center & 40th Street Corridor

1.0 South Ogden City Center & 40th Street Corridor

1.1. Introduction

In 2008, an update of the South Ogden City General Plan was completed. This plan presented a vision, and stated a number of goals and policies to direct future development in South Ogden.

Goal 1: Make South Ogden City distinct and identifiable from surrounding municipalities

Policy:

- (1) Develop the east and west sides of Washington Boulevard between 36th and 42nd Streets into a discernable and attractive downtown for South Ogden
- (2) Encourage a major transformation of Washington Boulevard into an urban setting that establishes the sense of downtown to motorists and passersby

Goal 2: Create a distinct city center or "heart of the community"

Policy:

- (1) Develop a community center in the existing downtown area where residents of South Ogden can gather for community events

Goal 3: Facilitate the careful integration of new development and redevelopment in existing neighborhoods

Policy:

- (1) Encourage existing residents to remain downtown and new residents to locate in residential areas between 36th and 40th South
- (2) Maintain stable areas by continuing the existing scale and feel of the surrounding residential blocks
- (3) Facilitate new development and encourage new investment through allowing uses in the core to redevelop in creative, mixed-residential ways
- (4) Facilitate good, non-conflicting transition between commercial and residential uses

Goal 4: Create places for the community to gather and events to draw residents to these places

Policy:

- (1) Clearly designate and signify routes which connect residents to other neighborhoods and important places within the city and adjacent to it
- (2) Improve neighborhood destinations throughout the community

This form-based code is a tool that will allow and promote these goals and policies to develop a city center consistent with the General Plan. This code plans for a future widening of 40th Street to accommodate a form of dedicated transit (streetcar, bus-rapid transit, etc.), and



Figure 1.1 (1). Districts.

provides a tool to promote high-quality, small scale development that maximizes development potential along the transit corridor, while minimizing impacts to adjacent neighborhoods.

1. Establishment of Districts.

Two distinct districts are hereby created.

- (1) South Ogden City Center
- (2) 40th Street Corridor

2. Establishment of Subdistricts.

The above districts are further broken down into subdistricts (See 3.0 Subdistricts). The following Subdistricts are hereby created.

- (1) City Center “Core”
- (2) City Center “General”
- (3) Riverdale Road “General”
- (4) 40th Street “General”
- (5) Edge

1.2 General Subdistrict Requirements.

1. Applicability.

The following are general block, lot, and street design requirements that are applicable to all subdistricts.

2. Block Configuration.

Refer to Figure 1.2 (1) for an illustration of Typical Block Elements.

- (1) The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
- (2) Blocks shall typically be two lots deep with the exception of blocks containing open space. Blocks may also include an alley.
- (3) Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.

3. Maximum Block Size.

Block sizes for residential and commercial development and redevelopment should not exceed 660' by 330', which roughly matches the historic block size surrounding the city center. New streets should continue this block pattern.

4. Minimum Number of Access Points.

This requirement is intended to provide a minimum level of connectivity via vehicular rights-of-way between adjacent developments and to surrounding streets.

- (1) Recommendation. A minimum of one per every 1,500 feet of street frontage is recommended.

5. Designated Primary Streets.

Washington Boulevard and 40th Street shall be designated primary streets. The intent of the Primary street designation is to develop a network of streets with continuous building frontage and no or limited vehicular driveway access to reduce conflicts between pedestrians and vehicular traffic.

- (1) All lots adjacent to a primary street shall front on at least one primary street and that street frontage shall serve as the front of the lot, as referred to in the Building Type requirements.
- (2) Lots with two primary street frontages shall consult with staff to determine which street frontage warrants primary designation and the front of the lot.

6. Block Access Configurations.

- (1) Vehicular driveway access should not be located off a Primary Street, unless the parcel is fronted by more than two primary streets, in which case, staff shall determine which is the appropriate street for vehicular access. The determination shall

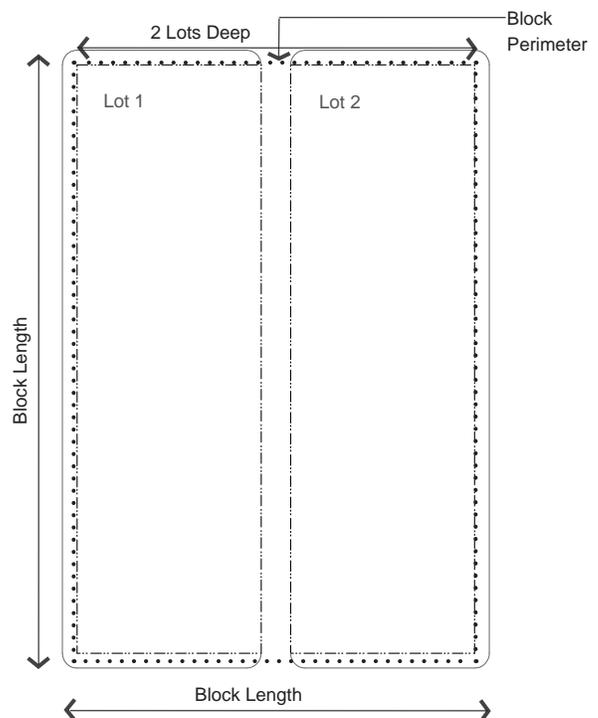


Figure 1.2 (1). Typical Block Elements.

1.0 South Ogden City Center & 40th Street Corridor

be based on locations of existing and proposed vehicular access points of other developments along the Primary Streets.

- (2) Blocks may include alleys, drives, or driveway entrances with the following recommended configurations. See Figure 1.2 (2).
 - (a) Mid-Block Access. This configuration includes an alley or drive running through the center of the block.
 - (b) "T" Configuration. This configuration includes two alleys within a Block that are perpendicular to each other, forming a "T," allowing development to front on three block faces.
 - (c) "H" Configuration. Similar to the "T" configuration, this configuration allows development to front on all four block faces.
- (3) Access to blocks shall be aligned and located on opposite sides of the block as well as aligned across the street from access to other blocks.
- (4) Mid-Block Pedestrianways. Mid-Block pedestrianways are required on blocks longer than 500 feet.
 - (a) When combined with mid-block street crossings, these pathways should align to facilitate easy pedestrian movements.
 - (b) Mid-Block pedestrianways should be located in the middle third of a block face.
 - (c) Minimum width for mid-block pedestrianways rights-of-way or easements is 20 feet.

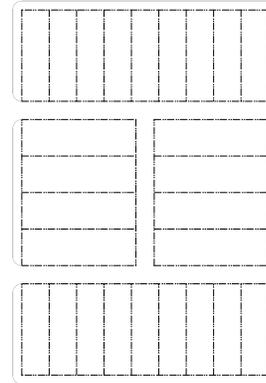
7. Lots.

- (1) Typical Lot Dimensions. All lots of record shall be developed to meet the requirements outlined in 5.0 Building Type requirements.
- (2) Typical Lot Configuration. All lots shall have frontage along a public street unless otherwise specified in 5.0 Building Type requirements.
 - (a) Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
 - (b) Through-Lots. Through lots fronting on two parallel streets are not permitted with the exception of a lot covering 50 percent or more of a block and the two longest parallel street faces are treated as front property lines per building type requirements (refer to 5.0 Building Types).
 - (c) Corner Lots. Corner lots have a front yard along one street and a corner yard along the other street. The front yard of a corner lot should be consistent with one adjacent Parcel.
 - (i) The rear yard of a corner lot is typically the yard against an alley or another lot's rear yard.
 - (ii) The side yard of a corner lot is adjacent to another lot.
 - (d) Flag Lots. Flag lots are prohibited.

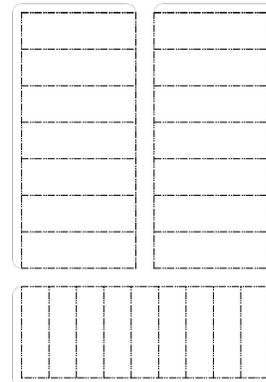
8. General Open Space Requirements.

The following are requirements for provision of civic open space.

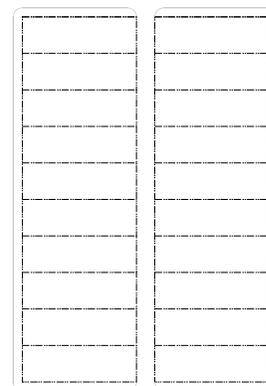
- (1) Development of parcels over 5 acres are required to provide 5% total lot size as civic open space. Developer shall work with City



"H" Alley



"T" Alley



Mid-Block Alley

Figure 1.2 (2). Alley Configuration.

to determine appropriate location of open space. See Section 6.0 Open Space.

9. General Zoning District/Subdistrict Layout.

For all Districts/Subdistricts, the following outlines how the Districts/Subdistricts should relate to one another.

- (1) All Districts. The following applies to all Zoning Districts/Subdistricts.
 - (a) Similar intensities of uses should face each other across the street.
 - (b) Blocks may contain multiple zoning subdistricts; however, changes in subdistricts should occur along an alley, the rear property line, or at a corner parcel.
- (2) Core Subdistricts. The following applies to all Core Subdistricts.
 - (a) Core subdistricts are intended to provide a node that primarily consists of retail uses on the ground floor.
- (3) Existing Residential Zones. When “Core” and/or “General” subdistricts back up to the rear of existing single family residential neighborhoods, a building stepback is required (see Figure 5.2(5)).

2.0 Street Types

2.0 Street Types

2.1 General Requirements.

1. Intent.

The standards outlined in this section are intended to:

- (1) Create complete streets that address all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
- (2) Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
- (3) Provide adequate access to all lots for vehicles and pedestrians.
- (4) Create streets that are appropriate for their contexts in residential, commercial, or mixed Use subdistricts and are designed to encourage travel at appropriate volumes and speeds.
- (5) Create streets and public rights-of-way that result in stormwater runoff quantity reduction and improved quality of stormwater runoff.

2. Applicability.

The standards in this section apply to all vehicular rights-of-way within all Subdistricts.

Exceptions. Washington Boulevard and Riverdale Road are UDOT roads, and the City should work with UDOT on any future design changes, so that these roads can better support the goals of this form based code.

The future re-design of 40th Street will vary depending on whether it contains a transit line, and should be designed specifically for the type of transit mode it will contain.

3. General Requirements.

All proposed streets, landscape or furnishings zones, and sidewalks shall be located in dedicated vehicular Rights-of-Way as required by this article.

- (1) Street Types. All new vehicular rights-of-way shall match one of the street types, refer to 2.4 through 2.8, whether publicly dedicated or privately held.
- (2) Public Use. All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.

4. Street Construction Specifications.

All construction in the right-of-way shall follow specifications defined by the Department of Public Works.

2.2 General Street Type Standards.

1. Street Types.

Street Types defined in this section outline acceptable street configurations. New streets should be designed using the principles and characteristics defined by each street type. The City Manager or Designee, or Public Works Director may require additional right-of-way,

pavement width, or additional street elements depending on unique site characteristics.

2. Graphics.

The graphics provided here, illustrating each street type, are samples of recommendations and illustrate a possible configuration of that street type. By applying the standards outlined, and working with the Department of Public Works and the City Manager, other configurations are possible.

3. Typical Street Elements.

Typical elements of a vehicular Right-of-Way are divided into the vehicular and pedestrian realm. Each street type detailed in this article outlines which facilities are applicable. Refer to Figure 2.2 (1): Typical Right-of-Way Elements.

- (1) Vehicular Realm. The vehicular realm is comprised of vehicular travel lanes, bicycle lanes, and parking lanes.
- (2) Pedestrian Realm. The pedestrian realm is typically comprised of pedestrian facilities, such as sidewalk, path/trail, or off-street bicycle path, and a buffer area consisting of a landscape zone or furnishings zone that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm.
 - (a) Landscape Zone. A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, and signage may be located. Typically used adjacent to residential buildings.
 - (b) Furnishings Zone. A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office buildings.

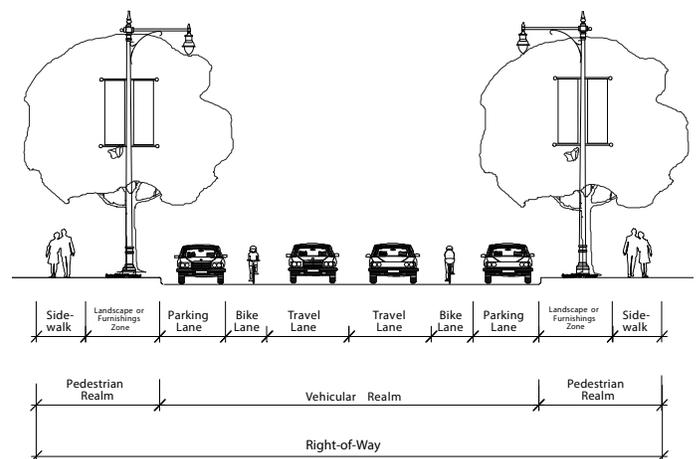


Figure 2.2 (1). Typical Right-of-Way Elements.

2.0 Street Types

4. Vehicular Travel Lanes

The number and width of vehicular travel lanes are determined by the Street Type.

5. Vehicular On-Street Parking.

On-street parking, as permitted on designated street types, shall meet the following requirements.

- (1) Parallel and diagonal parking is permitted on designated street types.
- (2) Vehicular Parking Space Dimensions. The appropriate dimensions for on-street parking spaces are outlined in Table 2.2 (1): On-Street Parking Space Dimensions and Figure 2.2 (2): On-street Parking Layout. The width of a parking space shall be measured from the center of a stripe.

6. Bicycle Facilities.

The following types of bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 2.2 (3).

- (1) Cycle Track. A cycle track is a separate on-road bicycle facility that is typically adjacent to, but physically separated from, vehicular traffic and parking by a barrier.
- (2) Dedicated Bicycle Lane. Dedicated bicycle lanes are striped lanes

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)
0	20	7	7
45	12	8.5	17
60	10	8.5	18
90	9	8.5	18

Table 2.2 (1). On-Street Parking Space Dimensions.

on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street and shall be four to six feet wide.

- (3) Designated Shared Lane. A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum 13 feet, in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a “sharrow”). This improvement occurs on both directions.
- (4) Shared Lane. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

7. Stormwater Management.

Incorporation of stormwater management best practices into the Right-of-Way design is encouraged, such as incorporating drainage swales and slotted curbs into the Landscape Zone/Furnishing Zone, or permeable paving in the parking lane.

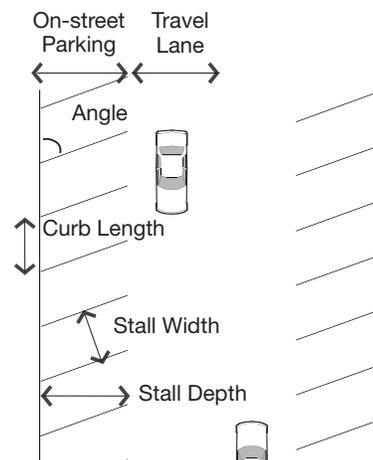


Figure 2.2 (2). On-Street Parking Layout.

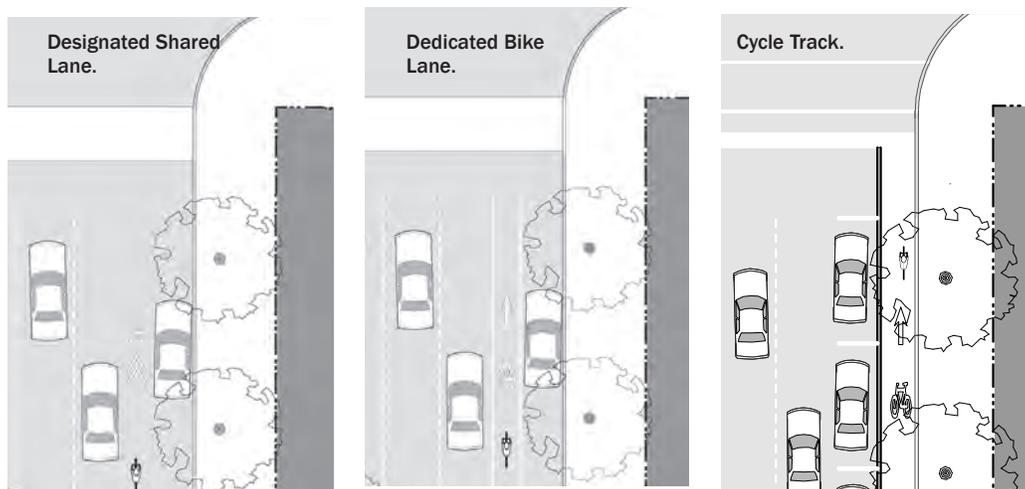


Figure 2.2 (3). On-Street Bicycle Facilities.

8. Street Trees.

Street trees are required along all street frontages, with the exception of the Lane and the Alley.

- (1) Street trees shall be located either in a Landscape Zone within a planting bed or lawn, or in a Furnishings Zone in tree wells with a grate as required.
- (2) Tree grates are required for all trees located in tree wells in Pedestrian Realms less than 10 feet in width.
- (3) Spacing for large street trees shall be 30 feet on center. City Manager or Designee may allow modifications based on site specific constraints.

9. Fire Access.

Street configurations have been calculated to provided fire truck access. Where the total width of all travel lanes totaled is narrower than 20 feet, the following shall apply.

- (1) Room to Pass. At 120 foot increments, a 20 foot opening in the on-street parking or a 20 foot dedicated pull-off space must be provided to allow vehicles to pull over for a fire truck to pass.
- (2) Driveway or Fire Hydrant Zone. A driveway or fire hydrant zone may be utilized to fulfill the requirement.

2.3 General Street Layout Requirements.

1. General Layout Standards.

The following standards apply to new streets or newly platted vehicular Rights-of-Way.

- (1) Treatment of Natural Features. Streets shall be designed to respect natural features, such as rivers, woodlands, or slopes, by following rather than interrupting or dead-ending at the feature, if applicable.
- (2) Street Network. The network of streets shall form an interconnected pattern with multiple intersections.
- (3) Existing Streets. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions.
- (4) Cul-de-sac Streets. Cul-de-sacs are not permitted, unless approved by City Manager or Designee due to site constraints.

2. Intersections.

- (1) Curb Radii. The following curb radii shall be utilized unless otherwise authorized by the City Manager or Designee.
 - (a) Intersections should be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning

speeds, thereby balancing the ease of travel of the vehicles and pedestrians. Refer to Figure 2.3 (1).

- (b) Neighborhood and Connector Streets. At the intersection of any street with a Neighborhood or a Connector Street, the following curb radii shall be utilized.
 - (i) With on-street parking on both streets, a 5 foot radius may be utilized.
 - (ii) Without on-street parking, a 15 foot radius is required.
- (c) Avenue Streets. At the intersection of Avenues to Avenues or Boulevards, the following curb radii shall be utilized.
 - (i) With on-street parking on both streets, a 10 foot radius is required.
 - (ii) Without on-street parking on either streets, a 25 foot radius is required.
- (d) Larger Radius. When the design vehicle requires a larger curb radius and no on-street parking exists, a 30 foot radius may be utilized for Avenues or Boulevards. Larger radii require approval of the Department of Public Works.
- (e) Alley Intersections. The curb radius at intersections involving Alleys shall be no greater than 5 feet.

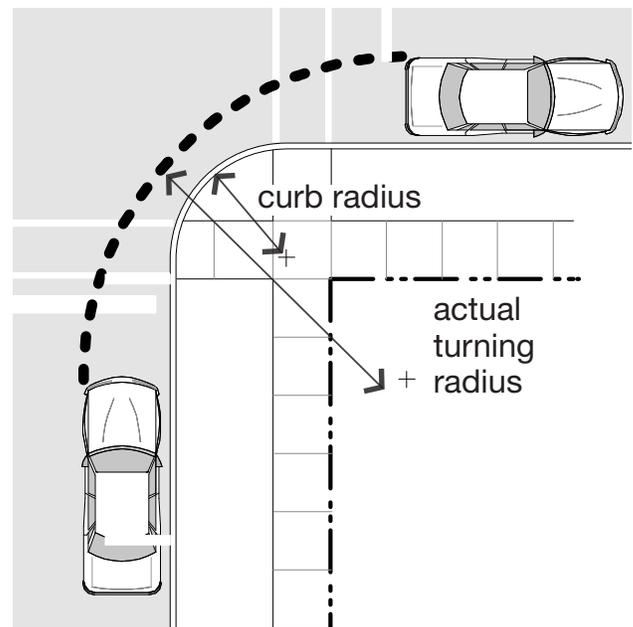


Figure 2.3 (1). Actual Right Turn Radius with On-Street Parking.

2.0 Street Types

- (2) Crosswalks. Crosswalks shall be required at all intersections and mid-block crossings involving Connectors, Avenues, and Boulevards.
 - (a) Dimensions. Crosswalks shall be minimum six feet in width, measured from mid-stripe to mid-stripe, per MUTCD.
 - (b) Markings. Crosswalks shall be appropriately indicated on the finished street surface with painted markings and/or textured or colored pavement.
 - (c) Crossing Distances. To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median, bulb-outs and/or other pedestrian refuge to mitigate the negative effects of vehicular traffic on pedestrian crossing and increase pedestrian safety and comfort. Refer to Figure 2.3 (2) and 2.3 (3).
 - (d) Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state or city requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
 - (e) Ramp Orientation. Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
- (3) Bulb-outs. To shorten pedestrian crossing distances, bulb-outs should be utilized at all intersections, unless otherwise required by the Department of Public Works. Refer to Figure 2.3 (3).
 - (a) The depth of the bulb-out shall match the utilized on-street parking, either the width of the parallel space or the depth of the diagonal space.
 - (b) The radius of the bulb-out shall match the requirements for the intersection.

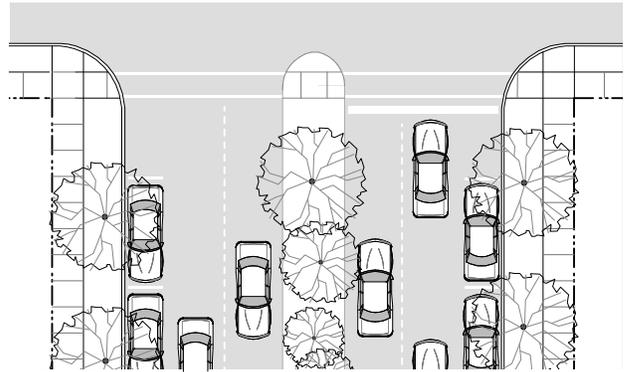


Figure 2.3 (2). Wide Street Crossing with Pedestrian Refuge Median.

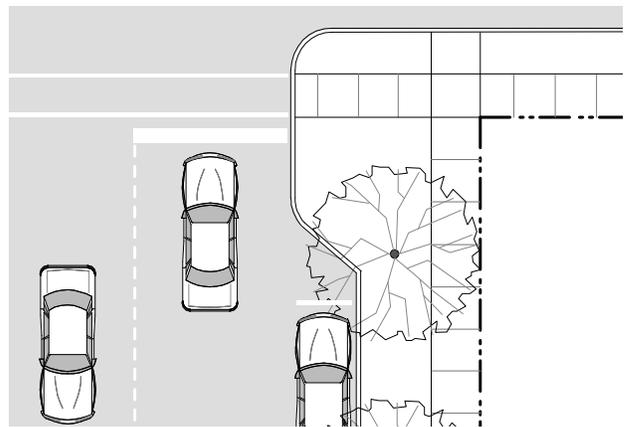


Figure 2.3 (3). Bulb Out.

2.4 Alley.

1. Intent.

The Alley is a very low capacity drive located at the rear of parcels. From the Alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities is possible without a curb cut or driveway interrupting a street type. Refer to the typical plan and section in Figure 2.4 (1).

2. General Requirements.

Alleys shall be developed using the standards in Table 2.4 (1).

Alley Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 20'

Vehicular Realm

Travel Lanes 1 yield lane

Lane Width 16'

Allowable Turn Lanes Not applicable

Parking Lanes Not applicable

Pavement Width Minimum 16'
Maximum 20'

Median

Bicycle Facilities¹ Shared

Pedestrian Realm

Pedestrian Facilities Shared; travel lanes are shared among drivers, pedestrians and bicyclists

Street Buffer None required

¹ Reference Figure 2.2 (3) for bicycle facility types and requirements

Section

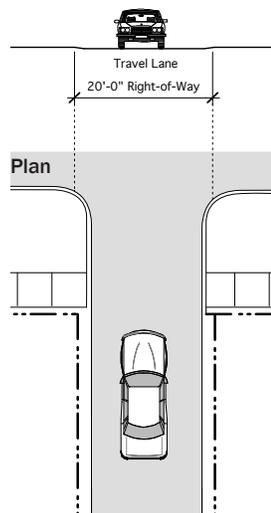


Figure 2.4 (1). Typical Alley.

Table 2.4 (1). Alley Requirements.

2.0 Street Types

2.5 Lane

1. Intent.

A Lane is a very low capacity Street Type that serves only those properties directly adjacent to it. Lanes can have designated realms for vehicular and pedestrian traffic, or these modes can share lanes given the low capacity and slow speed. Refer to the typical plan and section, Figure 2.5 (1).

2. General Requirements.

The Lane shall be developed using the standards in Table 2.5 (1).

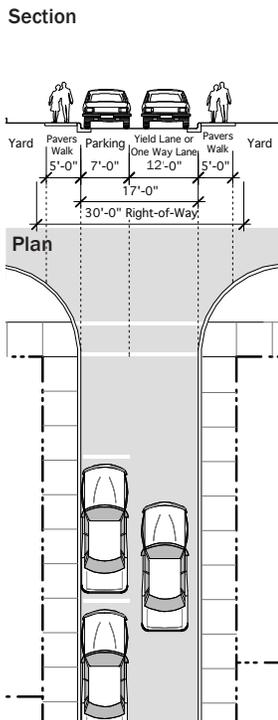


Figure 2.5 (1). Typical Lane.

Lane Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 27' to 32'

Vehicular Realm

Travel Lanes 1 yield lane

Lane Width 10'

Allowable Turn Lanes Not applicable

Parking Lanes¹ 1 parallel lane required

Pavement Width Minimum 17'
Maximum 20'

Median Prohibited

Bicycle Facilities² Shared

Pedestrian Realm

Pedestrian Facilities Shared; travel lanes are shared among drivers, pedestrians and bicyclists.

Street Buffer None required

¹ Reference 2.2 (3) for on-street parking requirements

² Reference 2.2 (4) for bicycle facility types and requirements

Table 2.5 (1). Lane Requirements.

2.6 Neighborhood Street.

1. Intent.

The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it. Refer to the typical plan and section, Figure 2.6 (1).

2. General Requirements.

The Neighborhood Street shall be developed using the standards in Table 2.6 (1).

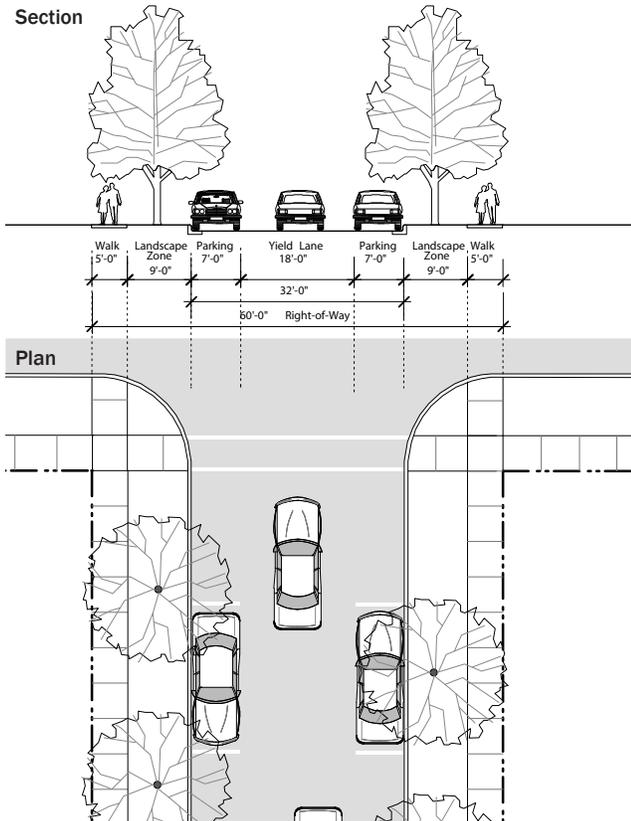


Figure 2.6 (1). Typical Neighborhood Street.

Neighborhood Street Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 60'

Vehicular Realm

Travel Lanes 1 yield lane

Lane Width 18'

Allowable Turn Lanes Not applicable

Parking Lanes¹ Parallel required on one side of street

Pavement Width 32', 20' for alternative

Median Prohibited

Bicycle Facilities² Shared

Pedestrian Realm

Pedestrian Facilities Minimum 5 feet wide clear sidewalk on both sides

Street Buffer Minimum 9 feet wide Landscape Zone (Parkway)

¹ Reference 2.2 (3) for on-street parking requirements

² Reference 2.2 (4) for bicycle facility types and requirements

Table 2.6 (1). Neighborhood Street Requirements.

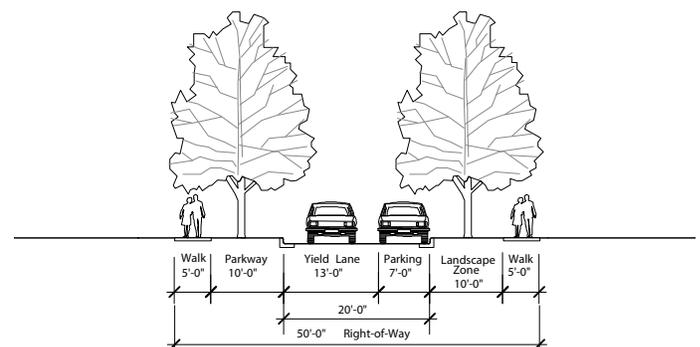


Figure 2.6 (2) Alternative 50' Right-of-Way Neighborhood Street.

2.0 Street Types

2.7 Connector Street.

1. Intent.

The Connector Street is a medium capacity street for slow speeds with a standard right-of-way. It primarily serves as a through street within the Neighborhood and connects Neighborhood Streets to Avenues. Refer to the typical plan and section, Figure 2.7 (1).

2. General Requirements.

Connectors shall be developed using the standards in Table 2.7 (1).

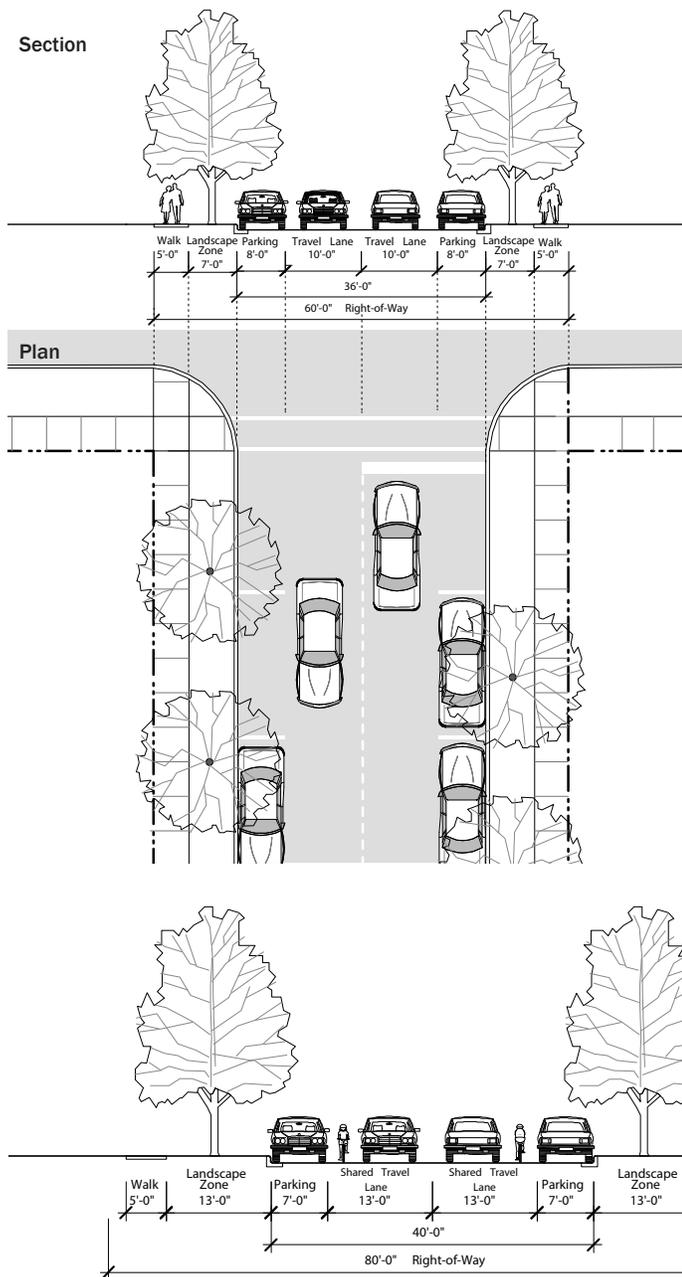


Figure 2.7 (1). Alternative 80' Shared Right-of-Way Connector.

Connector Street Requirements

Permitted Subdistricts	All Subdistricts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	60' to 70'
Vehicular Realm	
Travel Lanes	1 lane in each direction
Lane Width	10'
Allowable Turn Lanes	Right permitted in place of parking at intersections with Avenue; left only with median alternative
Parking Lanes ¹	Parallel required on both sides of street.
Pavement Width	36'; 40' for alternative
Median	Permitted with 80' or greater right-of-way.
Bicycle Facilities ²	Shared
Pedestrian Realm	
Pedestrian Facilities	Minimum 5' wide clear sidewalk on both sides
Street Buffer	Minimum 7 feet wide landscape zone or furnishings zone

¹ Reference 2.2 (3) for on-street parking requirements
² Reference 2.2 (4) for bicycle facility types and requirements

Table 2.7 (1). Connector Requirements.

2.8. Avenue.

1. Intent.

The Avenue is a medium to high capacity street for higher speeds with a wider right-of-way. It serves all types of development and provides crosstown connections. Refer to the typical plan and section in Figure 2.8 (1).

2. General Requirements.

Avenues shall be developed using the standards in Table 2.8 (1).

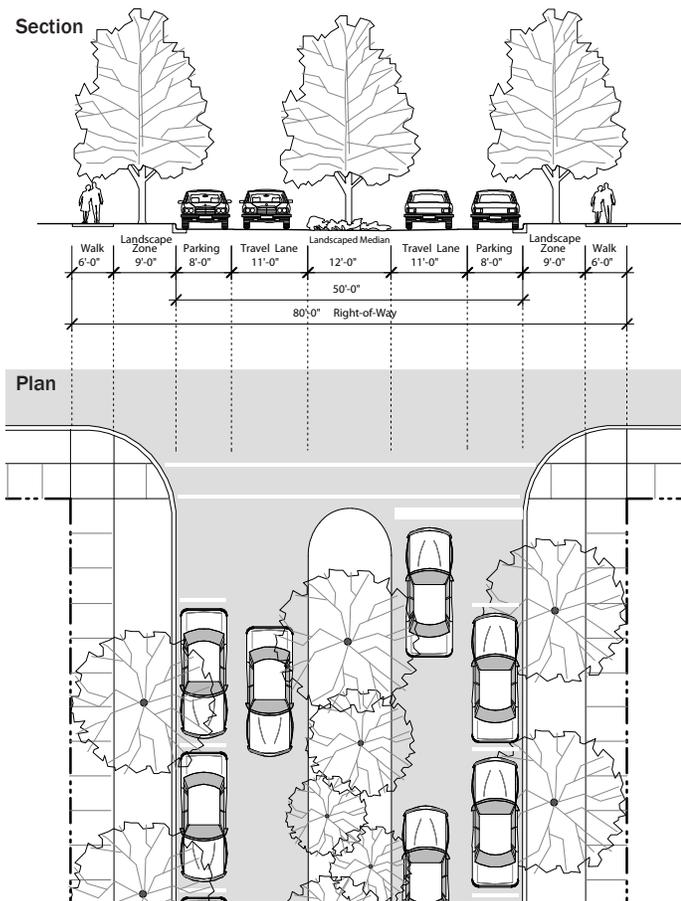


Figure 2.8 (1). Typical Avenue.

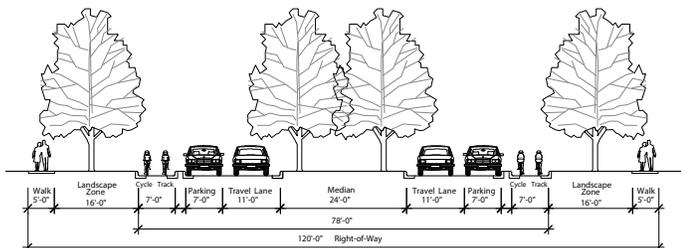


Figure 2.8 (2). Alternative 120' with Median & Cycle Track Connector.

Avenue Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 66' to 80'

Vehicular Realm

Travel Lanes 1 lane in each direction

Lane Width 11' or 12' with truck traffic

Allowable Turn Lanes Right permitted in place of parking at intersections with Connector; left only with median.

Parking Lanes¹ Parallel required on both sides of street; angled permitted for alternative.

Pavement Width 50'; 78' for alternative

Median Permitted with 80' or greater right-of-way.

Bicycle Facilities² Shared; dedicated bike lane with alternative.

Pedestrian Realm

Pedestrian Facilities Minimum 5' wide clear sidewalk on both sides

Street Buffer Minimum 7 feet wide landscape zone or furnishings zone

¹ Reference 2.2 (3) for on-street parking requirements

² Reference 2.2 (4) for bicycle facility types and requirements

Table 2.8 (1). Avenue Requirements.

3.0 Subdistricts

3.0 Subdistricts

3.1. Introduction

The following subdistricts are hereby created to regulate the location of distinct mixes of building forms and uses permitted within the City Center and 40th Street Corridor districts. Refer to 4.0 Uses for uses and 5.0 Building Types for building types permitted within each subdistrict.

Five subdistricts have been created, and each consists of a series of uses and building types that have been specifically calibrated for the subdistrict.

1. City Center “Core”.

The City Center “Core” constitutes the center of the community and heart of the new city center, and includes the majority of the shops and workplaces within the City Center. The storefront building type that comprises this subdistrict defines a street wall along the primary streets of the area with storefront glass windows. Upper stories of the storefront building may be utilized for living and working.

2. City Center “General”.

The City Center “General” Subdistrict serves as the interstitial fabric of the city, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels, and is mainly occupied by office, retail and residential uses at a variety of scales.

3. Riverdale Road “General”.

The Riverdale Road “General” Subdistrict serves as the interstitial fabric of the city, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels, and is mainly occupied by office, retail and residential uses at a variety of scales. This Subdistrict also permits drive-through structures and the limited bay building type to allow more flexibility for auto-oriented uses.

4. 40th Street “General”.

The 40th Street “General” Subdistrict combines the storefront building and stoop building to create a corridor that supports a future transit line along 40th Street. Development along this corridor will be at a smaller scale and finer grain, in relation to the city center.

5. Edge Subdistricts.

The Edge Subdistricts are made up of smaller scale residential buildings, which provide a buffer between existing single family residential neighborhoods and the “Core” and “General” Subdistricts.

3.2 Zoning Map.

1. Mapped Subdistricts.

The areas and boundaries of the subdistricts listed in 3.1 are established as shown on the map entitled “Zoning Map of the City of South Ogden and referred to herein as “Zoning Map”. See Figure

3.2 (1) Zoning Map.

3.0 Subdistricts

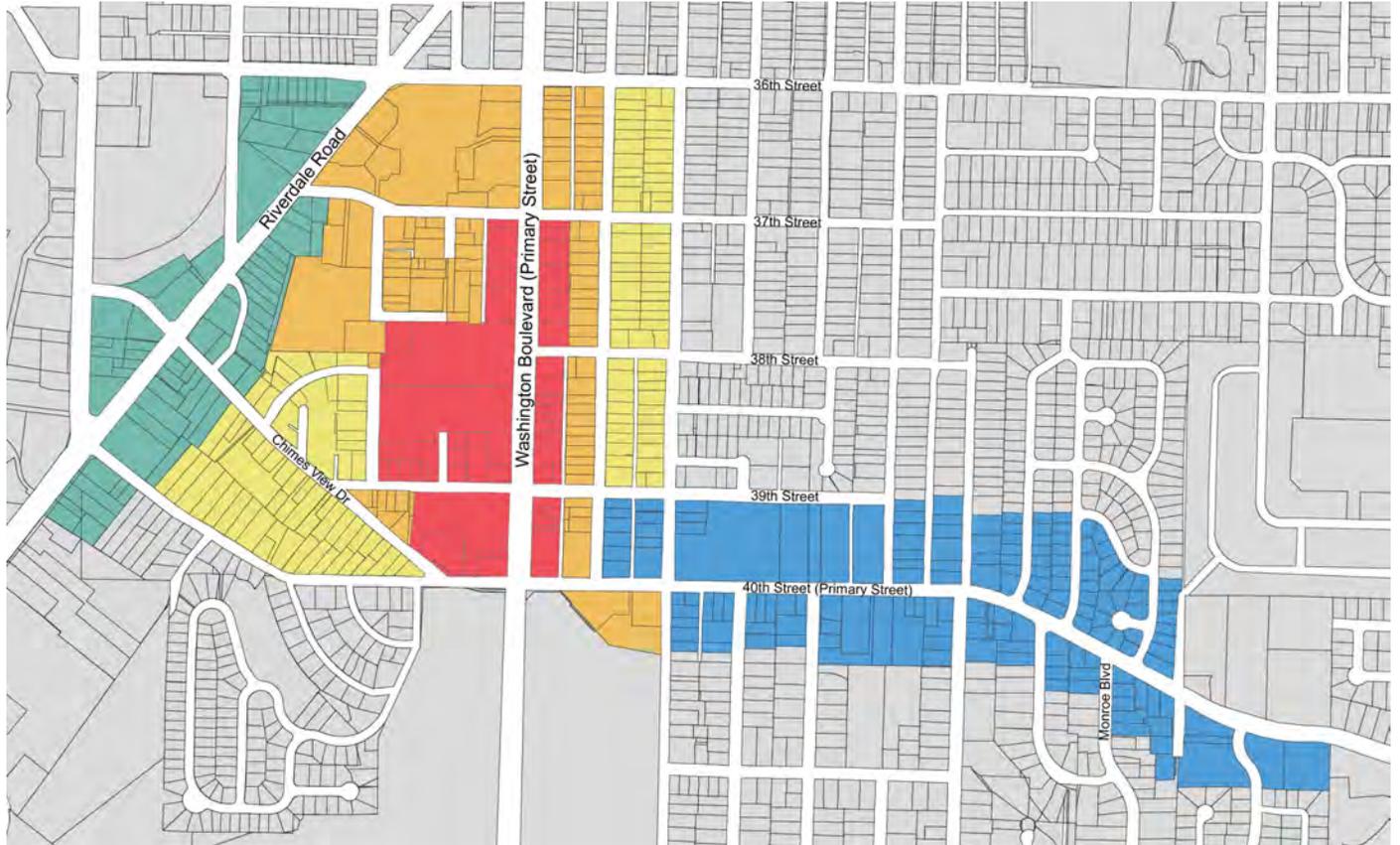


Table 3.2 (1). Zoning Map



4.0 Uses

4.0 Uses

4.1. General Requirements.

1. General Provisions.

The following general provisions apply to the uses outlined in this section.

- (1) A lot may contain more than one use.
- (2) Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
- (3) Uses are either permitted by-right in a subdistrict, permitted by-right with specific development or design parameters, or require a Conditional Use Permit (refer to 10.2.6) in order to be developed.
- (4) Each use shall be located within a permitted Building Type (Refer to 5.0 Building Types), unless otherwise specified.
- (5) Each use may have both indoor and outdoor facilities, unless otherwise specified.

2. Organization.

The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.

- (1) Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning subdistrict, the City Manager or Designee may interpret the use as permitted.
 - a. The unlisted use will be subject to any development standards applicable to the similar permitted use.
 - b. If the unlisted use is similar in nature and impact to a use requiring a Conditional Use Permit, the City Manager or Designee may interpret the use as also requiring a Conditional Use Permit.
- (2) Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a zoning subdistrict that is either permitted or requires a Conditional Use Permit, the use is not permitted and may only be approved through an amendment of this article.

3. Use Table.

Table 4.1 (1). Uses by Subdistrict outlines the permitted uses in each zoning subdistrict. Each use is given one of the following designations for each zoning subdistrict in which that use is permitted.

- (1) Permitted (“●”). These uses are permitted by-right in the subdistricts in which they are listed.
- (2) Permitted in Upper Stories Only (“◐”). These uses are permitted by-right in the subdistricts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least 30 feet from the front facade.
- (3) Permitted with Development Standards (“◑”). These uses are

permitted by-right in the subdistricts in which they are listed, provided that they are developed utilizing the listed development standards. These standards are intended to alleviate any negative impacts associated with the use, making it appropriate in a subdistrict where it otherwise might not have been appropriate.

- (4) Requires a Conditional Use Permit (“○”). These uses require administrative review and approval (refer to 10.2.7) in order to occur in the subdistricts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the Conditional Use.
- (5) Listed uses that are not permitted in the subdistrict are indicated by a blank space.

4. Building Types.

The uses permitted within the subdistrict may be further limited by the building types permitted. Refer to 5.0 Building Types.

4.2. Definition of Uses.

1. Residential and Lodging Uses.

A category of uses that include several residence types.

- (1) Residential. One or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside.
- (2) Hotel & Inn. A facility offering temporary to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the subdistricts where a Hotel or Inn is permitted with development standards (“◑”), the following applies:
 - a. The facility is limited to twelve rooms.
 - b. Bed and Breakfasts and pensions are permitted.
- (3) Residential Care. A facility offering temporary or permanent lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Residential care includes such uses as independent and assisted living facilities, and nursing homes. Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the subdistricts where a residential care facility is permitted with development standards (“◑”), the facility is limited to twelve rooms.

2. Civic Uses.

A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.

- (1) Assembly. A facility that has organized services, meetings, or

Uses					
	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Residential & Lodging					
Residential	●	●	●	●	●
Hotel & Inn	●	●	●	●	●
Residential Care	○	○	○	○	○
Civic					
Assembly	○	○	○	○	●
Transit Station	●	●	●	●	●
Hospital & Clinic	●	●	●	●	
Library/Museum/Post Office (no distribution)	●	●	●	●	○
Police & Fire	○	○	○	○	○
School	●	●	●	●	●
Retail					
Neighborhood Retail	●	●	●	●	
General Retail	○	○	●	○	
Outdoor Sales Lot			○		
Service					
Neighborhood Service	●	●	●	●	
General Service		○	○		
Vehicle Service		○	●		
Office & Industrial					
Office	●	●	●	●	●
Craftsman Industrial	●	●	●		
Infrastructure					
Parking Lot	●	●	●	●	
Parking Structure	●	●	●	●	
Utility & Infrastructure	○	○	○	○	
Open Space	●	●	●	●	●
Accessory Uses					
Home Occupation	●	●	●	●	●
Outdoor Storage of Goods		●	●		
Parking Lot	●	●	●	●	
Parking Structure	●	●	●	●	

KEY

- Permitted
- Permitted in Upper Stories Only
- Permitted with Development Standards
- Requires a Conditional Use Permit

Table 4.1 (1). Uses by subdistrict.

4.0 Uses

programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges. In the subdistricts where an outdoor sales lot is permitted with development standards (“●”), the following applies:

- a. Parking shall be limited to an area less than the total building footprint area.
 - b. The facility shall primarily serve the adjacent neighborhood.
- (2) Transit Station. A covered passenger boarding and a lighting facility with a platform(s), which may include a waiting room, ticket office or machines, restrooms, or concessions.
 - (3) Hospital & Clinic. A licensed institution providing medical care and health services to the community. These services may be located in one building or clustered in several buildings and may include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, pharmacies, and gift shop.
 - (3) Library/Museum. A structure open to the general public, which houses educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.
 - (4) Police and Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. Police and fire facilities require a Conditional Use approval. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 - a. Garage doors are permitted on the front facade.
 - b. Exempt from maximum driveway widths.
 - (5) Post Office. A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
 - (6) School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.

3. Retail Uses.

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

- (1) Neighborhood Retail. A use in this category occupies a space of less than 12,000 square feet. Neighborhood retail includes such uses as those listed in Table 4.2 (1). Typical Retail Uses.
- (2) General Retail. A use in this category includes all Neighborhood Retail uses occupying a space of greater than 12,000 square feet and such uses as those listed in Table 4.2 (1). Typical Retail Uses.
- (3) Outdoor Sales Lot. A use involving the sale of goods or

merchandise to businesses and/or the general public, where the majority of the goods are stored or displayed outdoors. Outdoor sales lots include such uses as the sale and rental of automobiles, trucks, trailers, boats, and recreational vehicles; and the sale of building materials, landscape materials, and garden supplies. In the subdistricts where an outdoor sales lot is permitted by Conditional Use (“○”), the following applies:

- (1) Not permitted on corner parcels.
- (2) Includes permanent construction of a building utilizing one of the permitted Building Types in the subdistrict.

4. Service.

A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.

- (1) Neighborhood Service. A use in this category occupies a space of less than 12,000 square feet. Neighborhood service includes such uses as those listed in Table 4.2 (2).
- (2) General Service. A use in this category includes all Neighborhood Service uses occupying a space of greater than 12,000 square feet and such uses as those listed in Table 4.2 (2).

5. Vehicle Service.

A business involving the servicing of vehicles and/or the distribution of fuel to residents of the community and region. A convenience store may also be included as a secondary use, as well as the sale of propane and kerosene. Vehicle service includes such uses as automotive filling stations, vehicle repair, car wash facilities, and tire sales and mounting. In the subdistricts where vehicle service is permitted with development standards (“●”), the following apply:

- (1) Use Limitation. Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are not permitted.
- (2) Service Bays. Vehicular service bays, including garages and car wash bays, shall not be located on the front facade, unless otherwise permitted by the Building Type.
- (3) Outdoor Storage. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
 - a. The vehicles are not stored for more than two days.
 - b. The storage area is located in the rear yard screened from view of the front lot line.
 - c. The storage area is screened using the Side & Rear yard buffer outlined in 7.0 Landscape, regardless of the adjacent land uses.
- (4) Outdoor Activities.
 - a. All repairs or washing activities must occur inside a structure.
 - b. Vacuuming activities may occur in open air, but must be

located in the side or rear yards, screened from the front lot line.

- c. Temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, is permitted during business hours under the canopy and adjacent to the principal structure.

Neighborhood Retail

Alcohol & Liquor Sales
 Antique Shop
 Apparel & Accessory Store
 Art & Education Supplies
 Bakery, Retail
 Bicycle Sales & Repair
 Book, Magazine, & Newspaper Store
 Building Materials, Hardware, and Garden Supply
 Camera & Photo Supply Store
 China & Glassware Shop
 Convenience Store
 Drug Store/Pharmacy
 Fabric & Craft Store
 Florist
 Gift, Novelty, & Souvenir Shop
 Grocery Store
 Hardware Store
 Hobby Shop
 Jewelry Sales & Repair
 Luggage & Leather Goods
 Music Store
 Musical Instrument Repair & Sales
 Office Supply
 Optical Goods
 Paint & Wallpaper
 Party Supply Shop
 Pawn Shop
 Pet & Pet Supply
 Smoke Shop
 Specialty Food Market (Butcher, Candy, Fish Market, Produce, etc.)
 Sporting Goods Sales & Rental
 Stationary & Paper Store
 Toy Shop
 Video/Game Sales & Rental
 Wine & Liquor Shop

Table 4.2 (1). Typical Retail Uses.

General Retail

All Neighborhood Retail
 Appliance & Electronic Sales & Service
 Automotive Supply (no service)
 Computer Software Sales & Leasing
 Department Store
 Gun Shop
 Home Furnishings & Accessories Sales & Rentals
 Medical Supply Store & Rental
 Motorcycle & Motor Scooter Sales
 Heating, Air Conditioning & Plumbing Supplies, Sales, & Service
 Cabinet Supply (display only)
 Machine Sales and Rental
 Agriculture Equipment and Supply
 Electrical Supplies
 Merchandise Vending Machine Operators
 Medical Supply Store & Sales

Neighborhood Service

Arcade
 Bank or other Financial Service
 Barber Shop, Beauty Salon, & Spa
 Billiard Hall
 Catering
 Check Cashing
 Day Care, Adult or Child
 Dry Cleaning & Laundry
 Emergency Care Clinic
 Fitness, Dance Studio, & Gym
 Framing
 Home Furniture & Equipment
 Repair
 Locksmith
 Mailing Services
 Microbrewery
 Pet Grooming
 Photocopying & Printing
 Photography Studio & Supplies (on-site processing permitted)
 Restaurants (refer to state law for alcoholic beverage requests)
 Shoe Repair
 Tailor & Seamstress
 Tanning Salon
 Tattoo/Piercing Parlor
 Theater
 Training Center
 Travel Agency & Tour Operator
 Veterinarian

Table 4.2 (2). Typical Service Uses.

Office

Architecture/Engineering/Design
 Building Contractor (office only)
 Business Consulting
 Charitable Institutions
 Computer Programming & Support
 Detective Services
 Educational Services (tutor & testing)
 Employment Agency
 Financial & Insurance
 Government Offices
 Legal Services
 Management Services
 Physical Therapy/Physical Rehabilitation
 Medical & Dental with Laboratory
 PR & Advertising
 Property Development
 Radio & TV Studio
 Real Estate

Table 4.2 (3). Typical Office Uses.

General Service

All Neighborhood Services
 Animal Boarding (interior only)
 Aquatic Facilities
 Batting Cages
 Bowling Alley
 Concert Hall
 Exterminating & Disinfecting Service
 Funeral Home
 Miniature Golf Course
 Recreation, Commercial Indoor
 Repair of Small Goods & Electronics
 Shooting & Archery Ranges (indoor only)
 Skating Rink
 Tattoo/Piercing Parlor

4.0 Uses

6. Office Uses.

A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Table 4.2 (3). In the districts where an office use is permitted with development standards (“O”), the use is considered a home occupation and shall meet the following standards:

- (1) In a live/work building, the use is exempt from the following standards.
 - a. Hour of Operation. Permitted hours of operations are 6:00 AM to 9:00 PM.
 - b. Residence. The operator of the business shall reside in the dwelling unit.
 - c. Vehicles. Parking of a vehicle associated with the business must be accommodated on site.

Craftsman Industrial

Apparel & Finished Fabric Products
Bakery & Confections
Beverages, including Beer, Wine, Liquor, Soft Drinks, Coffee
Botanical Products
Brooms & Brushes
Canning & Preserving Food
Commercial Scale Copying & Printing
Construction Special Trade Contractors
Cut Stone & Cast Stone
Dairy Products
Electronics Assembly
Engraving
Electrical Fixtures
Fabricated Metal Products
Film Making
Furniture & Fixtures
Glass
Household Textiles
Ice
Jewelry, Watches, Clocks, & Silverware
Leather Products
Meat & Fish Products, no Processing
Musical Instruments & Parts
Pasta
Pottery, Ceramics, & Related Products
Printing, Publishing & Allied Industries
Shoes & Boots
Signs & Advertising
Small Goods Manufacturing
Smithing
Taxidermy
Textile, Fabric, Cloth
Toys & Athletic Goods
Upholstery
Woodworking

Table 4.2 (4). Typical Craftsman Industrial Uses.

7. Craftsman Industrial.

A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet that is accessible to the public. Craftsman industrial includes such uses as those found in Table 4.2 (4). This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited. The maximum overall gross floor area is limited to 20,000 square feet, unless otherwise noted. In the subdistricts where a craftsman industrial use is permitted with development standards (“CI”), the following apply:

- (1) A minimum 20% of gross floor area shall be dedicated to a showroom located at the front of the space and is in view of a public Right-of-Way.
- (2) Outdoor activities and storage of goods are not permitted.

8. Parking Lot.

A lot that does not contain a permitted building or Open Space Type and is solely used for the parking of vehicles. In the subdistricts where a parking lot is permitted with development standards (“P”), the following apply:

- (1) Corner Lots. A corner lot shall not be used as a parking lot.
- (2) Adjacent Parking Lots. Two parking lots cannot be located directly adjacent to one another.
- (3) Single Family. Parking lot cannot be associated with a single family use.
- (4) Distance. Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:
 - a. At least 75% of the spaces are dedicated for public use.
 - b. An approved parking agreement is in place (refer to 8.0 Parking).
- (5) Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.
- (6) Commercial Vehicles. Parking lots for commercial vehicles are not permitted in these subdistricts.

9. Parking Structure.

A parking structure on a lot that does not contain a permitted Building Type and is solely used for the parking of vehicles. In the subdistricts where a parking structure is permitted with development standards (“PS”), the following apply:

- (1) Corner Lots. A corner lot shall not be used for a parking structure on primary streets. Parking structures may be used for corner lots on other streets if ground floor of structure is dedicated for commercial use.
- (2) Adjacent Parking Lots. Two parking facilities (lots or structures) cannot be located directly adjacent to one another.
- (3) Primary Street. Parking structures fronting Primary Streets must have ground floor dedicated to commercial uses.

- (4) Distance. Parking structure must be within 1,300 feet of the principal entrance to the associated use unless:
 - a. At least 75% of the spaces are dedicated for public use.
 - b. An approved parking agreement is in place (refer to 8.0 Parking).
- (5) Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.
- (6) Commercial Vehicles. Parking structures for commercial vehicles are not permitted in these subdistricts.

10. Utility and Infrastructure.

A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems. In all subdistricts, utilities and infrastructure require a Conditional Use Permit ("○").

11. Open Space.

A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Refer to 6.0 Open Space Types for permitted forms of open space. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the subdistricts where open space is permitted with development standards ("●"), the following apply:

- (1) Parking. Parking lots are not permitted in open space in any subdistrict unless otherwise approved by City Manager or Designee.
- (2) Stormwater Accommodations. Open space that incorporates stormwater management on a site or subdistrict scale is encouraged.
 - a. Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - b. Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.
- (3) This use may involve small scale food and beverage service, no more than 200 square feet in space, located in a kiosk, with no service access.
- (4) Buildings located directly adjacent to an open space use shall treat facades facing this use with street facade requirements.

12. Accessory Uses.

A category of uses that are not permitted to serve as the principal use on a zoning lot.

- (1) Home Occupation. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
- (2) Parking Lot. An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an

adjacent building on the lot. Parking lot locations are regulated by Building Type. Refer to 5.0 Building Types.

- (3) Parking Structure. A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking Structures within the buildings are regulated per Building Type. Refer to 5.0 Building Type. Separate structure locations are also regulated by Building Type, but shall also meet all of the requirements of 5.2.9. Parking Structure.
- (4) Outdoor Storage of Goods. Permanent outdoor storage of goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies. In the subdistricts where outdoor storage of goods is permitted with development standards ("●"), the following development standards apply:
 - (a) Outdoor storage areas shall be located in the rear or side yard of the lot.
 - (b) Loose materials shall not be stacked higher than six feet.
 - (c) Loose materials shall at a minimum be stored in a three-sided shelter and shall be covered.
 - (d) Materials shall be set back a minimum of five feet from any lot line.
 - (e) All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the heavy side or rear buffer, refer to 7.0 Landscape Requirements for Side and Rear Buffer.

5.0 Building Types

5.0 Building Types

5.1. Introduction to Building Type Standards

1. Introduction

The Building Types detailed in 5.0 Building Types outline the required building forms for new construction and renovated structures within the Subdistricts defined in 3.0.

2. General Requirements.

All Building Types must meet the following requirements.

- (1) Zoning Subdistricts. Each Building Type shall be constructed only within its designated subdistricts Refer to Table 5.1 (1) Permitted Building Types by Subdistricts.
- (2) Uses. Each Building Type can house a variety of uses depending on the subdistrict in which it is located. Refer to 4.0 Uses for uses permitted per subdistrict. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the zoning subdistrict of the lot.
- (4) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
- (5) Accessory Structures.
 - (a) Attached accessory structures are considered part of the principal structure.

- (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard.
 - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
 - (iii) Detached accessory structures shall not exceed the height of the principal structure.

5.2 Explanation of Building Type Table Standards

The following explains and further defines the standards outlined on the tables for each Building Type, refer to 5.3 through 5.8.

1. Building Siting.

The following explains the line item requirements for each Building Type Table within the first section entitled "Building Siting".

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Sidewalk Coverage. Refer to Figure 5.2 (1). Measuring Front Sidewalk Coverage. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).
 - (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
 - (b) Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 72 feet.
- (3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) Front Build-to Zone. The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the build-to zone

		Building Types by Subdistricts				
		City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Building Types	Storefront	●	●	●	●	
	General Stoop		●	●	●	
	Limited Bay			●		
	Row Building		●	●	●	●
	Yard Building					●
	Civic Building	●	●	●	●	●

● = Permitted

Table 5.1 (1). Permitted Building Types by subdistrict

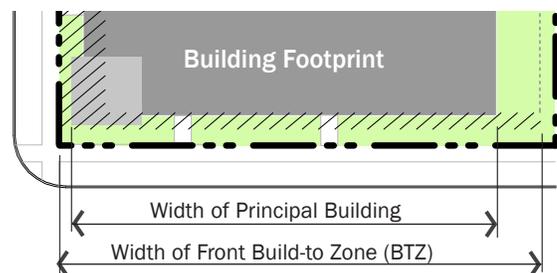


Figure 5.2 (1). Measuring Front Property Line Coverage

-
- (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
 - (5) Corner Build-to Zone. The build-to zone or setback parallel to the corner property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
 - (6) Minimum Side Yard Setback. The minimum required setback along a side property line.
 - (7) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
 - (8) Minimum & Maximum Lot or Building Width. Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
 - (9) Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
 - (10) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
 - (a) Alleys, when present, shall always be the primary means of access.
 - (b) When alleys are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a Primary Street.
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) Floor height requirements apply only to street facing facades.
 - (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
 - (4) Existing Single Family Residential Buffer. In order to assure compatibility of new construction with adjacent single family zones along the 40th "Transit" Street.
 - (a) Transitions fro Single Family Homes. A 20-foot setback is required from the property line adjacent to a single family detached home. At 20 feet, 25-foot building height is permitted in between the property line and 30 feet. After 30 feet, every 2 feet in additional horizontal distance from the property line permits 1 foot of additional vertical building height. See figure 5.2 (5).

2. Height

The following explains the line item requirements for each Building Type Table within the second section entitled "Height".

- (1) Minimum Overall Height. The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (2) Maximum Overall Height. The sum of a building's total number of stories.
 - (a) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.
 - (b) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.
 - (c) Some Building Types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.
- (3) Ground Story and Upper Story, Minimum and Maximum Height. (Refer to Figure 5.2 (3). Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:

5.0 Building Types

3. Uses

The following explains the line item requirements for each Building Type Table within the third section entitled “Uses.” Refer to Section 4.0. Uses for uses permitted within each Zoning subdistrict. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type.

- (1) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
- (3) Required Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

4. Street Facade Requirements

The following explains the line item requirements for each Building Type Table 5.3 through 5.8, within the fourth section of each table entitled “Street Facade Requirements”. Street Facade Requirements apply only to facades facing a public or private right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated.

- (1) Minimum Ground Story and Upper Floor Transparency. (Refer to Figure 5.2 (4), Measuring Transparency). The minimum amount of transparency required on street facades with street frontage.
 - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
 - (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- (2) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story’s facade, as measured from floor to floor, may be windowless; and
 - (b) No horizontal segment of a story’s facade greater than 15 feet in width may be windowless, unless approved by City Manager or Designee.
- (3) Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to 5.9 Entrance Types for definition of and additional requirements for each Entrance Type.
- (4) Principal Entrance Location. The facade on which the primary building entrance is to be located.
- (5) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.

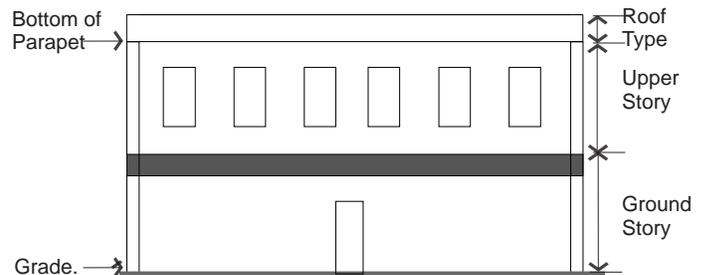
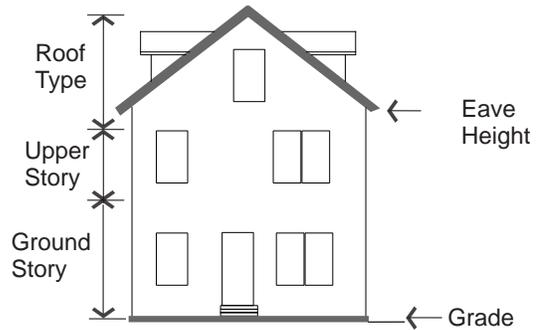


Figure 5.2 (3). Measuring Height

- (6) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

5. Roof Type

The following explains the line item requirements for each Building Type Table in Sections 5.3 through 5.8, within the fifth section entitled “Roof Types”.

- (1) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to 5.10. Roof Types for more specific requirements.
- (2) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to 5.10. Roof Types.



Measuring Ground Floor Transparency on a Storefront base.

Measuring Transparency on Each Story.

Figure 5.2 (4). Measuring Transparency.



Figure 5.2 (5). Transitions from Single Family Homes

5.0 Building Types

5.3 Storefront Building

1. Description & Intent

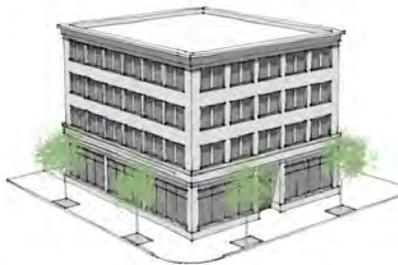
The Storefront Building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances.

This building is available in a variety of intensities, depending on the subdistrict within which it is located.

2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.



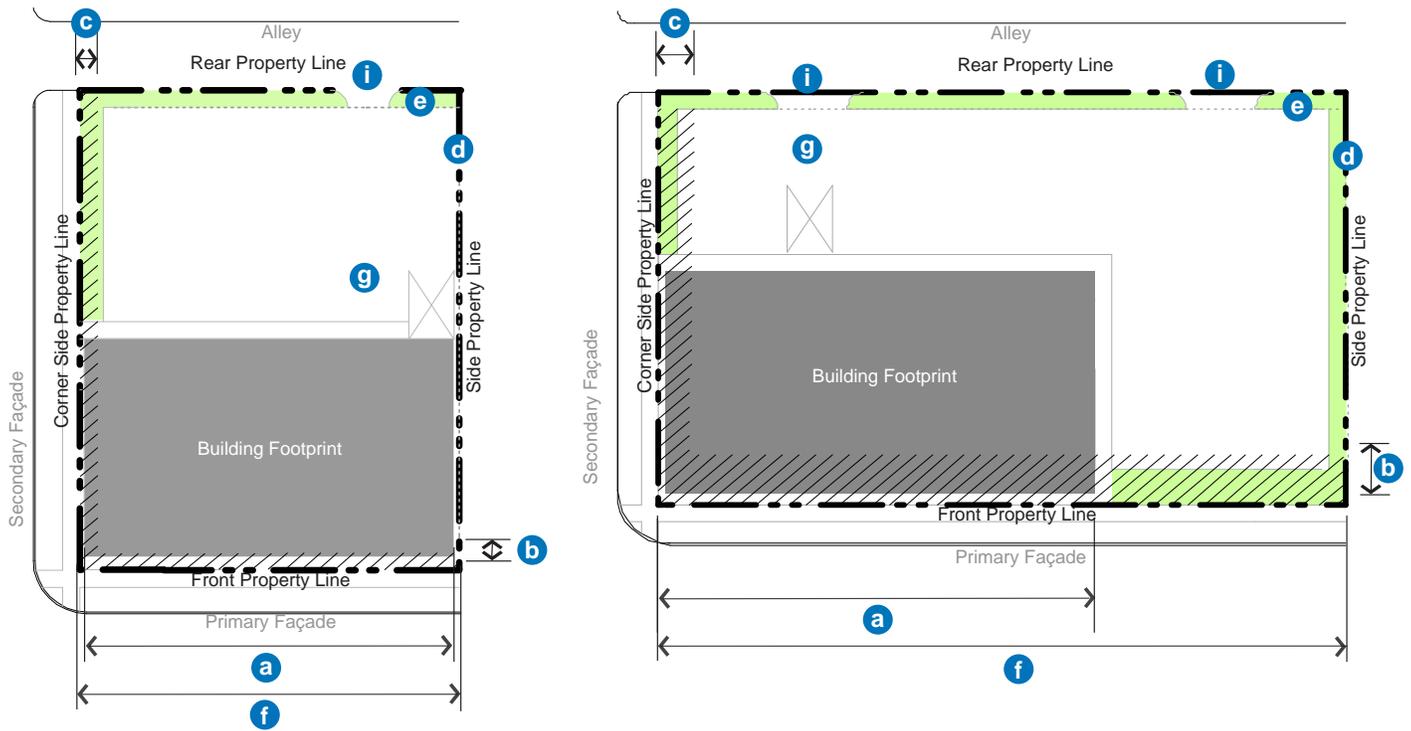
Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of surface parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

	Permitted Subdistricts			
	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"
(1) Building Siting Refer to Figure 5.3 (1).				
Multiple Principal Buildings	permitted	permitted	permitted	permitted
a Front Sidewalk Coverage	85%	80%	80%	80% ¹
Occupation of Corner	required	required	required	required
b Front Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'
c Corner Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'
d Minimum Side Yard Setback	0'	0'	0'	0'
e Minimum Rear Yard Setback	5'	5'	5'	5'
f Minimum Lot Width Maximum Lot Width	none none	none none	none none	none none
g Parking & Loading Location	rear yard	rear yard	rear yard	rear & side yard ¹
i Vehicular Access	Alley only; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 2 driveways are permitted off non-Primary Façades, or as approved by the City Manager or Designee
(2) Height Refer to Figure 5.3 (2).				
j Minimum Overall Height	2 story	1 story	1 story	1 story
k Maximum Overall Height	5 stories ²	5 stories ²	5 stories ²	3 stories ²
l Ground Story: Minimum Height Maximum Height	14' 20' ³	14' 20' ³	14' 20' ³	14' 20' ³
m Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.				
n Ground Story	retail, service	retail, service, office	retail, service, office	retail, service, office,
o Upper Story	any permitted use			
p Parking within Building	permitted fully in any basement and in rear of upper floors			
q Required Occupied Space	30' deep on all full floors measured from the front facade			
(4) Street Façade Requirements Refer to Figure 5.3 (3).				
r Minimum Ground Story Transparency Measured between 2' and 8' above grade	75%	65%	65%	65% front only
s Minimum Transparency per each Story	15%	15%	15%	15%
Blank Wall Limitations	required, see 5.2.4 (2)			
t Front Façade Entrance Type	storefront, arcade	storefront, arcade	storefront, arcade	storefront, arcade
u Principal Entrance Location	front facade	front facade	front facade	front or corner facade
Required Number of Street Entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 100' of front facade
Vertical Façade Divisions	every 30' of façade width	every 30' of façade width	every 50' of façade width	every 50' of façade width
Horizontal Façade Divisions	required within 3' of the top of the ground story, and every fifth floor above the first floor			
(5) Roof Type Requirements Refer to Figure 5.3 (3).				
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted	permitted	permitted



Typical Site Plan

Site Plan with Side Yard Parking "Core"

Figure 5.3 (1). Storefront Building: Building Siting.

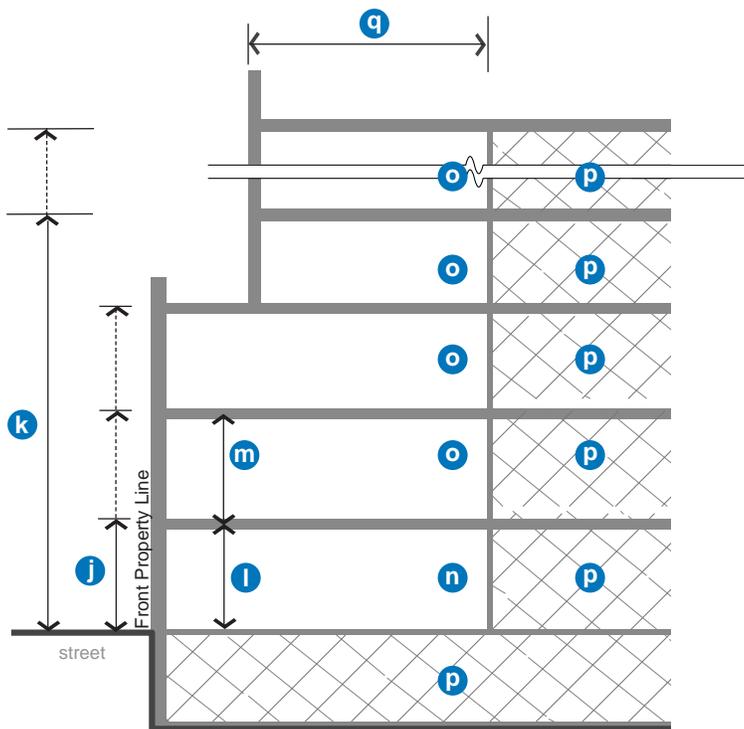


Figure 5.3 (2). Storefront Building: Height & Use Requirements.

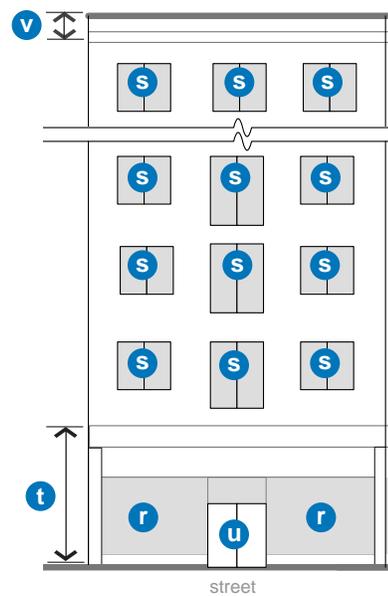


Figure 5.3 (3). Storefront Building: Street Facade Requirements.

5.0 Building Types

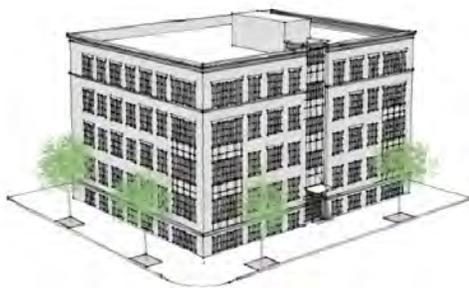
5.4 General Stoop Building

1. Description & Intent

The General Stoop Building Type is limited in terms of uses by the subdistrict within which it is located, generally housing office and/or residential uses. Similar to the Main Street Building, the General Stoop building is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations

Regulations for the General Stoop Building Type are defined in the adjacent table.



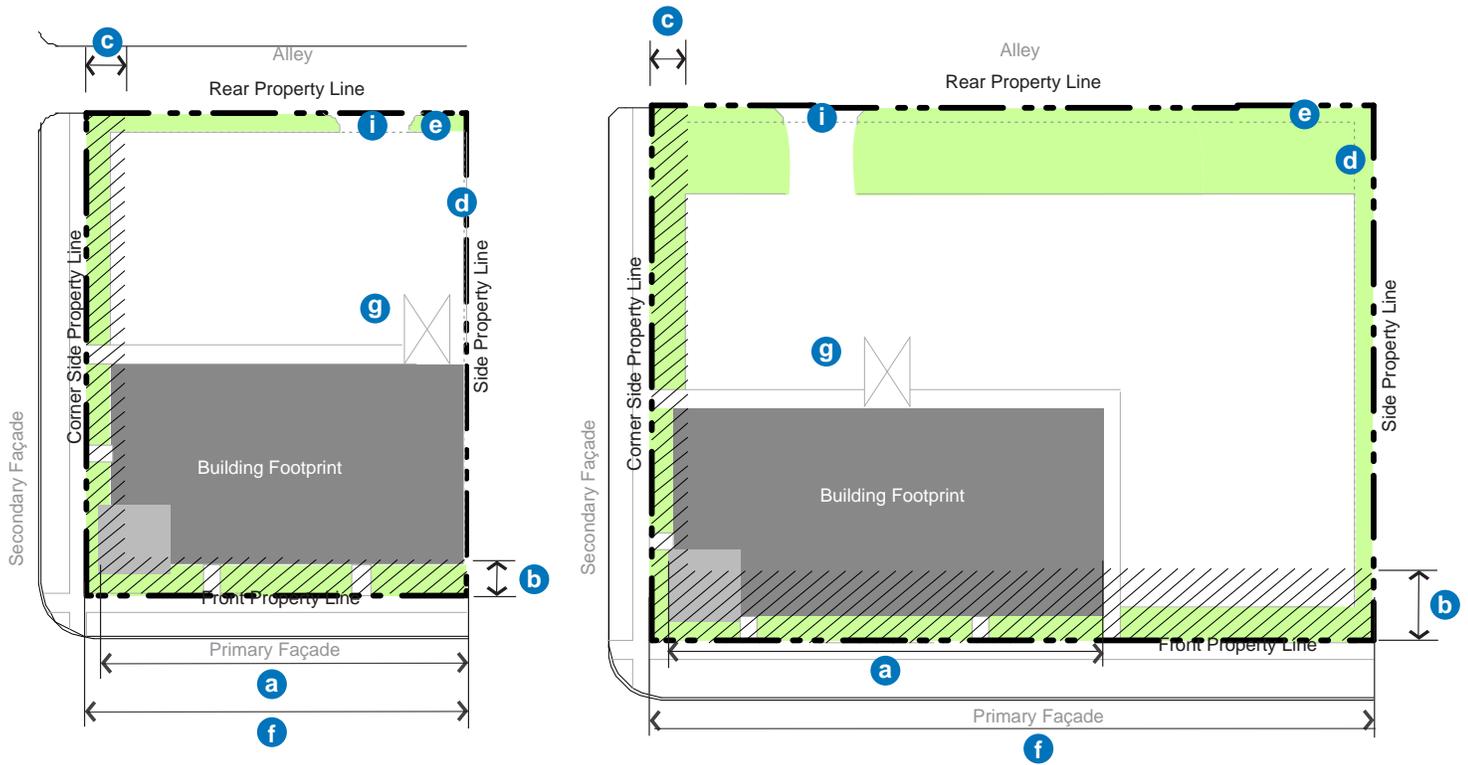
Notes

¹ A courtyard covering up to 35% of the front facade is permitted and may contribute to the Front Lot Line Coverage requirement.

² Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

³ Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

	City Center "General"	Riverdale Road "General"	40th Street "General"
(1) Building Siting Refer to Figure 5.4 (1).			
a Multiple Principal Buildings	not permitted	not permitted	permitted
Front Sidewalk Coverage	80% ¹	80% ¹	80%
b Occupation of Corner	required	required	required
c Front Build to Zone	0' to 10'	0' to 10'	0' to 10'
d Corner Build to Zone	0' to 10'	0' to 10'	0' to 10'
e Minimum Side Yard Setback	0'	0'	5'
f Minimum Rear Yard Setback	5'	5'	5'
Minimum Lot Width	none	none	100'
Maximum Lot Width	none	none	none
g Parking & Loading Location	rear yard	rear yard	rear & side yard
i Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted street, or as approved by the City Manager or Designee
(2) Height Refer to Figure 5.4 (2).			
j Minimum Overall Height	1 story	1 story	1 story
k Maximum Overall Height	5 stories ³	5 stories ³	3 stories ³
l All Stories: Minimum Height	9'	9'	9'
Maximum Height	14'	14'	14'
(3) Uses Refer to Figure 5.4 (2). Refer to 4.0 Uses for permitted uses.			
n All Stories	any permitted use		
p Parking within Building	permitted fully in basement and in rear of upper floors		
q Required Occupied Space	30' deep on all full floors from the front facade		
(4) Street Facade Requirements Refer to Figure 5.4 (3).			
r Minimum Transparency per each Story	35%	35%	15%
Blank Wall Limitations	required, see 5.2.4 (2)		
t Front Facade Entrance Type	stoop, porch, storefront	stoop, porch, storefront	stoop, porch storefront
u Principal Entrance Location	front facade	front facade	front or corner facade
Required Number of Street Entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 150' of front facade
Vertical Facade Divisions	every 25' of facade width	every 50' of facade width	every 50' of facade width
Horizontal Facade Divisions	required within 3' of the top of any visible basement and of the ground story, and at the fifth floor above the ground floor		
(5) Roof Type Requirements Refer to Figure 5.4 (3).			
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
w Tower	permitted	permitted	permitted



Typical Site Plan

Site Plan with Side Yard Parking "General"

Figure 5.4 (1). General Stoop Building: Building Siting.

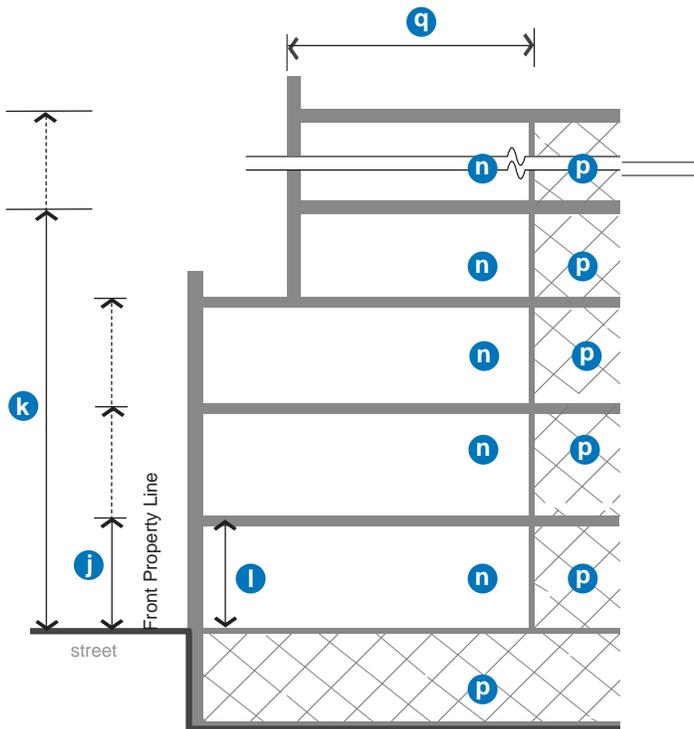


Figure 5.4 (2). General Stoop Building: Height & Use Requirements.

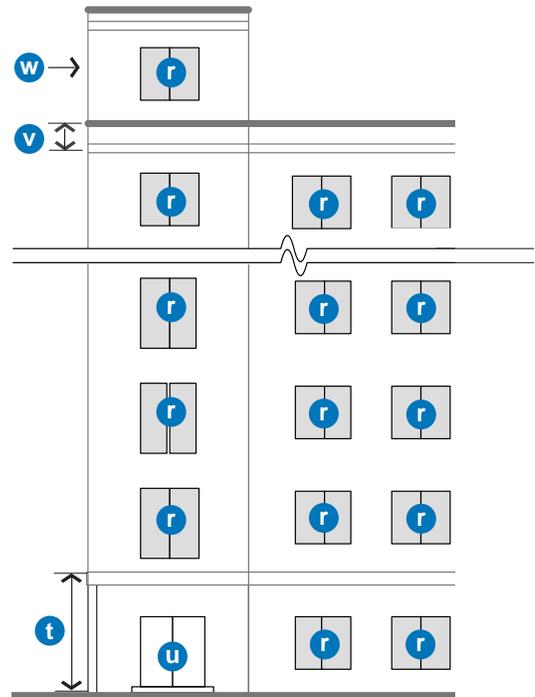


Figure 5.4 (3). General Stoop Building: Street Facade Requirements.

5.0 Building Types

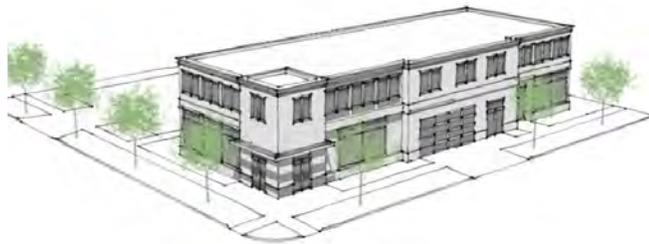
5.5 Limited Bay

1. Description & Intent

The Limited Bay Building Type permits a lower level of ground floor storefront facade and a single vehicle bay with garage door access on the Primary Street. A wider range of uses can also be accommodated within this Building Type, including craftsman industrial uses. This Building Type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the Storefront Building Type. Parking may be provided in the rear of the lot, internally in the building, or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations

Regulations for the Limited Bay Building Type are defined in the adjacent table.



Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

		Permitted Subdistricts
		Riverdale Road "General"
(1) Building Siting Refer to Figure 5.5 (1).		
Multiple Principal Buildings		not permitted
a Front Sidewalk Coverage		75%
Occupation of Corner		required
b Front Build to Zone		0' to 15'
c Corner Build to Zone		0' to 10'
d Minimum Side Yard Setback		5'
e Minimum Rear Yard Setback		5'
f Minimum Lot Width Maximum Lot Width		50' none
g Parking & Loading		rear & side yard
h Street Facade Service Bay Entrance		limited to one per street facade, maximum width 18'
i Vehicular Access		From alley; if no alley exists, maximum 1 driveway per street frontage
(2) Height Refer to Figure 5.5 (2).		
j Minimum Overall Height		1 story
k Maximum Overall Height		4 stories ²
l Ground Story: Minimum Height Maximum Height		14' 24' ³
m Upper Stories: Minimum Height Maximum Height		9' 14'
(3) Uses Refer to Figure 5.5 (2). Refer to 4.0 Uses for permitted uses.		
n Ground Story		retail, service, office, craftsman industrial
o Upper Story		any permitted use
p Parking within Building		permitted fully in basement and in rear of upper floors plus one service bay width at ground floor
q Required Occupied Space		30' deep on all full floors from the front facade
(4) Street Facade Requirements Refer to Figure 5.5 (3).		
r Minimum Ground Story Transparency Measured between 2' and 8' above grade		50% , Service Bay door shall be transparent
s Minimum Transparency per each Story		15%
Blank Wall Limitations		required, see 5.2.4 (2)
t Front Facade Entrance Type		storefront, stoop
u Principal Entrance Location		front or corner facade
Required Number of Street Entrances		1 per 100' of facade; service bay door not included; 1 per 150' of facade
Vertical Facade Divisions		every 60' of facade width
Horizontal Facade Divisions		required within 3' of the top of the ground story for all buildings over 2 stories
(5) Roof Type Requirements Refer to Figure 5.5 (3).		
v Permitted Roof Types		parapet, pitched, flat
Tower		permitted

5.0 Building Types

5.6. Row Building

1. Description & Intent

The Row Building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where uses are permitted.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

2. Regulations

Regulations for the Row Building type are defined in the adjacent table.



Notes:

¹ For the purposes of the Row Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

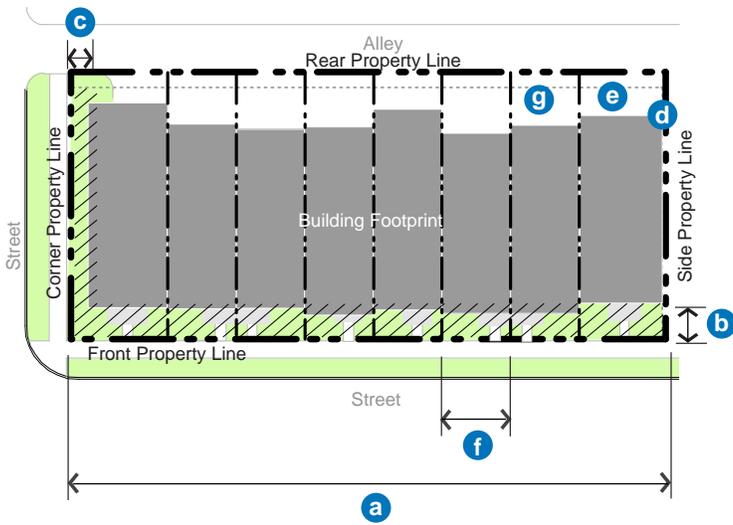
² Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback on alleys is five feet.

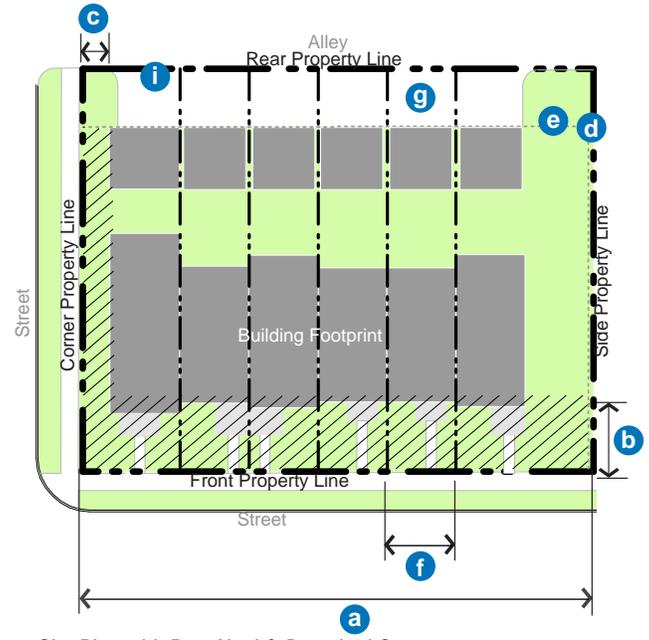
⁴ When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between two feet and eight feet above grade.

⁵ The storefront entrance type is permitted only on corners or buildings that are designated for live/work units.

	Permitted Subdistricts		
	City Center "General" & Riverdale Road "General"	40th Street "General"	Edge
(1) Building Siting Refer to Figure 5.6 (1).			
Multiple Principal Buildings	permitted	permitted	permitted
a Front Sidewalk Coverage	65% ²	65% ²	65% ²
Occupation of Corner	required	required	required
b Front Build to Zone	0' to 10'	5' to 15'	10' to 20'
c Corner Build to Zone	0' to 10'	5' to 10'	5' to 10'
d Minimum Side Yard Setback	0' per unit; 10' between buildings	0' per unit; 15' between buildings	0' per unit; 15' between buildings
e Minimum Rear Yard Setback	5'	10' ³	15' ³
f Minimum Unit Width Maximum Building Width	18' per unit maximum of 10 units per building	20' per unit maximum of 8 units per building	22' per unit maximum of 6 units per building
g Parking	rear yard/facade	rear yard/facade	rear yard/facade
i Vehicular Access	From alley; if no alley exists, 1 driveway per building per street frontage. From alley on Washington Boulevard, 40th Street, and Riverdale Road, unless in Edge Subdistrict.		
(2) Height Refer to Figure 5.6 (2).			
j Minimum Overall Height	2 story	2 story	2 story
k Maximum Overall Height	4 stories	4 stories	3.5 stories
l All Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'
(3) Uses Refer to Figure 5.6 (2). Refer to 4.0 Uses for permitted uses.			
n Ground Story	residential, service, office, limited craftsman industrial	residential, service, office, limited craftsman industrial	residential only
o Upper Story	residential only		
p Parking within Building	permitted fully in basement and in rear of all floors		
q Required Occupied Space	30' deep on all full floors from the front facade		
(4) Street Facade Requirements Refer to Figure 5.6 (3).			
r Minimum Transparency per each Story	15% ⁴	15%	15%
Blank Wall Limitations	required, see 5.2.4 (2)		
t Front Facade Permitted Entrance Type	stoop, porch, limited storefront ⁵	stoop, porch, limited storefront ⁵	stoop, porch
u Principal Entrance Location per Unit	front or corner side facade		
Vertical Facade Divisions	not required		
Horizontal Facade Divisions	for buildings over 3 stories, required within 3' of the top of any visible basement or ground story		
(5) Roof Type Requirements Refer to Figure 5.6 (3).			
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted	permitted



Site Plan with Rear Access Attached Garage



Site Plan with Rear Yard & Detached Garage

Figure 5.6 (1) Row Building: Building Siting

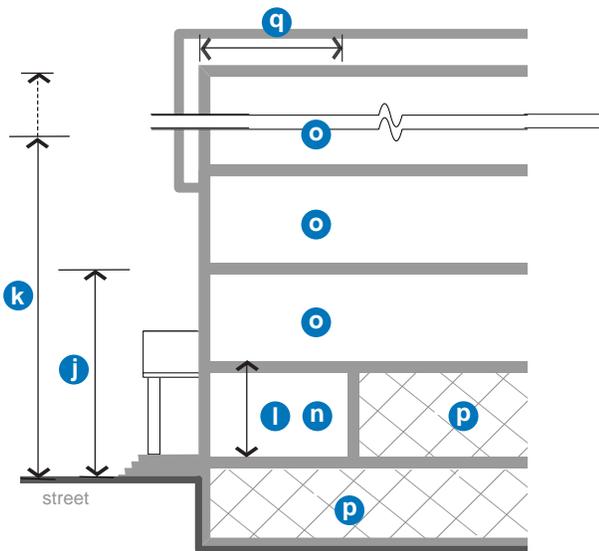


Figure 5.6 (2). Row Building: Height & Use Requirements

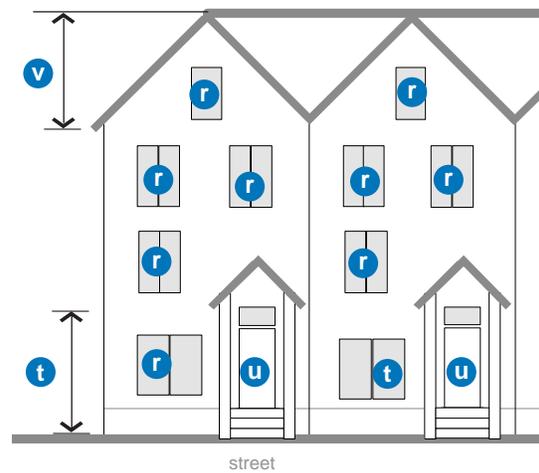


Figure 5.6 (3). Row Building: Street Facade Requirements

5.0 Building Types

5.7. Yard Building

1. Description & Intent

The Yard Building is a mainly residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.

The Yard Building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

2. Regulations

Regulations for the Yard Building Type are defined in the adjacent table.



Notes

¹ Each building shall meet all requirements of the Building Type.

² When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback for detached garages on alleys is five feet.

Permitted Subdistricts	
Edge	

(1) Building Siting <small>Refer to Figure 5.7 (1).</small>	
Multiple Principal Buildings	permitted ¹
a Front Sidewalk Coverage	65% ²
Occupation of Corner	required
b Front Setback	15'
c Corner Setback	7.5'
d Minimum Side Yard Setback	5'
e Minimum Rear Yard Setback	15' ³
f Minimum Lot Width Maximum Lot Width	30' 60'
g Parking	rear yard/facade
i Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
(2) Height <small>Refer to Figure 5.7 (2).</small>	
j Minimum Overall Height	1.5 story
k Maximum Overall Height	3.5 stories
l All Stories: Minimum Height Maximum Height	9' 14'
(3) Uses <small>Refer to Figure 5.7 (2). Refer to 4.0 Uses for permitted uses.</small>	
n All Stories	residential
p Parking within Building	permitted fully in basement and in rear of all floors
q Required Occupied Space	25' deep on all full floors from the front facade
(4) Street Facade Requirements <small>Refer to Figure 5.7 (3).</small>	
r Minimum Transparency per each Story	15%
Blank Wall Limitations	required, see 5.2.4 (2)
t Front Facade Entrance Type	stoop, porch
u Principal Entrance Location per Unit	front, corner, or corner side facade
Required Number of Street Entrances	not required
Vertical Facade Divisions	not required
Horizontal Facade Divisions	not required
(5) Roof Type Requirements <small>Refer to Figure 5.7 (3).</small>	
v Permitted Roof Types	parapet, pitched, flat
Tower	not permitted

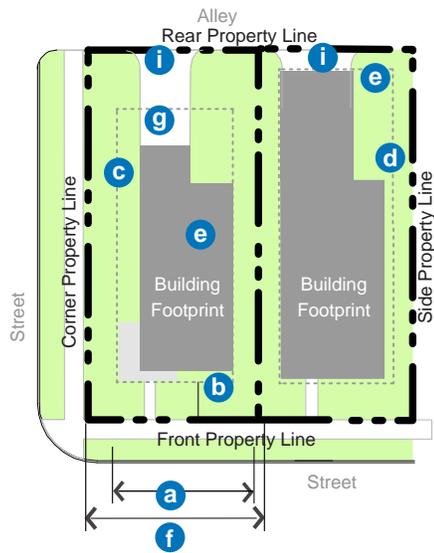


Figure 5.7 (1) Yard Building: Building Siting

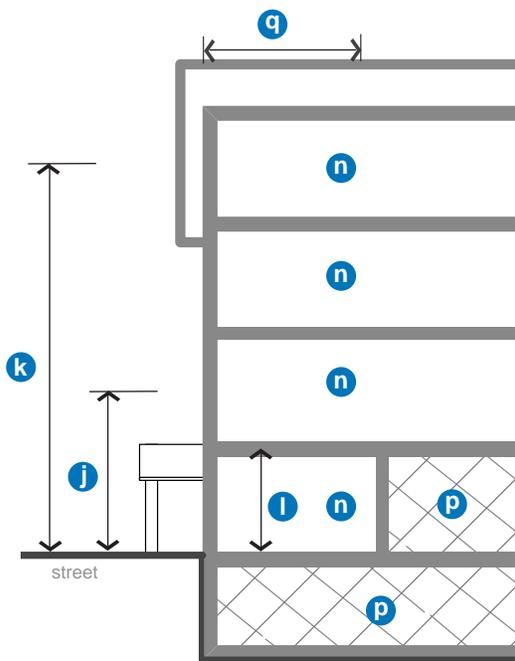


Figure 5.7 (2). Yard Building: Height and Use Requirements

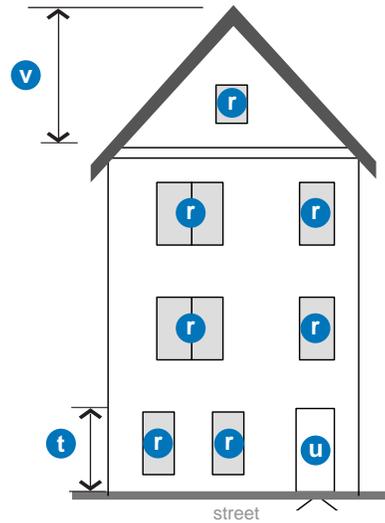


Figure 5.7 (3). Yard Building: Street Facade Requirements

5.0 Building Types

5.8. Civic Building

1. Description & Intent

The Civic Building is the most flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures. In contrast to most of the other Building Types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped. Parking is limited to the rear in most cases.

The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations

Regulations for the Civic Building type are defined in the adjacent table.



Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

	Permitted Subdistricts				
	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street General	Edge
(1) Building Siting Refer to Figure 5.8 (1).					
Multiple Principal Buildings	permitted				
Front Sidewalk Coverage	not required				
Occupation of Corner	not required				
b Front Setback	5'	10'	10'	10'	5''
c Corner Setback	0'	5'	5'	5'	5'
d Minimum Side Yard Setback	5'	5'	5'	5'	5'
e Minimum Rear Yard Setback	5'	5'	5'	5'	5'
f Minimum Lot Width Maximum Lot Width	50' none	50' none	50' none	50' none	50' none
g Parking & Loading	rear	rear	rear & interior side yard ¹	rear & interior side yard ²	rear & interior side yard ¹
i Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage				
(2) Height Refer to Figure 5.8 (2).					
j Minimum Overall Height	1 story	1 story	1 story	1 story	1 story
k Maximum Overall Height	5 stories	5 stories	5 stories	3 stories	2 stories
l All Stories: Minimum Height Maximum Height	9' 20' ²	9' 20' ²	9' 20' ²	9' 20' ²	9' 20' ²
(3) Uses Refer to Figure 5.8 (2). Refer to 4.0 Uses for permitted uses.					
n All Stories	limited to civic & institutional uses only				
p Parking within Building	permitted fully in basement and in rear of upper floors				
q Required Occupied Space	30' deep on all full floors from the front facade				
(4) Street Facade Requirements Refer to Figure 5.8 (3).					
r Minimum Transparency per each Story	10%				
Blank Wall Limitations	not required				
t Front Facade Permitted Entrance Type	arcade, stoop				
u Principal Entrance Location	front or corner facade	front or corner facade	front or corner facade	front or corner facade	front or corner facade
Required Number of Primary Street Entrances	1 per 100' of facade	1 per 150' of facade	1 per 150' of facade	1 per 150' of facade	1 per 150' of facade
Vertical Facade Divisions	not required				
Horizontal Facade Divisions	not required				
(5) Roof Type Requirements Refer to Figure 5.8 (3).					
v Permitted Roof Types	parapet, pitched, flat; other roof types are permitted by Conditional Use				
w Tower	permitted				

5.0 Building Types

5.9 Entrance Types.

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.8.

1. General.

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 5.3 through 5.8).
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) Measuring Transparency. Refer to 5.2 Explanation of Building Type Table Standards, for information on measuring building transparency.
- (4) Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

2. Storefront Entrance Type.

(Refer to Figure 5.9 (1)). The Storefront entrance type is a highly

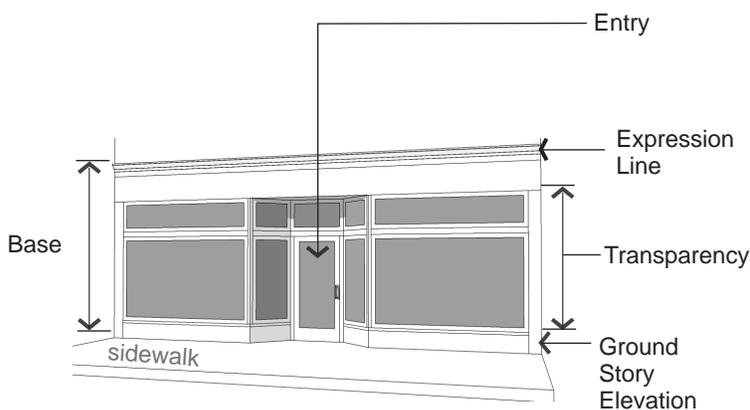


Figure 5.9 (1). Storefront Entrance Type

transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Storefront elevation shall be between zero and two feet above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
 - (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
 - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

3. Arcade Entrance Type.

(Refer to Figure 5.9 (2)). An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story.

- (1) Arcade. An open-air public walkway is required to be recessed into the building, from the face of the building, a minimum of eight and a maximum of 15 feet.

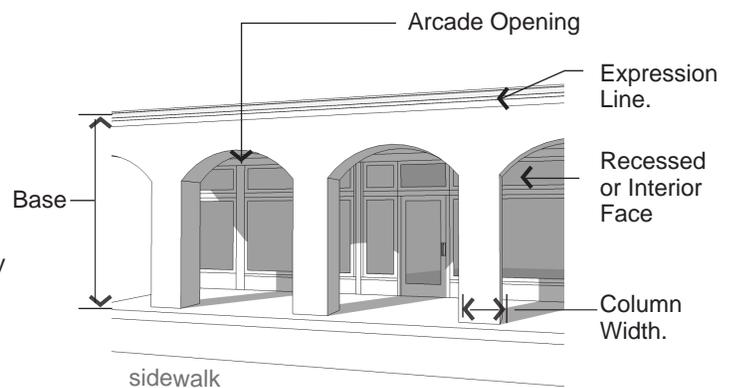


Figure 5.9 (2). Arcade Entrance Type

- (2) Build-to Zone. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the required build-to zone.
- (3) Recessed or Interior Facade. Storefront entrance type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between ten feet and 18 feet on center.
- (5) Column Width. Columns shall be a minimum of 1'-8" and a maximum 2'-4" in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.
- (7) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (8) Visible Basement. A visible basement is not permitted.

4. Stoop Entrance Type.

(Refer to Figure 5.9 (3)). A stoop is an unroofed, open platform.

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.

- (3) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.

5. Porch Entrance Type.

(Refer to Figure 5.9 (4)). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.

- (1) Transparency.
 - (a) Minimum transparency per Building Type is required.
 - (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
- (3) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted.
- (5) Height. Porch may be two stories to provide a balcony on the second floor.
- (6) Entrance. All entries shall be located off a porch.

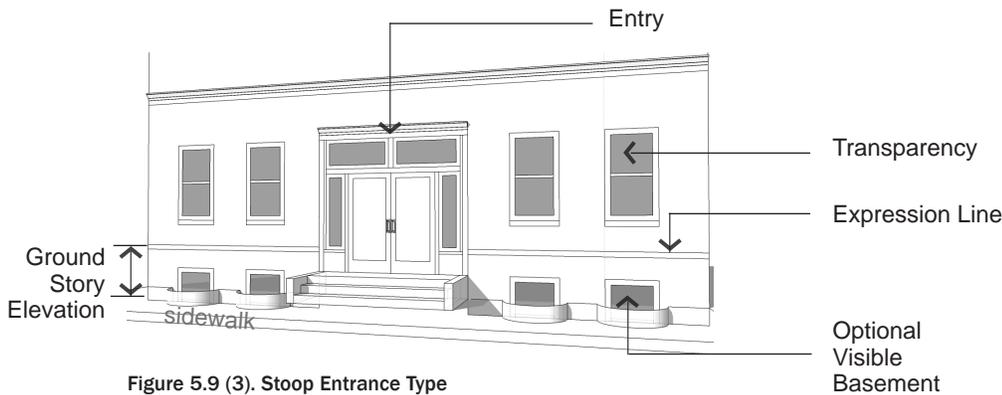


Figure 5.9 (3). Stoop Entrance Type

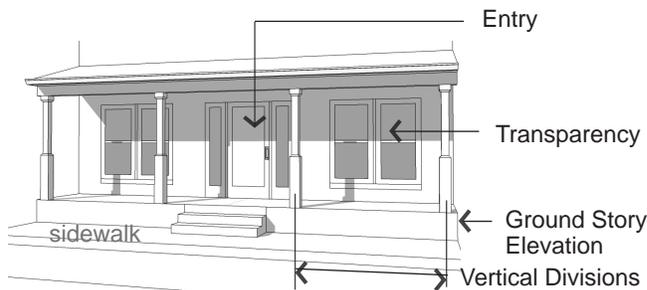


Figure 5.9 (4). Porch Entrance Type

5.0 Building Types

5.10 Roof Types.

Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.8.

1. General Provisions.

The following provisions apply to all roof types.

- (1) Intent. To guide the design of the cap of all buildings.
- (2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
- (3) Measuring Height. Refer to Section 5.2.2 for information on measuring building height.
- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the City Manager or Designee with the following requirements:
 - (a) The roof type shall not create additional occupiable space beyond that permitted by the Building Type.
 - (b) The shape of the Roof Type shall be significantly different from those defined in this section 5.10 Roof Types, i.e. a dome, spire, vault.
 - (c) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

2. Parapet Roof Type.

(Refer to Figure 5.10 (1), Parapet Roof Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit

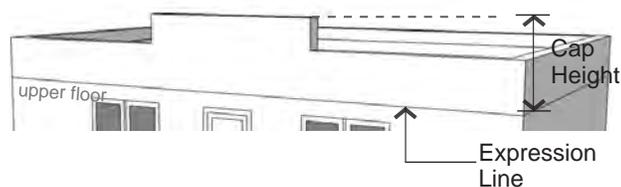


Figure 5.10 (1). Parapet Roof Type

the view of roof-top mechanical systems from the street.

- (1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet with a maximum height of six feet.
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

3. Pitched Roof Type.

(Refer to Figure 5.10 (2), Pitched Roof Type). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
 - (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 5.10 (2) - Low Pitched Roof).
- (2) Configurations.
 - (a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
 - (b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
 - (c) Gambrel and mansard roofs are not permitted.
- (3) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs

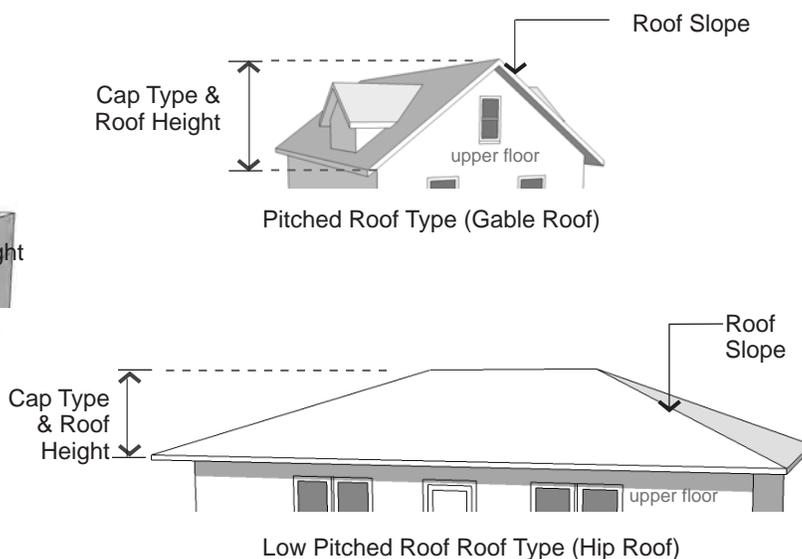


Figure 5.10 (2). Pitched Roof Type

parallel to the front lot line. (Refer to Figure 5.10 (3). Parallel Ridge Line).

- (4) Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (5) Occupied Space. Occupied space may be incorporated behind this roof type.

4. Flat Roof Type.

(Refer to Figure 5.10 (4). Flat Roof Type). This roof type has a flat roof with overhanging eaves.

- (1) Configuration. Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (3) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
- (4) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than four feet above the top of the eave.



Figure 5.10 (3). Parallel Ridge Line

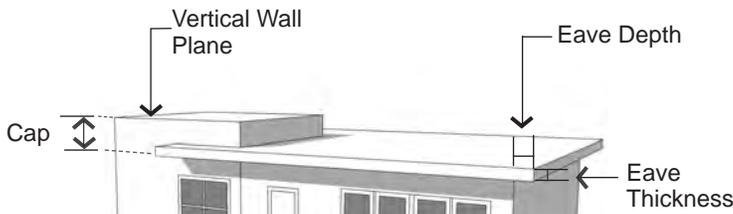


Figure 5.10 (4). Flat Roof Type

- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

5. Towers.

(Refer to Figure 5.10 (5) Tower). A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types.

- (1) Quantity. All Building Types, with the exception of the Civic Building, are limited to one tower per building.
- (2) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (3) Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (4) Horizontal Expression Lines. An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (5) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (6) Application. May be combined with all other roof types.
- (7) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

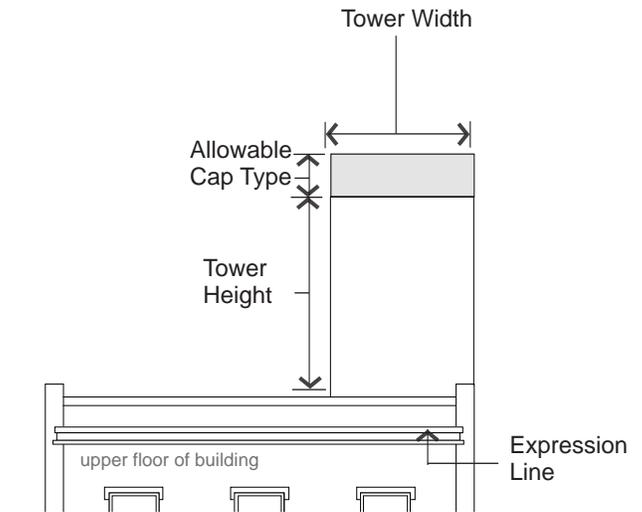


Figure 5.10 (5). Tower

5.0 Building Types

5.11 Additional Design Requirements.

The following outlines the subdistrict design guidelines that affect a building's appearance and subdistrict cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

1. Materials and Color.

- (1) Primary Facade Materials. 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
 - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.11 (1).

- (2) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades only.
- (3) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.11 (2).
- (4) Color. Main building colors shall be complementary to existing building stock.
- (5) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with



Primary Materials: Brick



Primary Materials: Stone



Primary Materials: Painted Wood



Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile

Figure 5.11 (1). Primary Materials.

Figure 5.11 (2). Roof Materials.

the exception of the Row Building and the Yard Building. Refer to Figure 5.11 (3).

2. Windows, Awnings, and Shutters.

- (1) Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed, double hung. Percent of transparency is required per Building Type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Refer to Figure 5.11 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved by City Manager or Designee during the site plan process with an approved sample and examples of successful, high quality local installations.



Permitted Awnings: Metal



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted Awnings: Canvas



Permitted: Commercial Grade Doors & Windows on Commercial Buildings.



Prohibited Awnings: Plastic

Figure 5.11 (3). Commercial Grade Doors & Windows.

Figure 5.11 (4). Awnings.

5.0 Building Types

3. Balconies.

The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 5.11 (5).

- (1) Size. Balconies shall be a minimum of six feet deep and five feet wide.
- (2) Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (3) Facade Coverage. A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

4. Treatments at Terminal Vistas.

When a street terminates at a parcel, the parcel shall be occupied by one of the following:

- (1) If the parcel is open space, any Open Space Type with the exception of the Pocket Park shall be utilized and a vertical element shall be terminate the view. Acceptable vertical elements include a stand or grid of trees, a sculpture, or a fountain.
- (2) If the parcel is not utilized as an Open Space Type, the front or corner side of a building, whether fronting a Primary Street or not, shall terminate the view.



Figure 5.11 (5). Balconies Integral to Facade.



Figure 5.11 (7). Building Variety.

5. Building Variety.

Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 5.11 (7) for one illustration of this requirement.

- (1) The proportion of recesses and projections.
- (2) The location of the entrance and window placement, unless storefronts are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

6. Drive-through Structures.

Refer to Figure 5.11 (8) for one illustration of the following requirements.

- (1) Application. Drive-through structures are only allowed in the Riverdale Road “General” subdistrict.
- (2) Structure/Canopy. Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street.
- (3) Stacking Lanes. Stacking lanes shall be located perpendicular to the Primary Façade or behind the building.
- (4) The canopy and structure shall be constructed of the same materials utilized on the building.

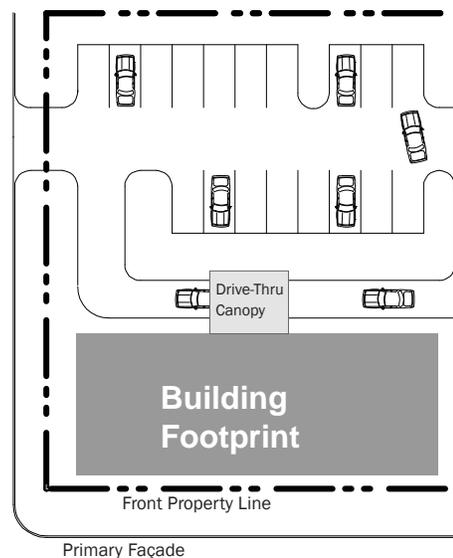


Figure 5.11 (8). Recommended Drive-Through Facility Layout.

6.0 Open Space Types

6.0 Open Space Types

6.1 General Requirements.

1. Intent.

To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.

2. General Requirements.

Development of parcels over 5 acres are required to provide 5% total lot size as civic open space. Developer shall work with City to determine appropriate location of open space.

- (1) All open space provided within any Core, General, or Edge Zoning Subdistrict shall comply with one of the Open Space Types defined by 6.2 through 6.8.
- (2) Access. All Open Space types shall provide public access from a vehicular right-of-way.
- (3) Location. Open Space Types shall be platted as a lot or, with permission of the City, may be located within the right-of-way. Open Space Types shall either be zoned as an open space zoning designation, or an adjacent zoning designation, such as Core, General, or Edge Zoning Subdistricts.
- (3) Fencing. Open Space Types may incorporate fencing provided that the following requirements are met.
 - (a) Height. Fencing shall be a maximum height of 48 inches, unless approved by the City Manager or Designee for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields, and ball courts.
 - (b) Level of Opacity. Fence opacity shall be no greater than 60% except in Edge subdistricts where opacity shall be no greater than 80%.
 - (c) Type. Chain-link fencing is not permitted along any street frontage, with the exception of dedicated sports field or court fencing approved by the City Manager or Designee.
 - (d) Spacing of Openings. Openings or gates shall be provided on every street face at key locations and intersections, and at a minimum of every 200 feet.
- (4) Ownership. Open Space Types may either be publicly or privately owned.
- (5) Parking Requirements. Parking shall not be required for any Open Space Type, unless a use other than open space is determined by the City Manager or Designee.
- (6) Continuity. Connections to existing or planned trails or open space types shall be made when the Open Space abuts an existing or planned trail right-of-way or other civic open space type.

3. Definition of Requirements.

The following further explains or defines the requirements included in Tables 6.2 (1) through 6.8 (1) for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.

- (1) Size.
 - (a) Minimum Size. The minimum size of the Open Space Type is measured within the parcel lines of the property.
 - (b) Maximum Size. The maximum size of the Open Space Type is measured within the parcel lines of the property.
 - (c) Minimum Dimension. The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 6.1 (1).
- (2) Minimum Percentage of Vehicular Right-of-Way Frontage Required. The minimum percentage of the civic open space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the Open Space.
- (3) Adjacent Parcels. Parcels directly adjacent to as well as directly across the street from an Open Space Type.
 - (a) Frontage Orientation of Adjacent Parcels. The preferred orientation of the adjacent parcels' frontages to the civic open space. Front, corner side, side, and rear refers to the property line either adjacent to the Open Space or facing the Open Space across the street.
- (4) Improvements. The following types of development and improvements may be permitted on an Open Space Type.
 - (a) Designated Sports Fields Permitted. Sports fields, ball courts, or structures designated for one or more particular sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, climbing walls, and skate parks are permitted.
 - (b) Playgrounds Permitted. Playgrounds include a defined area with play structures and equipment typically for children under 12 years of age, such as slides, swings, climbing structures.
 - (c) Fully Enclosed Structures Permitted. Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.
 - (i) Maximum Area. For some civic open space types, fully enclosed structures are permitted, but limited to a maximum building coverage as a percentage of the open space area.
 - (ii) Semi-Enclosed Structures. Open-air structures, such as gazebos, are permitted in all open space types.
 - (d) Maximum Percentage of Open Water Body. The maximum amount of area within an Open Space Type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

4. Stormwater in Open Space Types.

Stormwater management practices, such as storage and retention facilities, may be integrated into Open Space Types and utilized to meet stormwater requirements for surrounding parcels.

- (1) **Stormwater Features.** Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy. Stormwater facilities shall be designed for public safety so that in the case of a storm event so that water depths are minimized.
- (2) **Qualified Professional.** A qualified landscape design professional, such as a landscape architect or certified landscape designer, shall be utilized to incorporate stormwater features into the design of the civic open spaces.



Figure 6.2 (1). Typical Plaza.

6.2 Plaza.

1. Intent.

To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Special features, such as fountains and public art installations, are encouraged.

2. Plaza Requirements

(1) Dimensions

Minimum Size (acres)	0.05
Maximum Size (acres)	1.5
Minimum Dimension (feet)	30'
Minimum % of Vehicular ROW Frontage Required	50%; 80% building frontage required on non-street frontage

(2) Adjacent Parcels

Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side

(3) Improvements

Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum % of Open Water	50%

(4) Additional Design Requirements

- (a) **Minimum Building Frontage.** At least 80% of the plaza's perimeter that does not front on vehicular right-of-way shall be lined by building frontages.
- (b) **Fully Enclosed Structures Permitted.** Fully enclosed structures are permitted, and are allowed to cover a maximum of 5% of the total area of the plaza.

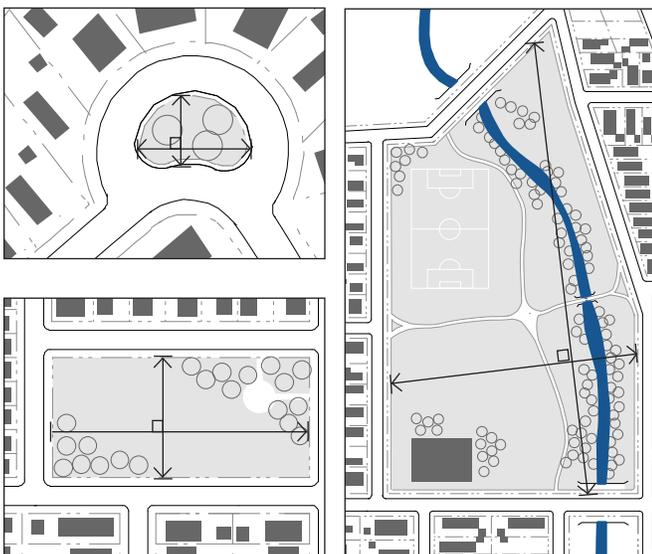


Figure 6.1 (1). Examples of Measuring the Minimum Dimension of Open Space Types.

6.0 Open Space Types

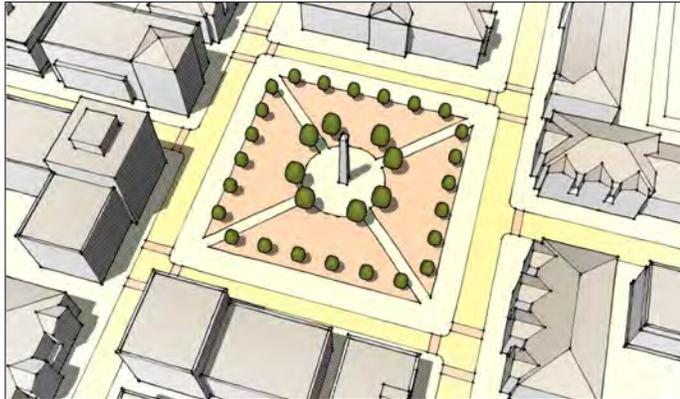


Figure 6.3 (1). Typical Square.

6.3 Square.

1. Intent.

To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right-of-way, which together with building facades creates its definition.

2. Square Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	3
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	100%
(2) Adjacent Parcels	
Permitted Districts	City Center "Core" City Center "General" 40th Street "General"
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum % of Open Water	30%
(4) Additional Design Requirements	

(a) Fully Enclosed Structures Permitted. Fully enclosed structures are permitted, and are allowed to cover a maximum of 5% of the total area of the Square.

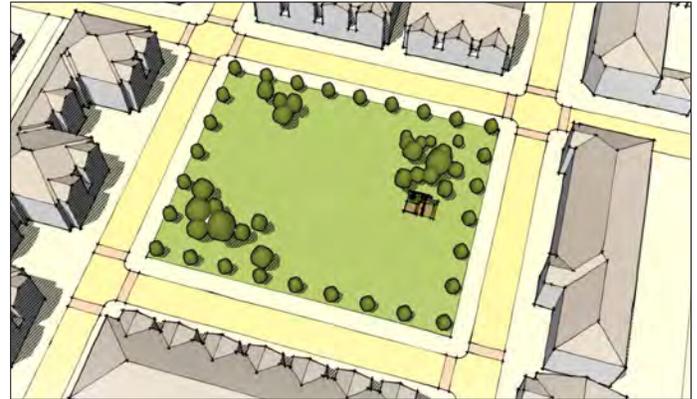


Figure 6.4 (1). Typical Green Layout.

6.4 Green.

1. Intent.

To provide informal, medium scale active or passive recreation for neighborhood residents within walking distance, mainly fronted by streets..

2. Green Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	2
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	100%; 50% for over 1.25 acres
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum % of Open Water	30%



Figure 6.5 (1). Typical Commons Layout.



Figure 6.6 (1). Typical Pocket Park Layout.

6.5 Commons.

1. Intent.

To provide an informal, small to medium scale space for active or passive recreation for a limited neighborhood area. Commons are typically internal to a block and tend to serve adjacent residents.

2. Commons Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	1.5
Minimum Dimension (feet)	45'
Minimum % of Vehicular ROW Frontage Required	0%; 2 access points required, minimum width each of 20'
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Side or Rear
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum % of Open Water	30%
(4) Additional Design Requirements	
(a) Access Points. Commons shall have a minimum of two access points from a vehicular right-of-way. Each access point shall have a minimum width of 20 feet.	

6.6 Pocket Park Open Space Type.

1. Intent.

To provide small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance.

2. Pocket Park Requirements	
(1) Dimensions	
Minimum Size (acres)	0.05
Maximum Size (acres)	1
Minimum Dimension (feet)	None
Minimum % of Vehicular ROW Frontage Required	15%
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum % of Open Water	30%

6.0 Open Space Types



Figure 6.7 (1). Typical Park.

6.7 Park.

1. Intent.

To provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees.

2. Park Requirements	
(1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	None
Minimum Dimension (feet)	100'
Minimum % of Vehicular ROW Frontage Required	30%; up to 5 acres; 20% over 5 acres
(2) Adjacent Parcels	
Permitted Subdistricts	City Center "General" 40th Street "General" Riverdale Road "General" Edge
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted, maximum 5% of area
Maximum % of Open Water	30%
(4) Additional Design Requirements	
(1) Vehicular Right-of-Way Frontage of Parks Less Than 5 Acres. At least 30% of the park shall continuously front on a vehicular right-of-way.	
(2) Vehicular Right-of-Way Frontage of Parks Larger Than 5 Acres. At least 20% of the park shall continuously front on a vehicular right-of-way.	



Figure 6.8 (1). Typical Greenway.

6.8 Greenway.

1. Intent.

To provide informal, primarily natural linear open spaces that serve to enhance connectivity between open space types and other uses. Greenways are linear open spaces that often follow a natural feature, such as a river, stream, ravine, or man-made feature, such as a vehicular right-of-way. A greenway may border other open space types.

2. Greenway Requirements	
(1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	None
Minimum Dimension (feet)	30'; recommended minimum average width 50'
Minimum % of Vehicular ROW Frontage Required	0%; 1 access point required per quarter mile of length, minimum 20' width
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum % of Open Water	30%

7.0 Landscape Standards

7.0 Landscape Standards

7.1 General Requirements.

1. Intent.

The landscape standards outlined in this section are designed to meet the following set of goals.

- (1) To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- (2) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (3) Refer to South Ogden City Code, Title 10, Chapter 23 for landscape regulations regarding water efficient landscaping, tree and plant types and sizes, and other elements related to efficient landscape design standards.
- (4) To shade large expanses of pavement and reduce the urban heat island effect.

2. Applicability.

Landscaping, trees, and buffers shall be installed as detailed in this section.

- (1) General Compliance. Application of this section to existing uses shall occur with the following developments.
 - (a) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (b) Alteration to an existing principal or accessory structure that results in a change of 15% or more in the structure's gross floor area.
 - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
- (2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions.
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
- (3) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the City Manager or Designee.
- (4) Street Trees. Refer to section 2.0 Streets for appropriate street tree specifications.

3. Water Efficient Landscaping.

Refer to South Ogden, Utah City Code, Title 10, Chapter 23 for landscape regulations regarding water efficient landscaping.

7.2 Installation of Landscape.

1. Intent.

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

2. Applicability.

These provisions apply to landscape installation as required by this section.

3. General Installation Requirements.

The installation of landscaping shall adhere to the following standards.

- (1) National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.
 - (a) Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
 - (b) Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
- (2) Installation. Landscaping shall be fully installed prior to the issuance of a certificate of completeness.
 - (a) If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional.
 - (b) Complete installation is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited.
- (3) Plant Size Requirements. Plant material shall be sized according to Table 7.2 (1) at the time of installation, unless otherwise noted in this section.
- (4) Condition of Landscape Materials. The landscaping materials used shall be:
 - (a) Healthy and hardy with a good root system.
 - (b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
 - (c) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
 - (d) Appropriate for the conditions of the site, including slope, water table, and soil type.
 - (e) Protected from damage by grates, pavers, or other measures.
 - (f) Plants that will not cause a nuisance or have negative impacts on an adjacent property.

- (g) Species native or naturalized to the Wasatch Front, whenever possible.
- (5) Compost, Mulch, and Organic Matter. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
- (6) Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

4. Ground Plane Vegetation.

All unpaved areas shall be covered by one of the following.

- (1) Planting Beds.
 - (a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
 - (b) Nonliving materials, such as bark mulch, colored gravel, or mulch, are permitted for up to 50% of a bed area.
 - (c) Annual beds must be maintained seasonally, replanting as necessary.
- (2) Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - (a) Grass shall be established within 90 days of planting or the area must be reseeded, replugged, or resodded.

5. Tree Installations.

Refer to the list of permitted tree types, available from South Ogden Parks Division.

- (1) Tree Measurement. New trees shall be measured at six inches above the mean grade of the tree's trunk when four inch caliper or less and twelve inches for tree trunks above four inches, and noted as caliper inches throughout this ordinance.
- (2) Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
- (3) Tree Size. All trees to be installed to meet the requirements of this section shall be a minimum of 2 inch caliper at the time of installation.
- (4) Tree Spacing. See Section 7.3.4 (4).
- (5) Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.
 - (a) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 7.2 (2) for details.
 - (b) Permeable area for one tree cannot count toward that of another tree.
- (6) Structural Soil. When the Soil Surface Area (per Table 7.2 (2)) of a tree will extend below any pavement, structural soil is required underneath that pavement. Structural soil is a medium that can

be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits (source: Cornell University, Urban Horticulture Institute).

Plant Material Type	Minimum Size
Deciduous Shade/Overstory Tree	
Single Trunk	2" caliper
Multi Trunk	10' in height
Evergreen Tree	8' in height
Understory Tree	6' in height
Ornamental Tree	1.5" caliper
Shrubbery - Deciduous	container class 5
Shrubbery - Evergreen	container class 5
Groundcover	3" in height

Table 7.2 (1). Plant Material Size at Installation.

Tree Size	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5' Soil Depth	Permeable Surface Area Requirement (sq ft)
Very Small	181	72 (approx. 8.5' x 8.5')	25 (5' x 5')
Small	736	294 (approx. 17' x 17')	100 (10' x 10')
Medium	2852	1141 (approx. 34' x 34')	225 (15' x 15')
Large	6532	2681 (approx. 50' x 50')	400 (20' x 20')

Table 7.2 (2). Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.

6. Irrigation Systems.

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

- (1) All irrigation systems shall be designed to minimize the use of water.
- (2) Non residential landscape irrigation shall have an automatic clock-activated permanent system.
- (3) The irrigation system shall provide sufficient coverage to all landscape areas.

7.0 Landscape Standards

- (4) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
- (5) All systems shall be equipped with a back-flow prevention device.
- (6) All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.

7. Maintenance of Landscape.

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

- (1) All required landscape shall be maintained to adhere to all requirements of this ordinance.
- (2) **Replacing Unhealthy Landscaping.** Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
- (3) **Maintenance Responsibility.** The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
- (4) **Maintain Quality and Quantity.** Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
- (5) **Fences and Other Barriers.** Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
- (6) **Tree Topping.** Tree topping is not permitted. When necessary, crown reduction thinning or pruning is permitted. Refer to 7.3.4(2) for clear branch height of street trees.

7.3 Street Trees & Streetscape Design.

1. Intent.

To line all new streets with a consistent and appropriate planting of trees, pavement design, and identity to establish tree canopy for environmental benefit and a sense of identity for all new streets.

2. Applicability.

The requirements herein apply to all new development requiring Regulating Plan approval.

3. Streetscape Design Submittal.

A consistent streetscape design shall be submitted for approval for all new streets within the development. At a minimum, the submittal shall include the following:

- (1) **Street Trees.** Trees meeting the minimum requirements of 7.3.4, below, shall be included in the streetscape design, with details related to tree pits, tree planting to meet the requirements of 7.2.5 Tree Installations.

- (1) **Sidewalk Pavement Design.** Sidewalk paving materials and pattern shall be set for each street type (refer to 2.0 Street Types).
- (2) **Street Furnishings.** Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks at the least shall be specified and quantities and locations listed for each street type (refer to 2.0 Street Types).
- (3) **Landscape Design.** Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.
- (4) **Lighting.** Pedestrian and vehicular lighting shall be specified and locations and quantities noted.
- (5) **Identity Elements.** Any other elements designed to establish the identity of each Street, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.

4. Minimum Street Tree Requirements.

The following standards apply to the installation of street trees.

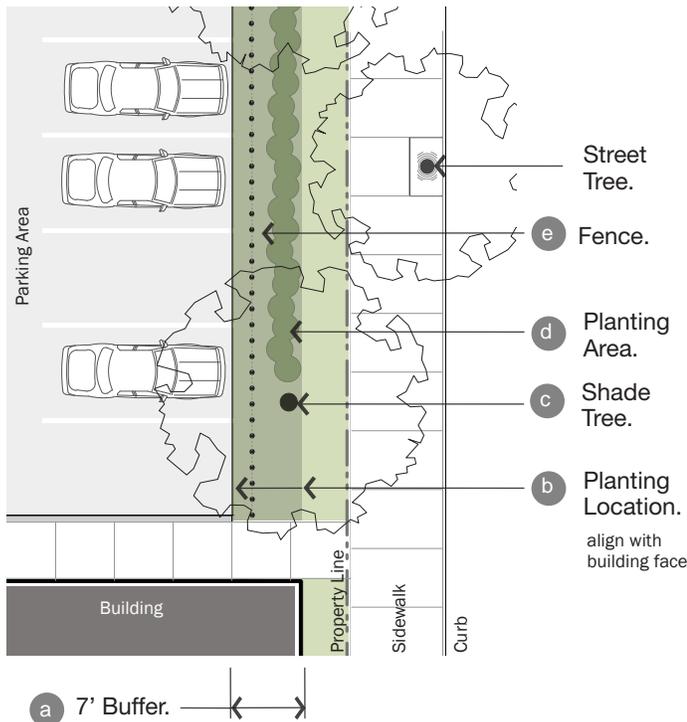
- (1) **Exception.** Street Trees are not required on Alleys or the Lane Street Types (refer to 2.4 and 2.5 Street Types).
- (2) **Clear Branch Height.** Minimum clear branch height is eight feet.
- (3) **Street Tree Type.** Medium and large shade trees are permitted to be installed as street trees. Refer to the list of permitted tree types in the South Ogden City Approved Shade Tree List for Park Strip Planting.
- (4) **Street Tree Spacing.** Street trees shall be planted as follows.
 - (a) Each Lot is required to have one tree for every 30 feet of street frontage with a minimum of one street tree per street frontage.
 - (b) **Spacing.**
 - (i) Large trees must be spaced a minimum of 30 and a maximum of 60 feet on center.
 - (ii) Medium trees must be spaced a minimum of 20 and a maximum of 30 feet on center.
 - (c) No trees may be planted closer to any curb or sidewalk than as follows unless a permeable surface is provided:
 - (1) **Medium trees: three feet.**
 - (2) **Large trees: four feet.**
 - (d) **Limited Distance between Curb and Sidewalk.** Where the distance from the back of the curb to the edge of the right-of-way or property line is less than nine feet with a sidewalk, Applicant shall work with the City staff to determine the appropriate tree species.
 - (i) City Manager or Designee may waive the street tree requirement in spaces less than nine feet.
- (5) **Tree Wells.** In commercial subdistricts, where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.
 - (a) For tree wells adjacent to sidewalks five feet wide or less, open pit is not permitted.

- (i) The opening must be covered with a tree grate or pervious pavement.
- (ii) The opening in a tree grate for the trunk must be expandable.

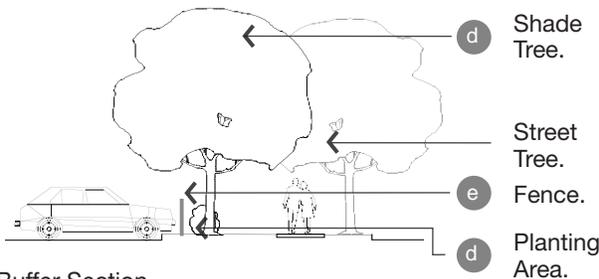
7.4 Frontage Buffer.

1. Intent & Applicability.

- (1) Intent. To lessen the visual impact of vehicular areas visible from the street.
- (2) General Applicability. Applies to properties in all “Core”, “General”, and “Edge” subdistricts where a vehicular area is located adjacent to a right-of-way.
 - (a) Exceptions. Vehicular areas along alleys, except when a residential subdistrict is located across the alley; Single and two family residences.



Front Buffer Plan.



Front Buffer Section.

Figure 7.4 (1). Frontage Buffer Plan and Section.

7.4 Frontage Buffer Requirements

1. Buffer Depth & Location ¹

Depth	7'	a
Location on the Site	Between street facing property line and parking area ²	b

2. Buffer Landscape Requirements

Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer	
Shade Trees	Medium or large shade tree required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees	c
Planting Area	Required continuous planting area on street side of fence, between shade trees & in front of vehicular areas	d
Planting Area Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48".	
Existing Vegetation	May be credited toward buffer area	

3. Fence

Location	2' from back of curb of vehicular area	e
Materials	Composites, steel, wood, or colored PVC; Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted	
Minimum Height	3'	
Maximum Height	4'	
Colors	No bright or white colors	
Opacity	Minimum 30%; Maximum 80%	
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'	

Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.