

**Mayor**  
• Robert Dandoy

**City Manager**  
• Matt Andrews



**Council Members**  
• Jan Burrell  
• Joe Paul  
• Bryon Saxton  
• Ann Jackson  
• Diane Wilson

## ROY CITY COUNCIL MEETING AGENDA

**FEBRUARY 4, 2020 – 5:30 P.M.**

**ROY CITY COUNCIL CHAMBERS – 5051 SOUTH 1900 WEST**

**A. Welcome & Roll Call**

**B. Moment of Silence**

**C. Pledge of Allegiance**

**D. Consent Items**

(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately)

1. Approval of December 3, 2019 Roy City Council Work Session Minutes, January 7, 2020 & January 21, 2020 City Council Meeting Minutes, and the November 19, 2019 City Council Meeting Minutes
2. Appointment of new Alternate Planning Commissioner Jason Felt

**E. Presentations-**

1. Victims' Advocates- Kim Kohli and Jadyn Applonie

**F. Discussion: Form Based Code for the Front Runner Station area and Downtown Business Districts along 1900 West.**

A. To consider amending Title 10 – Zoning Regulations; CH 6 - Establishment of Zoning Districts; CH 13 - Downtown & Station Area FBC; CH 17 - Table of Uses “Table 17-2”; and CH 19 - Required Off-Street Parking.

B. To consider amending the Zoning Map from RC, R-1-8, R-2, R-3 & R-4 to Downtown; BP & R-1-8 to Innovation District; and LM, RE-20 & R-1-8 to Station Area.

**G. Public Comments** *This is an opportunity to address the Council regarding concerns or ideas on any topic. To help allow everyone attending this meeting to voice their concerns or ideas, please consider limiting the amount of time you take. We welcome all input and recognize some topics make take a little more time than others. If you feel your message is complicated and requires a lot of time to explain, then feel free to email your thoughts to [admin@royutah.org](mailto:admin@royutah.org). Your information will be forwarded to all council members and a response will be provided.*

**H. Open and Public Meetings Act Training- Andy Blackburn**

**I. City Manager & Council Report**

**J. Adjournment**

*In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1020 or by email: [admin@royutah.org](mailto:admin@royutah.org) at least 48 hours in advance of the meeting.*

*Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) “Electronic Meetings” of the Open and Public Meetings Law, Any Councilmember may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference. The anchor location shall be the Roy City Council Chambers located at 5051 South 1900 West, Roy Utah.*

Certificate of Posting



The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 31<sup>st</sup> day of January, 2020. A copy was also provided to the Standard Examiner and posted on the Roy City Website and Utah Public Notice Website on the 31<sup>st</sup> day of January, 2020.

**Morgan Langholf**  
City Recorder

Visit the Roy City Web Site @ [www.royutah.org](http://www.royutah.org)  
Roy City Council Agenda Information – (801) 774-1020



Minutes of the Roy City Council Meeting held in the City Council Chambers of the Roy City Municipal Building on November 19, 2019 at 5:30 p.m.

Notice of the meeting was posted on the Utah Public Notice Website at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy  
Councilmember Burrell  
Councilmember Paul  
Councilmember Saxton  
Councilmember Yeoman

City Manager, Matt Andrews  
City Attorney, Andy Blackburn

Also present were: Management Services Director, Camille Cook; Police Chief, Carl Merino; Fire Chief, Jeff Comeau; Parks and Recreation Director, Travis Flint; Public Works Director, Ross Oliver; City Recorder, Morgan Langholf; Brittnee Clippinger, Dennis Breeze Jr. Altina Stott, Stephanie Dickson, James Dickson, Ryan Cowley, Glenda Moore, Miranda Raisten, Brandy Allen, Rodger Thomas, Ray & Haxlen Page, Jerry Williams, Stacy O'Toole, Stehpanie Sparrow, Tabitha & Ryder, Kade Stander, Heather Young, Aolbyn Kueharska, Lindsey call, Becky Wilberg, Greg Seegmiller, Austin Neumarker, Brock Hokanson, Canter Winget, Shantell Bravo, Julie Bischoff, Samuel Bischoff, Robert Percival, Jeanine & Grayle Humphrey, Sally Garner, Bill merx, Charles Mueller, Darrell Oleson, Lorin Parks

**A. Welcome & Roll Call**

Mayor Dandoy welcomed those in attendance and noted Councilmembers Burrell, Paul, Saxton, and Yeoman were present.

**B. Moment of Silence**

Councilmember Yeoman invited the audience to observe a moment of silence.

**C. Pledge of Allegiance**

Councilmember Burrell invited Troop 342 to lead the audience in reciting the Pledge of Allegiance.

**D. Consent Items**

*(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)*

**1. Approval of the October 1 and October 15, 2019 City Council Minutes**

**Councilmember Paul moved that the City Council APPROVE the October 1 and October 15, 2019 City Council Minutes. Councilmember Burrell seconded the motion. All Councilmembers voted “aye”. The motion carried.**

**E. Presentations**

1. Presentation of the Fiscal Year 2019 Audit Report – Altina Stott with Wiggins and Co.

Altina Stott, of Wiggins and Company, gave the office address as 5327 S. Adams Ave. in Ogden. She presented the 2019 Fiscal Year Audit Report as of June 30, 2019. In their opinion, the financial statements were fairly presented with no material misstatements. Roy City was in good standing with more assets than debt. The General Fund balance was increased by about \$1 million from the previous fiscal year. The report also included their opinion on internal controls and compliance.

**F. Action Items**

1. Resolution 19-29 Honoring the Mighty Mites Football Team for their 2019 Season

Parks & Recreation Director Travis Flint presented this resolution to the Council, and spoke about the team members and their coaches. They represented Roy City well, and the City wanted to acknowledge their accomplishments.

Mayor Dandoy read the Resolution, including the team players names.

**Councilmember Paul moved that the City Council APPROVE Resolution 19-29 honoring the Mighty Mites for their 2019 Season. Councilmember Yoeman seconded the motion. All Councilmembers voted “aye”. The motion carried.**

2. Consideration of Resolution No. 19-28 Adopting changes to the Personnel Policy

Management Services Director Camille Cook presented the proposed changes to the Personnel Policy, as outlined in the Resolution. Over the past few month, the department directors, City Attorney, and City Manager had met regularly to review the Personnel Policy and come together on the recommended changes. Most of the changes were general cleanup of the language to reflect current standards, practices, and State and Federal Statutes. There was one additional change that wasn't in the staff report, and that change was outlined in the handout given to the Council at the beginning of the meeting. She requested that this change be included in the motion.

**Councilmember Yeoman moved that the City Council APPROVE Resolution No. 19-28 Adopting changes to the Personnel Policy, as written, and including the information that was changed and amended in the handout provided by staff. Councilmember Burrell seconded the motion. A roll call vote was taken and all Councilmembers voted “aye”. The motion carried.**

3. Consideration of Resolution No. 19-30 Adopting an Interlocal Agreement for Mutual Aid Fire Protection Agreement between Roy City and North Davis Fire District

Fire Chief Jeff Comeau explained that there was an old agreement in place between Roy City and North Davis Fire District. The new agreement would basically bring the City in line with what was being done in other mutual aid agreements with other entities in the County.

**Councilmember Burrell moved that the City Council APPROVE Resolution No. 19-30 adopting an Interlocal Agreement for Mutual Aid Fire Protection between Roy City and North Davis Fire District. Councilmember Saxton seconded the motion. A roll call vote was taken, and all Councilmembers voted “Aye”. The motion carried.**

4. Consideration of Resolution No. 19-31 Approving an Interlocal Agreement with North Davis Fire for the Billing and Collection of Fees for Paramedic Services Rendered during Ambulance Transport

Fire Chief Jeff Comeau stated that the proposed agreement is the same one that North Davis Fire had with Weber County. This would clean up the existing language, and outlines fees for paramedic services with North Davis Fire.

**Councilmember Paul moved that the City Council APPROVE Resolution No. 19-31 approving an Interlocal Agreement with North Davis Fire for the Billing and Collection of Fees for Paramedic Services Rendered during Ambulance Transport. Councilmember Yeoman seconded the motion. A roll call vote was taken and all Councilmembers voted “aye”. The motion carried.**

5. Consideration of Resolution No. 19-32 adopting 2020 Roy City Council meeting dates

City Manager Matt Andrews stated that the State required the City to adopt a meeting schedule for the year. The City Council meetings would continue to take place on the first and third Tuesday of every month at 5:30 p.m. in this building.

**Councilmember Yeoman moved that the City Council APPROVE Resolution No. 19-32 approving the 2020 Roy City Council Meeting Dates Schedule. Councilmember Burrell seconded the motion. A roll call vote was taken and all Councilmembers voted “aye”. The motion carried.**

6. Consideration of Resolution No. 19-27 Creating Voter Participation Areas

Weber County Elections Officer Ryan Cowley explained that House Bill 109, which was recently passed, required all municipalities to create voter participation areas for the purpose of gathering signatures for referendums. This requirement would address the concern of one small area of a City making decisions for the whole. Under the new regulations, groups would need to gather a certain percentage of signatures from each Voter Participation Area to meet petition requirements. The Voter Participation Areas needed to be contiguous, which made it difficult to create areas that were equal in population. Mr. Cowley presented a map depicting the proposed Voter Participation Areas.

**Councilmember Yeoman moved that the City Council APPROVE Resolution No. 19-27 creating Voter Participation Areas, as presented. Councilmember Paul seconded the motion. A roll call vote was taken and all Councilmembers voted “aye”. The motion carried.**

7. Consideration of Resolution No. 19-33 Approving a Job Description for Recreation Office Clerk Supervisor

Parks & Recreation Director Travis Flint explained that the proposed Supervisor position would be funded from the current Parks and Recreation budget, and they were not requesting an increase. They hoped that this position would actually alleviate some overtime and other costs. He explained the duties of the position and confirmed that they would be working 12-15 hours per week.

**Councilmember Paul moved to APPROVE Resolution No. 19-33 approving a job description for Recreation Office Clerk Supervisor. Councilmember Saxton seconded the motion. A roll call vote was taken and all Councilmembers voted “aye”. The motion carried.**

8. Consideration of Resolution No. 19-34 approving a contract for the Demolition of the MOWEDA building with Perez Company

Public Works Director Ross Oliver presented the proposed contract with Perez Company for the demolition of the MOWEDA building. The contract was in the amount of \$119,687. He confirmed that the contract included asbestos remediation.

**Councilmember Yeoman moved that the City Council APPROVE Resolution No. 19-34 awarding a contract for the Demolition of the MOWEDA building to the Perez Company. Councilmember Burrell seconded the motion. A roll call vote was taken and all Councilmembers voted “aye”. The motion carried.**

**9. PUBLIC HEARING:** Ordinance 19-16 to amend Roy City General Plan, Chapter 6, Residential Development; Goal 3- Future Moderate Income (Affordable) Housing Needs

City Planner Steve Parkinson presented the proposed changes to Chapter 6 of the Roy City General Plan regarding affordable housing. The amendments would bring the General Plan into compliance with State Statute and Senate Bill 34. That bill provided a list of 23 strategies that municipalities could choose from to include in their general plans. Each community was to incorporate three strategies, and any community with a fixed rail station was required to choose a fourth strategy. The Planning Commission reviewed the list and was certain that Roy City could easily incorporate ten of the items listed. During the public hearing, two individuals made comments, and those comments were included in the staff report.

Mayor Dandoy noted that if the City didn’t come into compliance with at least four of these items, the State could withhold transportation investment funds.

**Councilmember Yeoman moved to go into Public Hearing regarding Ordinance 19-16. Councilmember Paul Seconded the motion. All Councilmembers voted “aye”. The motion carried.**

There were no Public Comments.

**Councilmember Yeoman moved to go out of Public Hearing regarding Ordinance 19-16. Councilmember Burrell seconded the motion. All councilmembers voted “aye”. The motion carried.**

There was no further discussion.

**Councilmember Paul moved that the City Council APPROVE Ordinance 19-16 to amend the Roy City General Plan, Chapter 6, Residential Development; Goal 3- Future Moderate Income (affordable) housing needs. Councilmember Yeoman seconded the motion. A roll call vote was taken and all Councilmembers voted “aye”. The motion carried.**

**10. Approval of the 2019 General Election Canvas**

City Recorder Morgan Langholf presented the results of the 2019 General Election Canvas. There were 15,186 registered voters in Roy City, and 5,419 ballots were returned. 301 ballots were returned as undeliverable. Of the ballots received, 55 were unable to be counted because they were submitted past the deadline, unsigned, or the signature did not match county records. The results were as follows:

- Ann Jackson – 3,090 votes
- Diane Wilson – 2,948 votes
- Joel Paul – 2,945 votes
- Trina Favaro – 2,098 votes
- Dave Tafoya – 1,695 votes
- Braden Stander – 1,585 votes

Ann Jackson, Diane Wilson, and Joel Paul were elected as new City Council Members for the 2020-2024 term.

Council Member Saxton asked if those numbers were similar to previous elections. Ms. Langholf said that voter turnout was approximately 32% for the primary election, and 35% for the general election this year. Two years ago, the turnout for the general election was 39%, but the mayoral race typically drew a larger turnout.

**Council Member Paul moved that the City Council APPROVE the results of the 2019 General Election Canvass. Council Member Burrell seconded the motion. The motion passed with unanimous consent of the Council.**

**G. Public Comments**

Mayor Dandoy opened floor for public comments.

Jerry Williams, 5663 South 3600 West, asked why the City had installed speed bumps instead of speed humps on 5700 South, as discussed.

Manager Andrews said that the speed humps that were installed were much more aggressive than they had intended, especially the hump closest to 3500 West. Earlier that day, staff went out and tried to mill that hump down. Because it's made of asphalt, the hump should continue to settle. If the humps remain aggressive, the City would tear them out and redo them.

Mr. Williams expressed his frustration with the City not doing what they said that they would. During the discussion about these humps, Mayor Dandoy, the Council Members, and staff could all be quoted as saying "speed humps" rather than "speed bumps", and yet the City installed speed bumps. Speed bumps were in violation of UDOT and the Federal Highway Administration regulations. It was unfair for the City to redo this mistake at the expense of the taxpayers.

Mayor Dandoy agreed with Mr. Williams' statements. He would personally look into the matter and call Mr. Williams to discuss how the problem would be fixed.

There were no further public comments. Mayor Dandoy closed the floor for public comments.

**H. Reports and Discussion**

1. City Manager Report

Mr. Andrews reported on the following:

- November 25<sup>th</sup> would be the Tree Lighting Ceremony beginning at 4:30 p.m. The lights would turn on at 5:30 p.m.
- November 27<sup>th</sup> would be a senior dinner at the Hope Center
- December 11<sup>th</sup> would be the Christmas Dinner at the Hope Center

2. Mayor and Council Report

Council Member Saxton thanked staff for the new signage on 5900 South. Last week, Council Member Saxton had a speaking engagement with some park recreation consultants. These consultants drew up some concepts that they felt would work in Roy City, and they requested that the concepts be given to Travis Flint.

**Council Member Paul moved to RECESS the City Council meeting and enter into an Redevelopment**

**Agency (RDA) Board meeting at 6:32 p.m. Council Member Saxton seconded the motion. All Councilmembers voted “aye”. The motion carried.**

**Council Member Paul moved to reconvene as the Roy City Council at 8:20 p.m. Council Member Saxton seconded the motion. All Councilmembers voted “aye”. The motion carried.**

**F. Action Items**

11. **Ordinance 19-17** Adopting an Official plan for the 1900 Southeast Community Reinvestment Project Area, as approved by the Redevelopment Agency of Roy

Randy Sant explained that the ordinance before the Council, if adopted, would state that the City concurred with the recommendations of the RDA, based on the public hearing that the RDA held tonight. The ordinance would also accept the proposed project area plans for these two areas, and it would authorize the RODA to move forward in pursuing the CRAs.

Council Member Burrell noted that she was still recusing herself from voting on this item.

**Council Member Paul moved that the City Council ADOPT Ordinance 19-17, adopting an official plan for the 1900 Southeast Community Reinvestment Project Area, as approved by the Redevelopment Agency of Roy. Council Member Saxton seconded the motion. A roll call vote was taken and all Councilmembers voted “aye”. The motion carried.**

12. **Ordinance 19-18** Adopting an official plan for the 1900 Southwest Community Reinvestment Project Area, as approved by the Redevelopment Agency of Roy

**Council Member Paul moved that the City Council ADOPT Ordinance 19-18, adopting an official plan for the 1900 Southwest Community Reinvestment Project Area, as approved by the Redevelopment Agency of Roy. Council Member Saxton seconded the motion. A roll call vote was taken and all Councilmembers voted “aye”. The motion carried.**

**I. Adjournment**

**Councilmember Paul moved to Adjourn the City Council meeting at 8:25 p.m. Councilmember Burrell seconded the motion. All Councilmembers voted “aye”. The motion carried.**

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Robert Dandoy  
Mayor

Attest:

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Morgan Langholf  
City Recorder

dc:

Minutes of the Roy City Council Work Session Meeting held in the City Council Chambers of the Roy City Municipal Building on December 3, 2019. Notice of the meeting was provided to the Utah Public Notice Website at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy  
Councilmember Burrell  
Councilmember Yeoman  
Councilmember Saxton  
Councilmember Paul

City Manager, Matt Andrews  
City Attorney, Andy Blackburn

#### **A. Welcome & Roll Call**

Mayor Dandoy called the meeting to order and noted all Councilmembers were present.

#### **B. Discussion Items**

##### 1. Noise Ordinance

Mayor Dandoy explained that under Title 4, noise generating units had a limit on how much noise they could create within the City at certain times of the day. He mentioned there would need to be 50 feet buffer zones between noise generating units and property lines. The buffer, he explained, would help dissipate the noise. Title 10 discussed noise impact, but, Mayor Dandoy explained, there were no specific numbers, unlike what was found in Title 4. He pointed that the site plan for the assisted living facility had an auxiliary power generator nine feet from the property line. As a result, Mayor Dandoy explained that this would need to be relocated.

Councilmember Burrell asked if the noise generated was higher than the 50 decibel allowed. Mayor Dandoy explained the unit would reach about 66 decibels. Boardmember Paul asked about a soundproofing screen being built around the unit. Mayor Dandoy explained that the assisted living facility had placed a soundproofing screen the unit, which had brought the noise level down. The issue remained, however, that the buffer zone was not sufficient. City Attorney Blackburn explained that Title 4 only dealt with noise, not zoning. As a result, he explained, Title 4 did not address building requirements. Using a diagram he handed to the Council, Mr. Blackburn explained the intricacies of decibel levels and buffer zones. The higher level, he continued, could be within the 50 feet buffer zone. Councilmember Paul clarified the noise level and buffer. Mr. Blackburn explained he wanted the Council to see how the ordinances worked. Mayor Dandoy stated that he wanted to know if Title 10, which dealt with land use issues, had some reference to the noise ordinance in Title 4. Mr. Blackburn stated he did not believe this was necessary. Mayor Dandoy mentioned that the resident living next to the assisted living facility had filed a complaint regarding the noise. City Manager Andrews stated that, in this case, the noise level should be checked at the borderline of the property. If there were issues with the noise level being too high, there would have to be adjustments. Mayor Dandoy stated that based on the complaint, Staff could take a measurement.

##### 2. Outside storage of recreational vehicles

Mayor Dandoy explained that the City Planning Commission proposed to the Council some recommended changes. He explained that with the recommendation, the Council could decide to make changes or keep things as they were. Councilmember Paul read a letter from a constituent. The letter discussed sidewalk issues. Councilmember Paul explained that the constituent believed that the way vehicles were currently parked did not cause an issue as long as they were off the sidewalk. Councilmember Burrell explained that

she was more concerned about children not being seen because of a vehicle parked close to the sidewalk. Councilmember Paul pointed that there was no difference in visibility between a recreational vehicle and a large truck. He added that someone should be able to park an RV in front of a garage if they so wished, and that vehicles should be parked in whichever order the homeowner wished. He continued that people should be able to have other people's vehicles parked on their property as long as it was not a commercial endeavor. City Manager Andrews pointed to the section that stipulated that the property had to be the owner's for this kind of parking to take place.

Councilmember Burrell asked how the City would be able to regulate whether a parking situation was for-profit. City Manager Andrews explained that the City would have to prove that something was indeed a business. Councilmember Yeoman asked how a situation where someone has a family member have their vehicle on their land could be differentiated from a business situation. City Manager Andrews explained that some language could be removed from the ordinance to allow more freedom in parking RVs. Councilmember Burrell added this would allow businesses to operate without a business license.

Mr. Blackburn asked whether the ordinance would be changed to allow all legally parked vehicles regarding of who they belonged to. Mayor Dandoy explained that the Planning Commission had recommended and read the entirety of the document. Councilmember Burrell explained that the clause about businesses should be kept. It was noted that if everyone agreed with Councilmember Paul, all the new specifications could be removed, keeping only the one about appropriate surfaces. Mayor Dandoy explained that the document could not be approved during the present meeting, but changes could be recommended. Councilmember Paul explained that if someone suspected an individual was running a business, a city employee could be sent to investigate. Councilmember Yeoman explained which ordinances should be kept and which should be eliminated. Mayor Dandoy recommended striking items two, three, and four. He continued that item two could be framed as a safety issue. Mr. Blackburn discussed the intricacies of fencing and visibility. He added that unless the Council took the language beyond trailer and talked about all vehicles, there would not be a way to address visibility issues beyond that caused by RVs.

After some discussion, the Council decided to strike items two, three, and four, and have the Staff look for a different way to deal with public safety in the document.

### 3. Fencing and setback ordinance changes

Mayor Dandoy explained that the Planning Commission had provided recommendations to the Council about how to structure fencing options. He explained there was a copy of the recommendations in the Council's packet. City Manager Andres there was a large spectrum of fencing and details to ordinances. Councilmember Paul explained that there was a difference between zone and use. He asked for specifications and mentioned the assisted living center. The area, he mentioned, was zoned community/commercial. He explained that an assisted living center fell under residential use. As a result, he added that clarifications were needed. City Manager Andrews explained that the new document was an attempt to resolve these issues. He pointed to items in the document discussing specific situations.

### 4. Proposed changes to the Roy City code on solicitation

Mayor Dandoy explained that a lot residents did not have solicitation signs in their yard, but that the ordinance did not have issues with such signs. He added that some language should be used to address unwanted solicitation in neighborhood. Councilmember Paul asked whether a No Solicitation sign would mean solicitors could not enter the property. Mr. Blackburn explained that such signs were usually placed at the door, at which point solicitors were not supposed to knock. Councilmember Paul asked for clarifications regarding flyers. Mr. Blackburn explained that different groups were treated differently. He explained that religious groups and nonprofit organizations would be looked at differently. He mentioned

that there were different texts at play dictating these rules. Mr. Blackburn explained that individuals should always answer their door as to not give people masquerading a reason to break into their house. Councilmember Paul asked whether it was beneficial to post no trespassing or no-solicitation signs. Mayor Dandoy explained that constituents simply did not want to have people try to sell them things at their door. The sign, he explained, would prevent people selling anything from knocking on the door. If someone was not selling anything, he continued, they could still be asked to leave by the property owner. City Manager Andrews explained that the no-solicitation sign was a good way to let people know to stay away. Councilmember Yeoman asked whether solicitors, upon getting their license, knew to stay away from houses labeled with no-solicitation. City Manager Andrews explained that the ordinance needed to be updated. Councilmember Burrell stated that the sign should mean that any solicitations was forbidden, not solely those interested in selling. Mayor Dandoy stated that in Syracuse, people ignoring the no-solicitation sign would have to pay a penalty. He asked that the Staff update the language of the ordinance and bring the text back to the Council for approval. He mentioned that the Planning Commission had looked at how to fix the issue at hand.

Mayor Dandoy discussed setbacks, their depth, and the different trees used to separate adjacent properties. He mentioned that the change had made it so people had to follow what their zone dictated, not their use. Mayor Dandoy explained that another such facility was being considered in another location and would be placed against community/commercial zone. As a result, the issue had to be fixed. City Manager explained the strip required for a residential zone. The zoning would also dictate the number of trees and their spacing. Different setbacks, he continued, called for different types of material used for fencing. He added that the Staff had looked at ordinances from nearby cities. Councilmember Paul asked about Bountiful and whether Staff had researched their ordinances. City Manager Andrews explained that Bountiful was a hilly city and that instead, Staff had looked at Clinton as they had a flat landscape. Councilmember Yeoman explained that she believed the ordinance dictated all the details from the type of setback chosen to fencing material. City Manager Andrews explained the different types of fencing views available, be they partial or solid. He added that fencing built higher than 6ft required a building permit, which greatly escalated the cost. He continued that the document was attempting to resolve some of the ambiguities and put the requirements in a clean table format.

Mayor Dandoy asked whether the Board wished to take the recommendations as they were, or whether adjustments were needed. Councilmembers agreed that the ordinance worked as it had been presented by Staff. Mayor Dandoy explained that the assisted living facility had gone through some changes. He added there had been issues with screening AC units, movement of garbage containers, etc. He added that everything that the facility had been asked to do had been done. He pointed that some residents wished to have the fencing replaced by a masonry wall but explained that the cost would be between \$200,000 to \$400,000 for engineered masonry fence.

Councilmember Yeoman explained that she had walked the property and felt that the current six-foot fence was sufficient. Mayor Dandoy explained that the only outstanding issue with the assisted living facility was the noise issue, which, he added, would soon be measured and resolved.

### **C. Adjournment**

**Councilmember Paul motioned to adjourn the work session. Councilmember Saxton seconded the motion. All members voted “Aye.” The motion carried.**



**ROY CITY**  
**Roy City Council Meeting Agenda**  
**January 7, 2020 5:30 p.m.**  
Roy City Council Chambers  
5051 South 1900 West

Minutes of the Roy City Council Meeting held in the City Council Chambers of the Roy City Municipal Building on January 7, 2020 at 5:30 p.m.

Notice of the meeting was provided to the Utah Public Notice Website at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy  
Councilmember Jackson  
Councilmember Paul  
Councilmember Saxton  
Councilmember Wilson

City Manager, Matt Andrews  
City Attorney, Andy Blackburn

Also present were: Management Services Director, Camille Cook; Police Chief, Carl Merino; Fire Chief Interim, Cody Draheim; Parks and Recreation Director, Travis Flint; Public Works Director, Ross Oliver; City Recorder, Morgan Langholf; Kevan Jensen, Devin Jensen, Megan Illum, Darrell Illum, Brandon Illum, Erin Illum, Ann Jackson, Trent Wilkins, Tyler Nelson, Nathan Johnson, Jason Sphar, Robert Knudson, Lynne Steging, Matt Jensen, Glenda Moore, Kevin Homer, Kathleen Mckinney, Nan Dixon, Tim Higgs, Matt Hunt, Jody Howard, Leon Wilson, Suzanne Page, Barry Mohlmar, Clifton Lavender, Stephanie Cornell, Teresa Buckley, Brayden Booz, Lacey Sozwell, Adam Sozwell, Chris Lewis, Braxton Nebeker, Jacob Bird, Dakota Castille, Trudi Crossley, Glen Thomas, Braeden Stander, Alexis James, Brent Hales, Elaine Hales, Edna Johnson, Baire Jordan

**A. Welcome & Roll Call**

Mayor Dandoy welcomed those in attendance and noted Councilmembers Jackson, Paul, Saxton, and Wilson were present.

**B. Moment of Silence**

Mayor Dandoy invited the audience to observe a moment of silence.

**C. Pledge of Allegiance**

Mayor Dandoy led the audience in reciting the Pledge of Allegiance.

Mayor Dandoy then proceeded to explain that without a full quorum the Council needed to swear its newly elected officials into office before the rest of the meeting could proceed.

City Recorder, Morgan Langholf then swore Councilmember Joe Paul into office, followed by Diane Wilson and Ann Jackson.

**D. Consent Items**

*(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)*

**1. Approval of the sale of surplus property from the Public Works department one Ford**

**F150 and one 1998 80ft man lift JLG**  
**2. Planning Commission nominations of Chair and Vice Chair for 2020**

The Minutes were tabled until the next meeting

**Councilmember Paul motioned to approve the Consent Items as outlined. Councilmember Saxton seconded the motion. All Councilmembers voted “Aye.” The motion carried.**

**E. Action Items**

1. Swearing in on Councilmember Paul, Councilmember Wilson, and Councilmember Jackson

Mayor Dandoy moved this item to the beginning of the meeting so the Council could have a quorum present. Morgan Langholf swore in the new three new Councilmembers.

Councilmember Paul stated that he was happy to be able to continue to serve Roy City.

Councilmember Wilson stated being honored to serve the citizens of Roy as well as to work with the Mayor, City Council, and Roy Staff. She thanked her husband and family who were all supportive. She stated she was excited to be part of the City Council and explained she had four children present as well as other family members, including grandchildren and siblings, along with her friends.

2. Planning Commission Recommendations

City Planner Steve Parkinson explained that every year the Planning Commission nominated a Chair. He explained that this was a rotating seat. He stated that Jason Sphar had been nominated as the Chair, with Ryan Cowley as a Vice Chair for 2020. Councilmember Paul thanked the Planning Commission.

City Manager Matt Andrews asked that the Mayor be willing to change the order of the meeting and allow one of the presenters to do their presentation early.

3. UTA Presentation

Beth Holbrook from UTA presented on the Living Connected strategy plan for Utah with the help of a visual presentation. Mrs. Holbrook thanked the Council for the opportunity to do her presentation. She explained wanting to present the services that the UTA offered to Roy City. She pointed to the route numbers that the City would see daily along with the ridership numbers. She explained that UTA wished to give service to the community and get citizens where they needed to go. She added that some of the Prop 1 funding was being used to improve bus stops in the area as some needed betterment. She continued that one bus stop on 4400 South had a dirt floor but that it had been improved. She added that the other bus stops would be completed in 2020. Mrs. Holbrook explained that a Master Plan had been established and mentioned she would be happy to answer any question. She explained that there was a Front Runner stop in Roy City and that some of the focus was on the Front Runner. She pointed that she wished to help Roy City access the opportunities available.

Mrs. Holbrook explained that the current development model was called the Transit Oriented Development Model. She mentioned that UTA owned land adjacent to the stop and that UTA wished to maximize the value of that land. She explained that if housing or work opportunities could be produced in the location, people would have access to opportunities without excess cost. She mentioned the example of households needing only one vehicle as a result of nearby public transportation. Addressing the present and future needs of residents, she continued, would require maximizing land use and zoning associated with the

transit stops. For Roy, she added, this would mean looking at density in housing. She explained new housing was critical for people to have access to affordable housing. She continued that millennials had a different perspective on housing: they avoided maintenance issues. She mentioned the growth that had occurred in the northern area of the Wasatch Front pointing that growth meant that ridership was important. She added that public transportation would help with air quality issues. A lot of data, she continued, showed that air quality would deteriorate in the coming years and that traffic was becoming increasingly difficult. She explained that the Wasatch Front Regional Council had established the Wasatch choice 2050 which addressed a lot of the present issues around transportation and land use. Cities, she continued, were responsible for these, and, as a result, UTA wished to work with cities to understand their needs. She concluded that any questions Councilmembers or residents might have could be directed towards UTA.

Beth Holbrook explained that when the model was changed for UTA, a full-time board of trustees had been established. She continued that she represented Davis, Weber, and Box Elder County.

Mayor Dandoy stated he had met with other mayors, and Mayor Cory Green had indicated that he had been approached by the landowners of Fremont Island who had a plan for development.

#### 4. Employee of the Month

Public Works Administrative Assistant Jodi Fusselman read the nomination letter submitted to name Gage Bennet, Jeff Elmer, Jimmy Hamilton, Matt Howard, Darrell Illum, Cliff Lavender, Tyler Nelson, and Lee Wahlstrom as Employees of the month. Each of them, she explained had worked tirelessly in the snow and cold to fix 14 main water breaks during the Thanksgiving weekend of 2019 (Thursday to Sunday). She wanted the employees to know that their efforts were meaningful and appreciated. She also thanked the families of these employees.

#### 5. Approval of the Mayor Pro-Tem and Liaison Assignments

Mayor Dandoy explained that the Mayor Pro-Tem position gave an individual the chance to step in when the Mayor was absent, with an opportunity to vote. He continued that the position was decided by the City Council and that both Councilmembers Jan Burrell and Bryon Saxton had expressed interest.

**Councilmember Paul made a motion to appoint Councilmember Jan Burrell as the Mayor Pro-Tem. Councilmember Saxton seconded the motion. All Councilmember voted “Aye.” The motion carried.**

Mayor Dandoy stated that the packet he had provided included some information on Liaison Assignments. He continued that one appointment concerned the Sewer Board, while the other was part of the Weber Mosquito Abatement District. Those assignment were chosen by resolution, he explained. Councilmember Burrell inquired about the length of the assignments. Mayor Dandoy confirmed that they were four-year assignments. In the event of a change, the Mayor would change the appointment. Mayor Dandoy asked for a quarterly report from the new appointees.

Resolution 20-3 Appointing Councilmember Joe Paul to the North Davis Sewer District Board.

**Councilmember Wilson motioned to approve Resolution 20-3 appointing Councilmember Joe Paul to the North Davis Sewer District Board. Councilmember Saxton seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye.” The motion carried.**

Resolution 20-4 Appointing Councilmember Bryon Saxton to the Weber Mosquito Abatement District.

**Councilmember Paul motioned to approve Resolution 20-4 appointing Bryon Saxton to the Weber**

**Mosquito Abatement District. Councilmember seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye.” The motion carried.**

6. Resolution 20-1 Approving a contract with CEM Aquatics for Aquatic Center pool liner replacement

Public Works Director, Ross Oliver presented this Resolution to the Council. The pool liner was meant to replace the liner on the small pool, he explained. He added that the contract proposal had been sent out to 6 different companies. The cost, he continued, would be of \$102,000.

Councilmember Wilson asked about the length of time the repair would last. Mr. Oliver answered that the new lining should last 18 years.

**Councilmember Wilson motioned to approve Resolution 20-1 approving a contract with CEM aquatics for aquatic center pool liner replacement. Councilmember Paul seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye.” The motion carried.**

7. Resolution 20-2 Approving an Agreement with Waste Management of Utah, Inc. for the collection of Solid Waste and recyclables.

City Manager Matt Andrews presented this Resolution to the Council. The terms of the agreement with Waste Management, he explained, were expiring on June 30, 2020. He explained that the Finance and Utility Staff had weighted the pros and cons of the contract. Most of the other companies required the City to own the cans: a move to a different company would mean buying new cans for the City for about \$1 million dollars. The City, he continued, paid WMU per can, which made it easy to budget. Some of the changes recommended were that a one-year termination clause be included for both parties. He explained that Weber County had talked of partnering with Solid Waste, in which case Roy needed to be able to get out of its contract. The CPI rate adjustment, he explained, was a yearly rate adjustment accounting for inflation. One required minor change was mentioned: an incorrect email.

Councilmember Wilson pointed that the service had a nice clause with special service for handicapped individuals and senior citizens. Mr. Oliver explained that if an individual was handicapped or elderly, they could submit an application to WMU who would come get the garbage cans themselves.

Councilmember Saxton asked whether the CPI rate included the increase. Mr. Oliver stated that the rate did not include the tipping fees. Every year, he continued, WMU could come with the CPI adjustment for inflation. Councilmember Paul asked whether the tipping fee was stable. Mr. Oliver explained that the fee had been stabilized with Weber County. Mayor Dandoy explained that there might be a transitioning to more types of recycling and added that the board handling these issues were important.

**Councilmember Paul made a motion to approve Resolution 20-1 approving a contract with Waste Management for the collection of solid waste and recyclables with the amended email address. Councilmember Wilson seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye.” The motion carried.**

8. **Ordinance 20-1 CONTINUATION- Amendments to Title 10 Zoning Regulations; amending Chapter 10 General property development standards; Chapter 17 table of uses; and Chapter 31 Definitions**

City Planner Steve Parkinson presented this resolution to the council. He explained that this was a continuation as the item had been tabled. He mentioned that the items were in the Staff report. He provided

a brief overview for the new councilmembers. He explained that the ordinances had some ambiguity and had been clarified for both residents and developers. He discussed the different options the City of Clinton offered and why Roy had wished to follow this strategy. He described the different buffers yards required. He explained that the new ordinance offered 4 setback options: 15 feet, 20 feet, 25 feet, or 30 feet. The size of the buffer, he added, would dictate landscaping and such.

Councilmember Wilson asked about the kaki trees, which, she explained had a 50 to 70-foot diameter. As a result, this might mean 30 to 40 feet of tree over someone's yard, which might affect sunshine and shade. She mentioned this was something to be aware of, and that it was important to allow citizens to trim trees. She added that it was important to give examples of good canopy trees. Councilmember Paul stated that this would not dictate which trees could be used, but rather recommendations. Mr. Parkinson pointed to some of the questions surrounding the definition of a canopy tree. He mentioned different types of foliage.

Mr. Parkinson explained that portions of the ordinance had been removed. He pointed to the item needing to be removed in order to remove ambiguity. The table included, he continued, provided enough information.

Mayor Dandoy opened the meeting to public comment:

Braeden Stander, 5544 South 3750 West, stated being directly impacted by the ordinance. He did not see much changed considering the issues that had been brought up during the prior council. He explained that he had lived with the vinyl option and explained that he preferred the opaque fencing. He mentioned that trash continually got caught in the vinyl fence and that during holidays children hung out by the fence and added that those fences provided no privacy. He explained that the fencing proposed in the table did not address issues of privacy and solid walls also provided more shielding from noise issues. He stated work still had to be done on the ordinance.

Kevin Homer, 5398 South 4000 West, explained being glad that some citizens were here to check on the concerns that had been brought up several months prior. He mentioned that fence height was one of the issues that had been discussed and that he felt that the changes had not addressed these concerns.

Trudy Crossley, 5552 South 3750 West, explained that she too had had to deal with vinyl fencing, which she did not favor either: it caused noise issues from the nearby facility that was open 24/7. One of the workers, she explained, drove a mustang, which was loud and took some time to warm up. The impact was felt throughout her property and had had an effect on all of her family. She asked the Council look again at what the intent of the ordinance was and add some amount of transition when a commercial property met a resident property. She stated that as some recommendations were removed, residential property owners lost their chance to receive the buffer they needed. She explained that she was concerned with open fencing and/or living fence. A living fence, she explained, would take time to grow to its needed height. She added that she hoped councilmembers would work towards what was best for the residents.

Braeden Stander, 5544 South 3740, explained that on one side of the property line, there was a 4-foot retaining wall with a 4 foot fence. With the elevation difference, he continued, this was an issue. For the neighbors to the South, the property sat higher which provided only 3 feet of privacy. The original complaint was for the fence to be higher to allow more privacy. He continued that because the property was used as a living facility, the purpose of the zone was changed. He explained that the current ordinance did not look at current zoning and added that the issues had to be addressed, particularly with new councilmembers.

Councilmember Wilson asked about the depth of setback and whether the fence was meant to be exactly on the property line. She was told that it was. She asked whether the increase in distance would increase

privacy. She asked about the current distance between the fence line and house, causing issues with debris. She was told that the buffer was 20 feet. Mr. Parkinson explained that issues arose in the transition between residential and commercial. Within the code, he continued, the living facility was articulated as a residential space. The landscaping ordinance did not specify the kind or number of trees required. He continued that the ability to have a vertical buffer was helpful. Mayor Dandoy explained that the options were to approve the motion or not. Another option could be to amend the ordinance or to table it. In the case of a lack of approval, the existing ordinance would continue to be in effect.

Councilmember Wilson stated that her brother lived behind the aforementioned fence. She explained that she had called him the day prior to receive his input. He told her that he had come to peace with the situation: he wished for things to be left as they were. Having a retirement facility, he had said, was better than having high density housing.

Mayor Dandoy stated that there was a proposal for another assisted living facility in the City. He explained that he was concerned that the Council had been trying to find solutions for the last six months. What was taking place could be addressed, but Mayor Dandoy explained that the situation had to be thought of as more than just this one facility.

Mr. Parkinson explained that whatever decision the Council made, existing facilities would be grandfathered in. Councilmember Wilson explained that there had been a lot of comments over the year. She suggested that the Resolution be tabled.

**Councilmember Saxton made a motion that we table the Resolution until it can be discussed further. Councilmember Jackson seconded the motion. All councilmembers voted “Aye.” The motion carried.**

**9. Ordinance 20-2 CONTINUATION- Amendments to Title 10 Zoning Regulations; amending CH 17 Table of Uses; Table 17-1 “Outside storage of recreational vehicles (Limited)”**

City Planner Steve Parkinson presented this Ordinance to the Council with the changes requested during a work session. He explained that the current ordinance stipulated a period of 48 hours as a limit for RVs storage. He continued that this portion of the ordinance had been examined with the purpose to be changed. He provided a brief history of the ordinance change attempts for the new councilmembers. He explained that property owners with recreational parked illegally did not get ticketed. The ordinance had to be updated to current standards, however. Some aspects had been removed: the number of RVs, for example, as well as the time parked.

Councilmember Burrell asked about a cap on the number of vehicles. She was told that the size of the property would create the limit, and that the limit could be reached as long as the vehicles were legally parked.

Councilmember Wilson stated she was appreciative of the work councilmembers had done. She had noticed that other cities were encouraging less cement and asphalt to allow better water penetration in the soil. Reclaiming an area that had been cemented was difficult and labor intensive, she pointed. Most RVs, she continued, were parked for long periods of time and used only occasionally. She explained that recommending soil would be very appropriate.

Mayor Dandoy opened the meeting to Public Comment

Barry Mohlman, address inaudible, explained that one of the issues was junk cars sitting in yards and that

this could affect property value. He asked if having several campers and recreational vehicles was any better.

Tim Higgs, 5381 South 3400 West, explained that he understood the reasons for the changes. He explained that he had concerns about the units being on approved grounds while also not being an eyesore. He added, however, that people needed to be able to park vehicles on their properties and that the prior restrictions were too restrictive. He pointed that keeping the visual aspect was important.

**Councilmember Paul motioned to approve Ordinance 20-2 amending Title 10 Zoning Regulations; CH 17 Table of Uses; Table 17-1 “Outside storage of Recreational Vehicles.” Councilmember Saxton seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye.” The motion carried.**

**10. Ordinance 20-3; amending Title 10 Zoning Regulations CH 17 Table of Uses allowing Cannabis Production establishments and Medical Cannabis Pharmacy as permitted uses CH 31- Definitions**

City Planner Steve Parkinson presented this Ordinance to the Council. He explained that the State had helped the City go through with a vote in November, 2018. He continued that the Statute allowed these types of uses, though the City could dictate where. In this, he added, the manufacturing zone had been identified as a zone where a Medical Cannabis Pharmacy could be located: any non-residential zones. This, he continued, would not take place until the end of 2020. The Council, he continued, had deemed it important to indicate specific areas, as applications were being filled out for these types of pharmacies. All commercial zones were thus an option, unless they were also listed as Recreational (aquatic center and gold course).

Mayor Dandoy opened the meeting to public comment:

Kevin Homer, 5398 South 4000 West, explained he had attended the Planning Commission meeting where this discussion had taken place. He stated appreciating the definitions included as it helped use the correct terminology. He explained that the City might not become licensed by the State to actually have such businesses. He added that the ordinance defined what cannabis was. He explained that both State and City code had been listed there. He recommended that the resolution be accepted.

Councilmember Wilson stated that the ordinance had to be adopted.

**Councilmember Paul motioned to approve Ordinance 20-3 amending Title 10 Zoning Regulations Chapter 17 Table of Uses allowing Cannabis Production establishments and Medical Cannabis Pharmacy as permitted uses Chapter 310 Definitions. Councilmember seconded the motion Burrell. A roll call vote was taken. All Councilmembers voted “Aye.” The motion carried.**

**A. Presentations**

**1. Cascade Energy - Matt Jensen**

Mr. Jensen thanked the Council for being able to present for them. Cascade Energy, he explained, had been hired by Rocky Mountain Power to gauge the efficiency of the City’s energy systems. Cascade Energy had approached the City two years ago, he added, for strategic energy management. He explained that the process took up to a year and half, starting in January of 2018. The time period ended in June 2019, he continued. He further presented the team, led by Ed Sorensen, who had worked on the project.

Mr. Jensen showed a graph representing the two prior years' energy and water use. He discussed the pressure reducing valves that the City had placed in the area with elevation. He explained that these valves could be open in the case of a fire. The valves, he explained, had been corrected for a more efficient water flow. The results, he explained by showing his graph, showed improved energy use. The saving, he continued, was of 2 million kilowatt hours, a rough estimate of \$50,000/year. The water energy used had been reduced by about half.

Councilmember Wilson asked whether the program was ongoing. Mr. Jensen explained that the power company had created the program to bring forth long term savings. He added that, at this point, no more easy things could be worked on as they had all been addressed. He explained that other things could be done but that they would require capital investment.

Mayor Dandoy explained that changes that had been suggested and implemented would be permanent and that the City could continue using the guidance provided as it developed its infrastructure.

Mr. Jensen presented the gentlemen who managed the energy efficiency outreach for Rocky Mountain Power. He presented a large check (one that was not legal to tender) to celebrate the amount the City had saved.

## **B. Public Comments**

Mayor Dandoy opened floor for public comments.

Tim Higgs, 5381 South 3400 West, mentioned he enjoyed the newsletter, though he wished to point an error on the City Council meeting time. He also wished to ask what could be done about the rats that have become a problem from his neighbors keeping chickens and rabbits. He pointed that an ordinance had been approved allowing residents to fill out an application to have rabbits and chickens. He explained that the ordinance made sure that several things were done for the animals to be kept safely and cleanly. Some neighbors, though they complied with regulations, had created issues with feed and maintenance which had attracted rats. He explained that he had to set traps daily to get rid of rats. He asked if something could be added to the ordinance in terms of maintenance in order to avoid attracting rats.

Trudi Crossley, 5552 South 3750 West, stated that the new speed bumps on 5700 South needed to be fixed and painted. Councilmember Paul stated that the Staff was aware of the issues but had to wait until the weather was better to complete this kind of work. He also explained that some of the speed bumps were temporary.

Mayor Dandoy recapitulated the conversation stating that the current speed bumps would be turned into speed humps, which were wider. He added that to replace them would require some work and that it would be done in the spring.

Barry Mohlman, 4073 South 2075 West, mentioned Title 4 which deal with snow removal. He explained that Snow Removal on the sidewalks in front of the schools was not done when schools were not in session. He explained that the sidewalks were supposed to be cleared within 12 hours of the termination of the depositing storm. He mentioned that when undone, tickets could be issued. He particularly pointed to the snowstorm on Thanksgiving when the school had not cleared the sidewalks. Being disabled, he continued, this had been an issue.

Kevin Homer, 5398 South 4000 West, welcomed the new members of City Council and asked for the website to be updated so he could communicate with said councilmembers.

Mayor Dandoy closed the floor for public comments.

**C. Reports and Discussion**

1. City Manager Report

Mr. Andrews reported on the following:

- Parks and recreation had officially moved into news buildings, namely the old library. Mr. Andrews explained that the Council was welcome to visit anytime. The change would create a significant saving. Public Works space had been cleared, he continued. He explained that there would also be a significant savings due to the property change. The entrance to Public Works would also be changed. Mayor Dandoy stated that change would allow for the Mr. Andrews' office and possibly the conference room to be on the main floor.
- Mr. Andrews explained that the MOWEDA demo was almost complete
- Mr. Andrews stated that Chief Comeau had officially retired from Roy City: he had accepted a job elsewhere. Mr. Andrews explained that there would be an interview process the last week of January, 2019.
- Mr. Andrews mentioned that on January 21, 2020, before the Council meeting at 4 p.m., a photographer with Belle Photography would take new headshots of councilmembers and Mayor.
- Mr. Andrews explained that the RAMP grant application was coming up. He explained that one of the changes was to have matching funding in place. He pointed that the proposal was for Roy West Park (northeast side) and explained that one of the ramps trailed off into grass and was therefore not ADA compliant. He pointed that no budget adjustment would be needed.
- Mr. Andrews explained that there had been a tie for first place in the Christmas Light Home Contest. He mentioned wanting to congratulate the three winners, with first place going to Larry Horsepool and Lance Carter. He added that Second Place was going to Stephanie Ware and Third place to Edna Johnson.

2. Mayor and Council Report

Councilmember Saxton reported that Kings Buffett should be set to open in August, 2020 and that the Sales Tax revenue was up \$261,000 over last year's budget.

Mayor Dandoy explained that the Council could bring projects or ideas to Council meetings to be reviewed. He added that the Council was a body that provided guidance. He thanked all those who were in attendance and praised attendees for their participation. He continued that within the next few months, there would be improvements in traffic. He added it was important to attend in order to contribute public input

**D. Adjournment**

**Councilmember Paul Motioned to Adjourn the City Council meeting at 7:35 p.m. Councilmember Jackson seconded the motion. All Councilmembers voted "Aye." The motion carried.**

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Robert Dandoy  
Mayor

Attest:

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Morgan Langholf  
City Recorder

dc:



Minutes of the Roy City Council Meeting held in the City Council Chambers of the Roy City Municipal Building on January 21, 2020 at 5:00 p.m.

Notice of the meeting was provided to the Standard Examiner at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy  
Councilmember Burrell  
Councilmember Paul  
Councilmember Saxton  
Councilmember Jackson  
Councilmember Wilson

City Attorney, Andy Blackburn

Also present were: Management Services Director, Camille Cook; Police Chief, Carl Merino; Public Works Director, Ross Oliver; City Recorder, Morgan Langholf; Glenda Moore, Dave Despain, Jamie Larsen, Frank Weymouth, Paul Sorensen, Ed& Daniel Marvin

**A. Welcome & Roll Call**

Mayor Dandoy welcomed those in attendance and noted Councilmembers Burrell, Paul, Saxton, Wilson and Jackson were present.

**B. Moment of Silence**

Councilmember Saxton invited the audience to observe a moment of silence.

**C. Pledge of Allegiance**

Councilmember Saxton led the audience in reciting the Pledge of Allegiance.

**D. Closed-door meeting to discuss the character, professional competence, or physical or mental health of an individual (s)**

**Councilmember Burrell motioned to go into a closed-door meeting to discuss the above-stated item. Councilmember Paul seconded the motion. A roll call vote was taken and all Councilmembers voted “Aye.” The motion carried.**

*\*\* The Council met in a closed-door session in the Administrative Conference Room.*

**Councilmember Paul motioned to go out of the closed-door meeting to be held in the Administrative Conference Room. Councilmember Jackson seconded the motion. A roll call vote was taken and all Councilmembers voted “Aye.” The motion carried.**

*\*\* The Council moved back into the City Council Chambers to reconvene the City Council Meeting.*

**E. Consent Items**

*(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered*

*separately.*)

**1. Approval of the December 3, 2019 City Council Minutes**

**Councilmember Paul motioned to approve the December 3, 2019 City Council Minutes with the notated amendments. Councilmember Burrell seconded the motion. All Councilmembers voted “Aye.” The motion carried.**

**F. Action Items**

**1. PUBLIC HEARING—Regarding the Roy City Water Conservation Plan Update**

City Attorney, Andy Blackburn, explained the need for this update, stating that the City was required by law to have this plan in place. Additionally, State law required the City to hold a public hearing every five years to make any necessary changes to the plan. Staff discovered this mandate in December 2019 and submitted plan to the State in order to meet the requirements of the law. However, the public hearing was still needed and if there were any suggested amendments from the Council those could be passed by Resolution. In addition to staff review, the plan submitted in December was reviewed by Wasatch Civil Engineering.

Councilmember Jackson noted there were changes that still needed to be made. The Council indicated that the plan should come back later for further review.

**Councilmember Paul motioned to go into a public hearing to discuss the Roy City Water Conservation Plan Update. Councilmember Burrell seconded the motion. All Councilmembers voted “Aye.” The motion carried.**

No comments were made by the public at this time.

**Councilmember Burrell motioned to close a public hearing to discuss the Roy City Water Conservation Plan Update. Councilmember Wilson seconded the motion. All Councilmembers voted “Aye.” The motion carried.**

**Councilmember Paul motioned to approve Resolution No. 20-5 Updating the Roy City Water Conservation Plan. Councilmember Jackson seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye.” The motion carried.**

**G. Public Comments**

Mayor Dandoy opened floor for public comments.

Jamie Larsen, a resident on 5700 South, discussed concerns about a City-owned facility near her home that produced significant sound and light pollution into her yard. There were also issues with trash near the fence that bordered the property in question. Ms. Larsen wished to convey her frustration over the matter and felt that despite communicating these concerns with the Council in the past, action still had not been taken.

Ms. Larsen also discussed a speed hump that successfully mitigated speed; however, a new issue had since arisen due to the installation of a different, third speed bump that was recently installed on 5700 South. She was concerned about the height of the speed bump in question and the level of damage it was causing vehicles.

Mark Bishop, resident on 5700 South, raised a number of issues in his neighborhood including a traffic circle, unfulfilled projects in Sunridge, and the speed hump that was also mentioned by Ms. Larsen. He noted that his neighbor, Jerry Williams, had approached the Council with similar concerns back in November 2019, and Mr. Williams was promised a response from the City. Mr. Bishop said he was interested in knowing what the Council's response was to Mr. Williams.

Mayor Dandoy encouraged Mr. Bishop to provide City Recorder, Morgan Langholf, with his email address should further correspondence be needed after tonight. He then explained that the original conversation about the calming circle was that it brought several challenges to the neighborhood. As these comments started to come forward, the City was unprepared to address those concerns. Mayor Dandoy explained that the Highway Commission made it very clear that anytime a traffic device was installed in a neighborhood without the advice and consent of the residents, concerns were often raised. The decision was then made to remove the traffic calming device in question. In a subsequent public meeting, it was determined that the solution to the traffic calming device was to install speed humps. These installations were temporary and as they were successful, they were then made permanent. He clarified that these speed "humps" were, in fact, speed "bumps." The difference between the two was that a speed "hump" was typically 12-feet across with a gradual inclining and declining slope. Mayor Dandoy said that in speaking with Mr. Williams, the City indicated it would be making some changes when the weather cleared up; this was the same message he wished to communicate to Mr. Bishop today as well. Once this issue was finally resolved, the City did not intend to work on 5700 South for a long time.

Mr. Bishop made additional remarks about the aggressive height of the third speed bump, which was unpainted and signaled as a speed "hump," recently installed in his neighborhood on 5700 South. He was of the opinion that this speed bump was installed out of spite. He concluded by stating that action was needed immediately.

Frank Waymeth, a resident on 5700 South, expressed concerns relating to the safety of his neighborhood lying within the flight pattern of the Ogden-Hinckley Airport. Mr. Waymeth asked if Mayor Dandoy had met with the airport manager, to which Mayor Dandoy answered in the affirmative. He requested that Mayor Dandoy convey what was discussed.

Secondly, Mr. Waymeth stated that he appreciated the Roy Connection newsletter and read it regularly. He suggested two improvements that could be made in the City included on-street parking, snow removal, and sidewalks. He stated that he and his wife enjoy going on walks but it was difficult to do so on many of the sidewalks in Roy when it was icy outside. He noted that there was already an ordinance in place addressing this issue and he asked that it be better enforced.

David Despain, a resident on 5000 South, noted that he and his wife moved to Roy earlier this year. He said that when they bought their home, nobody said anything about an airplane having previously crashed into the roof of an adjacent building. They did not realize they had moved into a neighborhood that was in a zone for low-flying aircraft. He had been around aviation his whole life and he noticed that planes came in at all directions to that airport. Something needed to be done about the approach patterns. He stated that had the most recent plane been flying at a slightly higher elevation, it would have likely crashed into their home and killed them. He encouraged the Mayor and Council to speak on their behalf over this issue, as the affected residents were gravely concerned.

Mayor Dandoy stated that an upcoming meeting had been scheduled wherein this issue would be discussed at length. In speaking with the airport manager, Mayor Dandoy asked that he pull FAA expertise out of Salt Lake as well as mayors from surrounding cities, in order to develop solutions. The airport manager was currently making arrangements to do this.

Mayor Dandoy closed the floor for public comments.

**H. Reports and Discussion**

1. City Manager Report

Mr. Andrews was out of town and City Attorney, Andrew Blackburn, said there was nothing to report.

2. Mayor and Council Report

Councilmember Jackson responded to Mr. Waymeth's comments by seeking clarification from staff regarding the timeframe residents had for clearing their sidewalks. The answer given was 12 hours. Councilmember Jackson said she had mentioned inserting this information in the City's newsletter. Staff indicated that this information was included in the newsletter. Councilmember Jackson said she would love to help residents who may be aren't physically able to clear their sidewalks within a reasonable period of time.

Councilmember Saxton noted that a code enforcement officer was recently out hanging warnings to the residents regarding the clearing of their sidewalks. There was subsequent discussion on the matter.

**I. Adjournment**

**Councilmember Burrell motioned to adjourn the City Council meeting at 5:59 p.m. Councilmember Saxton seconded the motion. All Councilmembers voted "Aye." The motion carried.**

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Robert Dandoy  
Mayor

Attest:

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Morgan Langholf  
City Recorder

dc:



Date: 31 January 2020  
To: Mayor Dandoy & City Council members  
From: Steve Parkinson – Planning & Zoning Administrator *SP*  
Subject: Appointment of an Alternate Planning Commissioner

Having Alternate Commissioners has helped the Planning Commission to always have seven (7) voting members at their meetings.

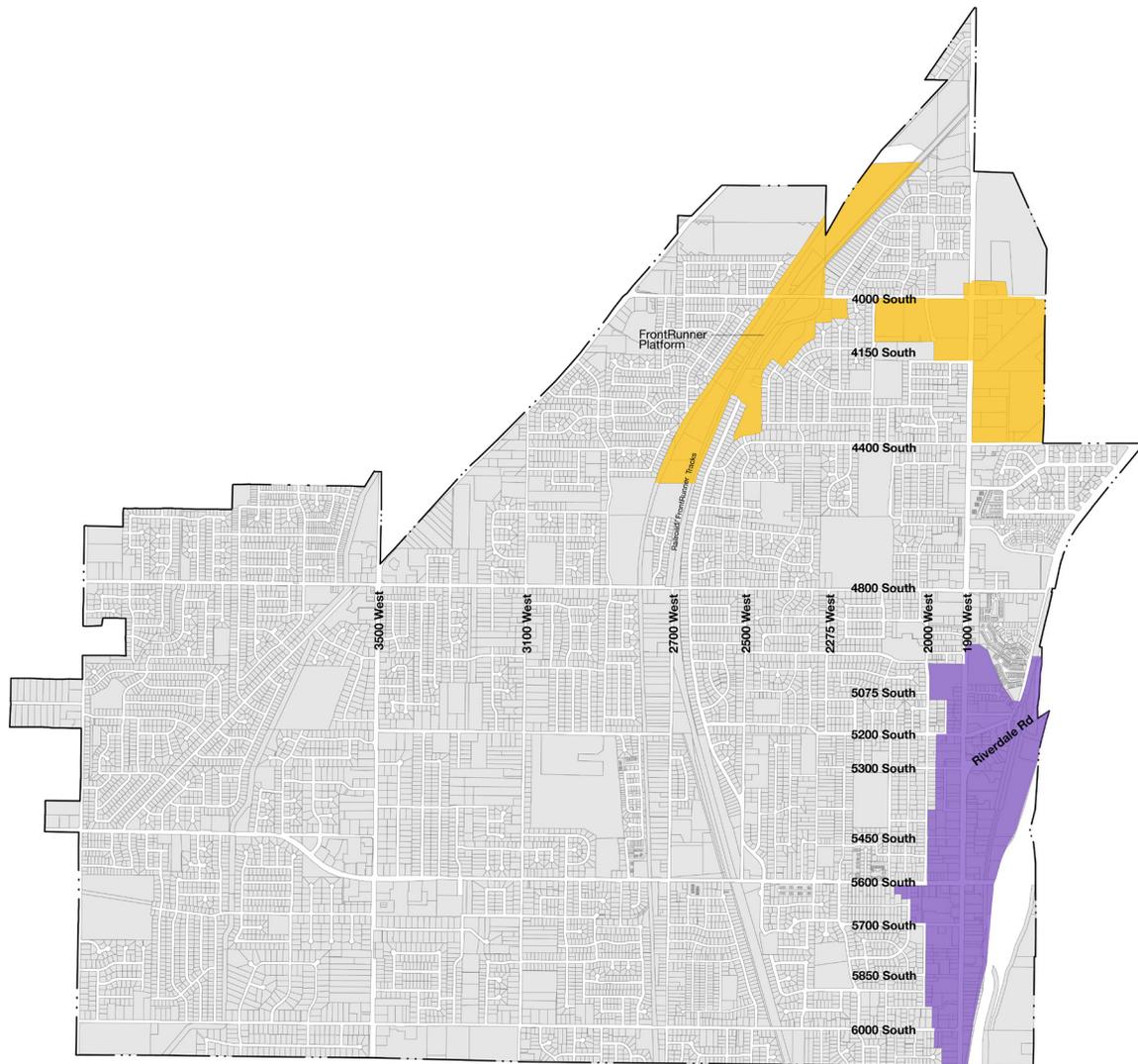
However since Leland Karras stepped down there has only been one (1) Alternate. Staff has received an application to fill this open spot.

Staff would like to recommend Jason Felt to be appointed to fill the vacant Alternate spot, his first term would end June 30, 2023.



# Roy City Downtown & Station Area Form Based Code

January 10, 2020 - DRAFT





# Template Form-Based Code Contents

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## 1.0 Place Types

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- 1.2 Place Type Designations
- 1.3 Downtown Place Type
- 1.4 Station Area Place Type

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- 3.1 Introduction
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## 4.0 Uses

- 4.1 General Requirements
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- 5.1 Introduction to Building Type Standards
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# 1.0 Place Types

# 1.0 Place Types

## 1.1. Introduction

In 2017, the document titled “Focus Roy City” was adopted. The document “provides guidance for how Roy should grow in the future and sets forth the opportunities and actions needed to address the challenges present today. The plan identifies two areas in Roy to focus new growth and development - Downtown Roy and the Roy FrontRunner Station Area.” The plan outlines the vision for these areas, and recommends updating the City’s Zoning Ordinance to support this vision. The Roy Downtown and Station Area Form Based Code is created specifically to respond to the vision set forth in the “Focus Roy City” document.

## 1.2. Place Type Designations

The Place Types detailed in section 1.3 and 1.4, outline the block configurations, districts, street types, and open spaces required. The purpose of the Place Types is to regulate the design, subdivision, and rezoning of parcels designated within a specific Place Type District on the Zoning Map/Regulating Plan of the City.

### 1. Establishment of Place Type Districts.

The following Place Type Districts are hereby created. Refer to the Place Type for specific descriptions and requirements in section 1.3 and 1.4. Refer to Figure 1.2 (1) Place Type Map for Place Type locations.

- (1) Downtown Place Type
- (2) Station Area Place Type

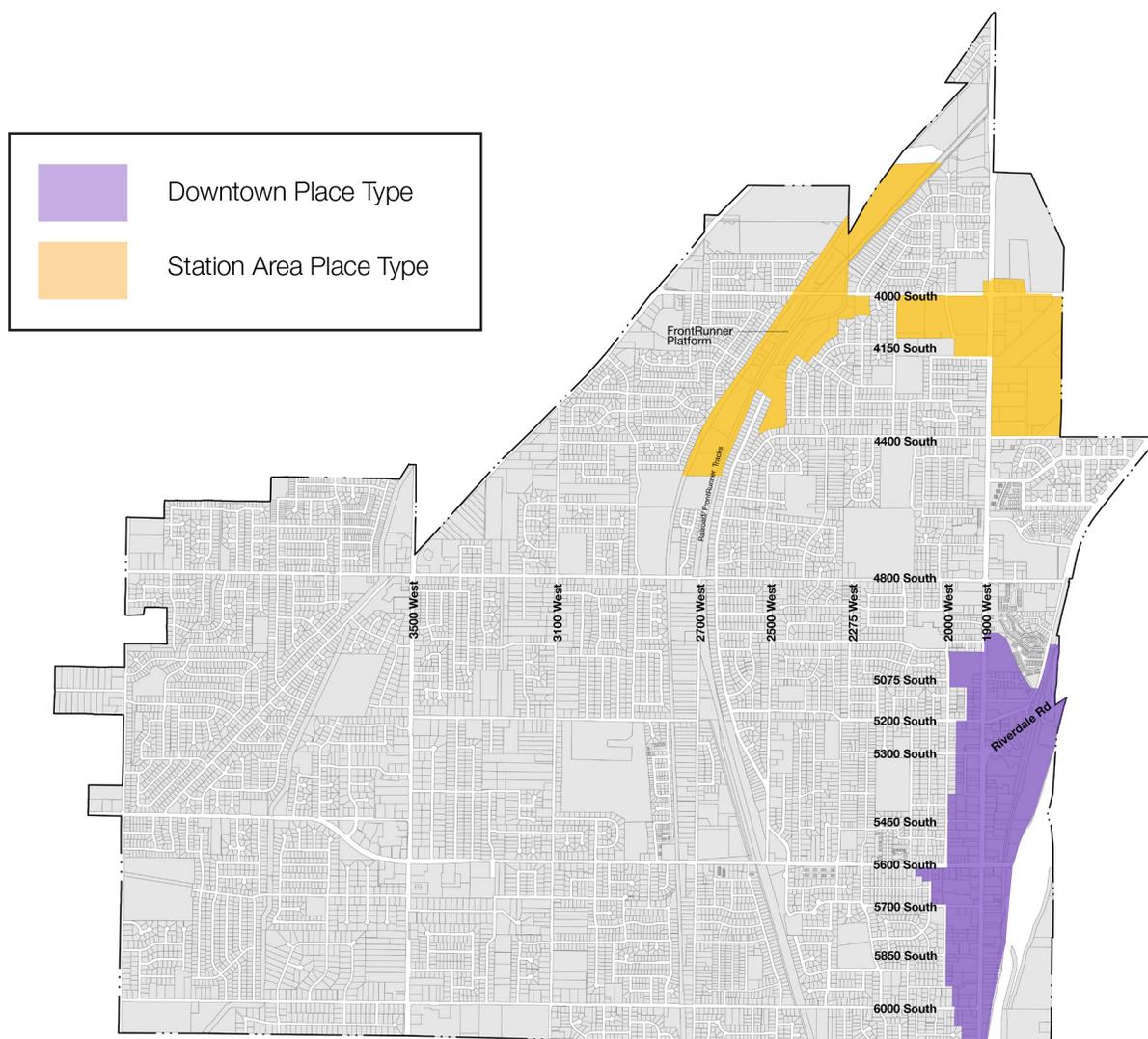


Figure 1.2 (1). Place Type Map.

## 1.3 Downtown Place Type

### 1. Description and Intent.

The Downtown Place Type applies to the commercial area along 1900 West, from the southern edge of the Roy boundary (approximately 6075 South), to the City Municipal Building (approximately 5000 South). The intent is to transform this area into an attractive and active downtown area, with a sense of place that is unique to Roy, as stated in the Focus Roy Document.

### Form and Uses

A foundational element needed for this transformation to take place is to break down and refine the large blocks that currently exist in the area. This is done by adding streets that divide the large blocks, and connect to other existing and proposed streets, creating a strong, defined grid system.

### Transit

The Downtown is served by bus transit. The Roy FrontRunner Station is about 2 miles from the heart of the downtown area.

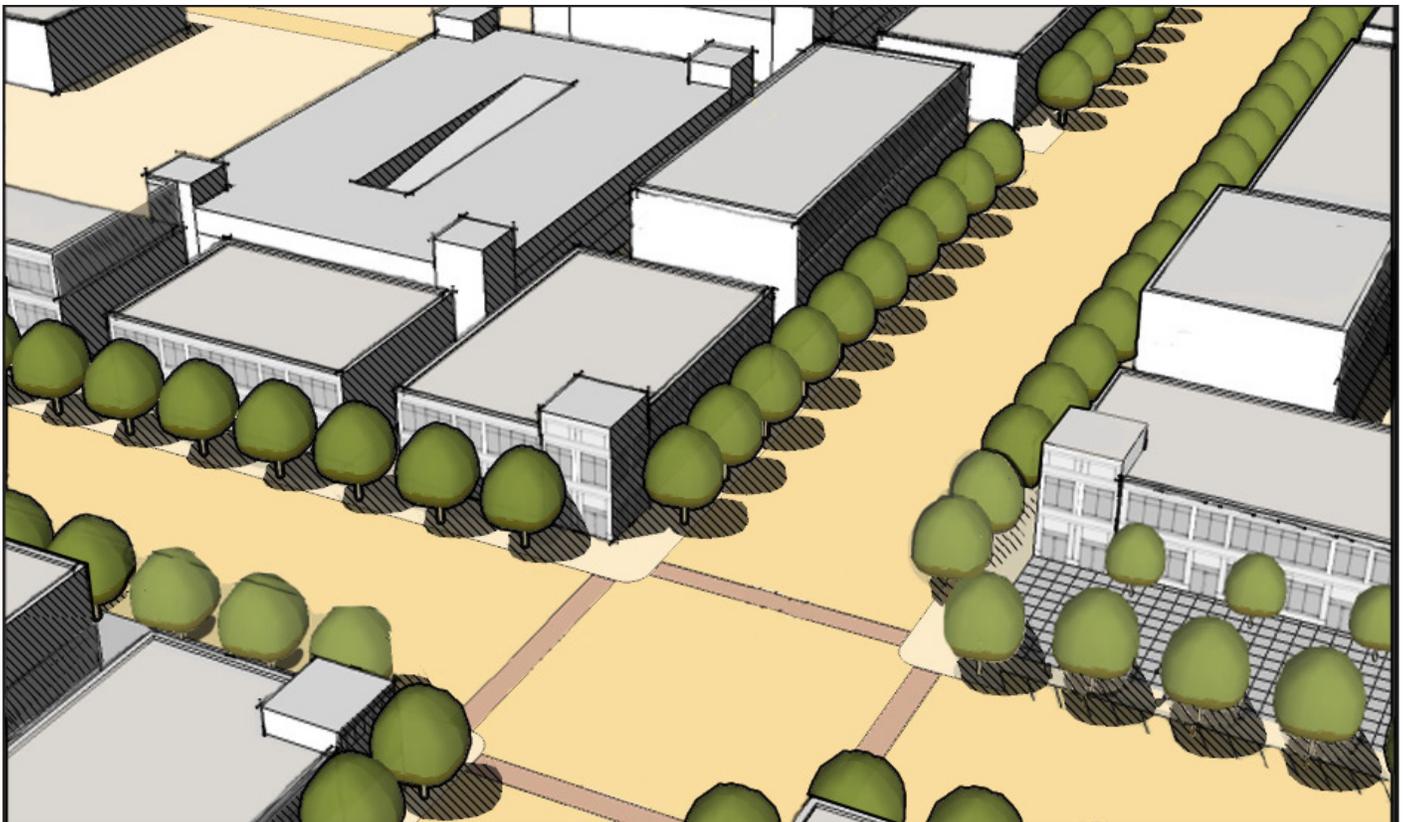
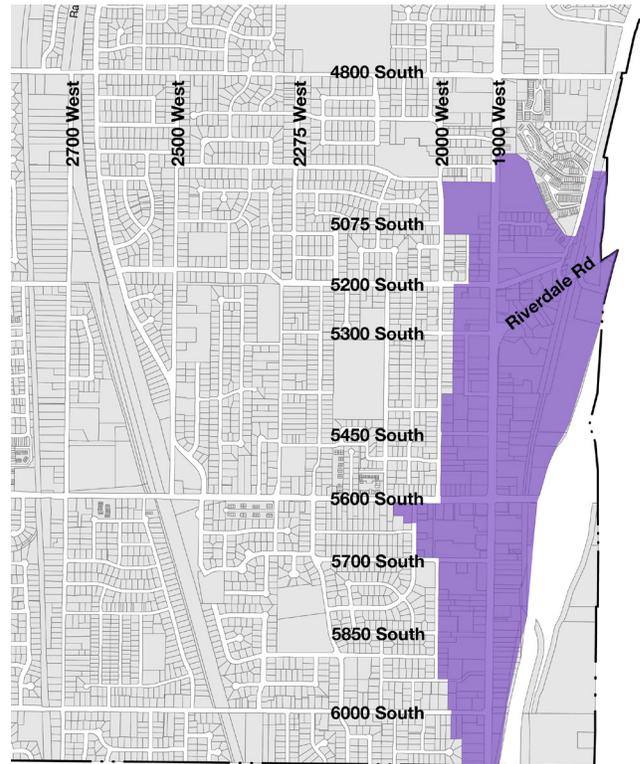


Figure 1.3 (1). Downtown Place Type.

# 1.0 Place Types

## 2. Street Network and Connectivity.

The network of streets within the Downtown Place Type shall form an interconnected pattern with multiple intersections and resulting block sizes that are appropriately sized for a walkable downtown. Figure 1.3 (3) shows the existing street network. Figure 1.3 (4) shows how streets can be added into the existing street network to create a more connected street network with more intersections, while also reducing block sizes. New streets shown in Figure 1.3 (4) are for demonstration purposes, and do not necessarily reflect exact alignments. The blocks shown in Figure 1.3 (4) may also be further divided by adding alleys that provide access to parking facilities, loading facilities, and service areas.

- (1) As parcels redevelop, new streets should be constructed to create a connected street grid with smaller blocks.
- (2) New streets should connect existing streets, where applicable.
- (3) Streets shall terminate at either an open space or a building facade.
- (4) Refer to 2.0 Street Types for requirements for streets.

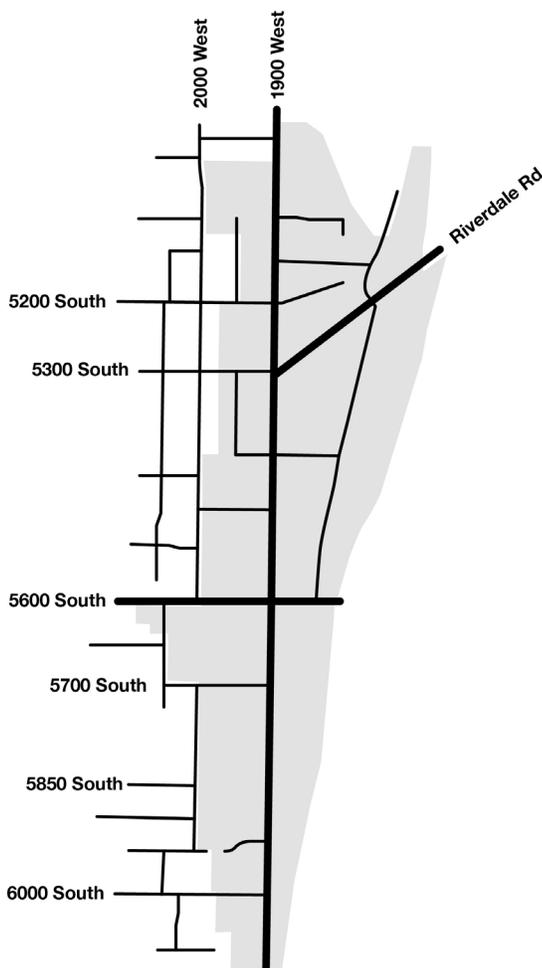


Figure 1.3 (3). Existing Street Network.

## 3. Block Configuration.

- (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. Blocks may include existing lots within an existing zoning district outside the place type.
- (3) Blocks shall typically be fronted with lots on at least two faces.

## 4. Maximum Block Size.

An appropriate block size is an important element of a walkable downtown. Currently, Roy has an existing grid of very large blocks that should be divided as the area redevelops. Ideally, block sizes should range between 200' x 200' (800' perimeter length) to 600' x 600' (2,400' perimeter length). However, connecting into the existing street network is a higher priority than maximum block sizes. Following the general pattern of integrating new streets, as demonstrated in figure 1.2 (4), will result in most blocks falling within the ideal range described above, though some blocks may be larger.

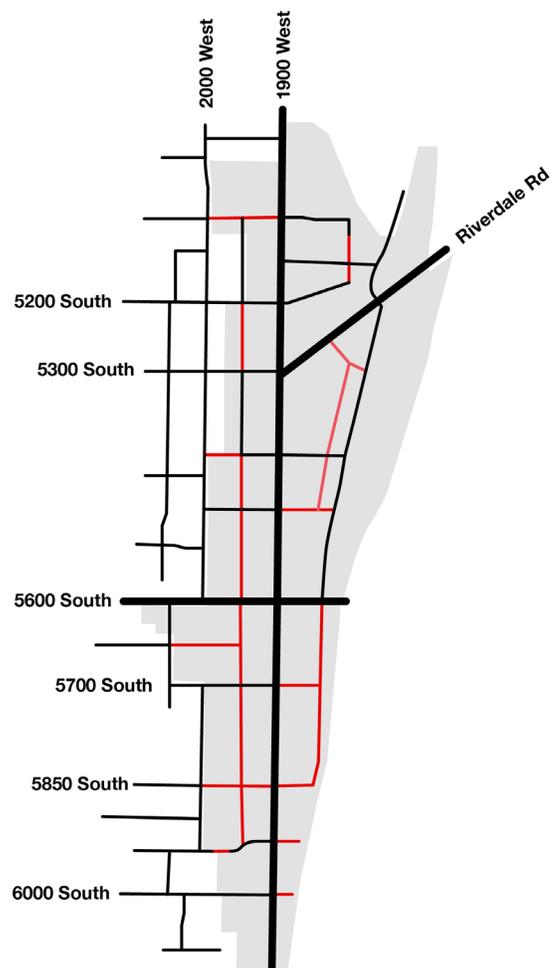


Figure 1.3 (4). Proposed Additional Streets.

## 5. Street and Frontage Designations.

The intent of the street and frontage designations is to regulate the relationship between buildings and streets. It also identifies which streets will become the primary pedestrian streets in the area, by requiring continuous building frontage and limited vehicular access to reduce conflicts between pedestrians and vehicular traffic.

- (1) The following street and frontage designations apply to the Downtown Place Type. Figure 1.3 (5) creates Primary Frontage Streets and Residential Frontage Streets, based on the proposed street network as demonstrated in Figure 1.3 (4).
  - (a) Primary Frontage Street: The intent of the Primary Street designation is to develop a network of streets with continuous building frontage and no or limited vehicular access to reduce conflicts between pedestrians and vehicular traffic. The Primary Streets in the Downtown area are 1900 West, 5600 South and Riverdale Road, which are also the three major vehicular streets. Building facades must address these streets and contain the building's primary entrance.
  - (b) Residential Frontage Street: These streets are located along 2000 West and 2050 West, and represent the boundary between the Downtown area and the existing single-family residential areas. These streets are intended to provide a building facade that supports the scale and character of the adjacent residential neighborhood. Ideally, the ground floor of buildings lining this street will have residential uses with entrances fronting the street.
- (2) Lots without a Primary Frontage Street should consult with staff to determine with street frontage warrants primary designation and the front of the lot.
- (3) 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. 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) Requirement. A minimum of two access points is required for each property.
- (2) Recommendation. A minimum of one per every 1,500 feet of boundary is recommended.

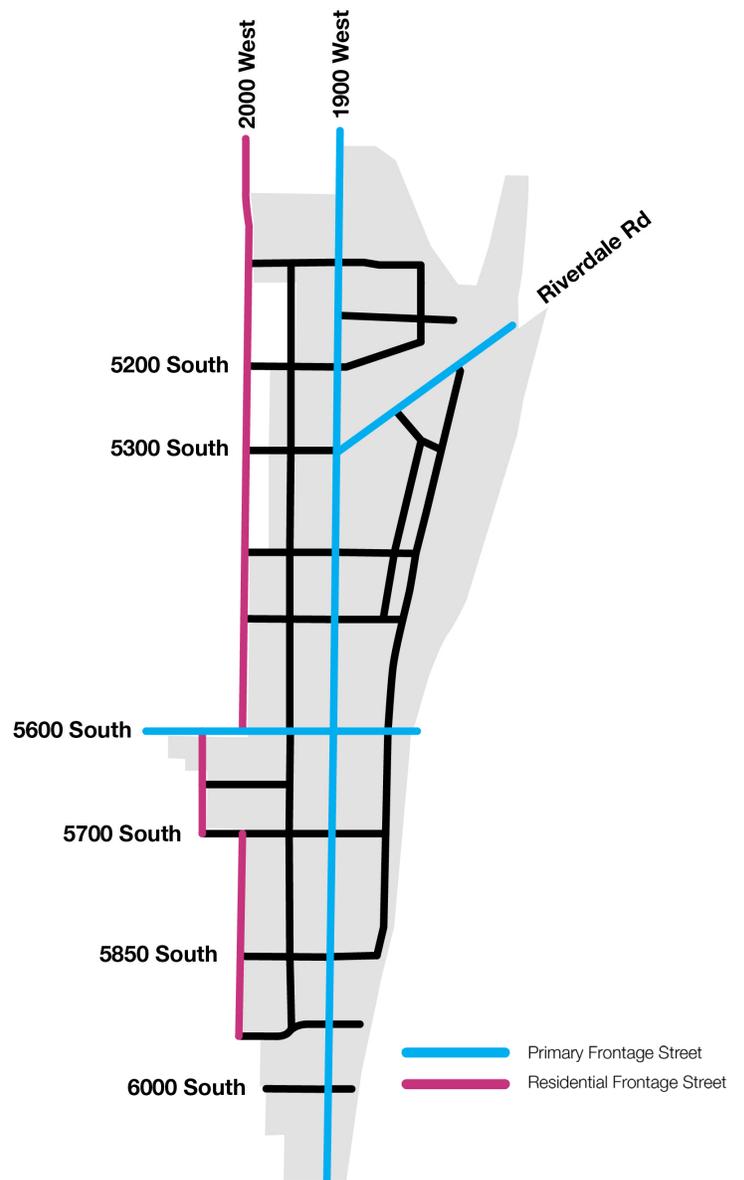


Figure 1.3 (5). Street and Frontage Designations.

# 1.0 Place Types

## 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.

## 8. Block Access Configurations.

- (1) Vehicular 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 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 (6).
  - (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, located on opposite sides of the block as well as aligned across the street from access to other blocks.

- (4) Mid-Block Pedestrianways. Blocks longer than 500 feet should contain Mid-Block pedestrianways, where practical.
  - (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.

## 9. General Open Space Requirements.

The following are requirements for provision of civic open space.

- (1) Development parcels over 5 acres are required to provide 5% of total lot size as civic open space.
- (2) Types of Open Space. Refer to 6.0 for Open Space Types for Open Space Types permitted by district.
- (3) Open Space Requirements. Refer 6.0 for Open Space Types for specific Open Space Requirements

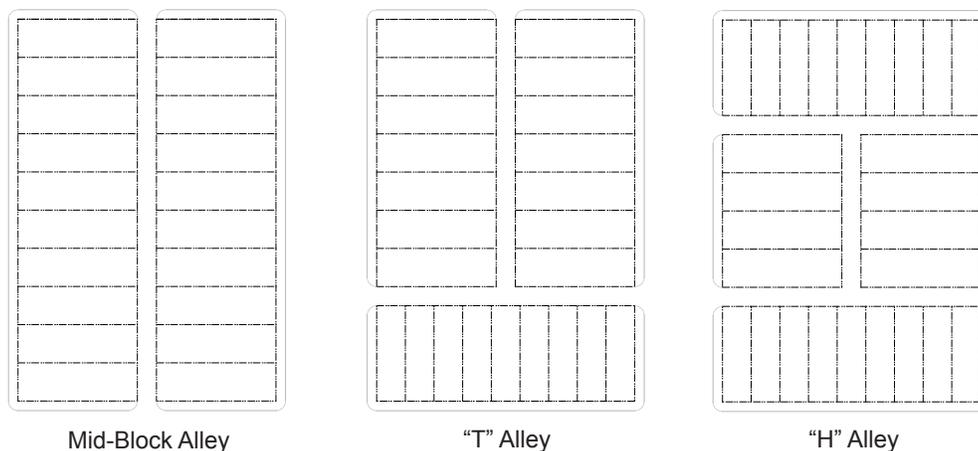


Figure 1.2 (6). Alley Configuration.

## 1.4 Station Area Place Type

### 1. Description and Intent.

The Station Area Place Type applies to the area surrounding the FrontRunner Station in Roy. The boundaries for this place include the area directly east of the Station, the stretch of land that runs adjacent to the Railroad/FrontRunner tracks, as well as the area surrounding the intersection of 4000 South and 1900 West. The intent is to transform this area into a transit oriented development, with a mix of uses, including multi-family housing, located near the FrontRunner Station to capitalize on the availability of mass transit opportunities, as stated in the Focus Roy Document.

### Form and Uses

Much of the Station Area Place Type is comprised of irregular and odd shaped parcels that discourage the creation of a traditional grid system. Additionally, the Railroad and FrontRunner Tracks that run parallel to much of the Station Area Place Type creates a barrier that limits the ability to freely cross. However, attempts should be made to create a well-connected and orderly street network.

### Transit

The Roy FrontRunner Station provides convenient access to mass transit that is within walking distance for the majority of the Station Area Place Type.

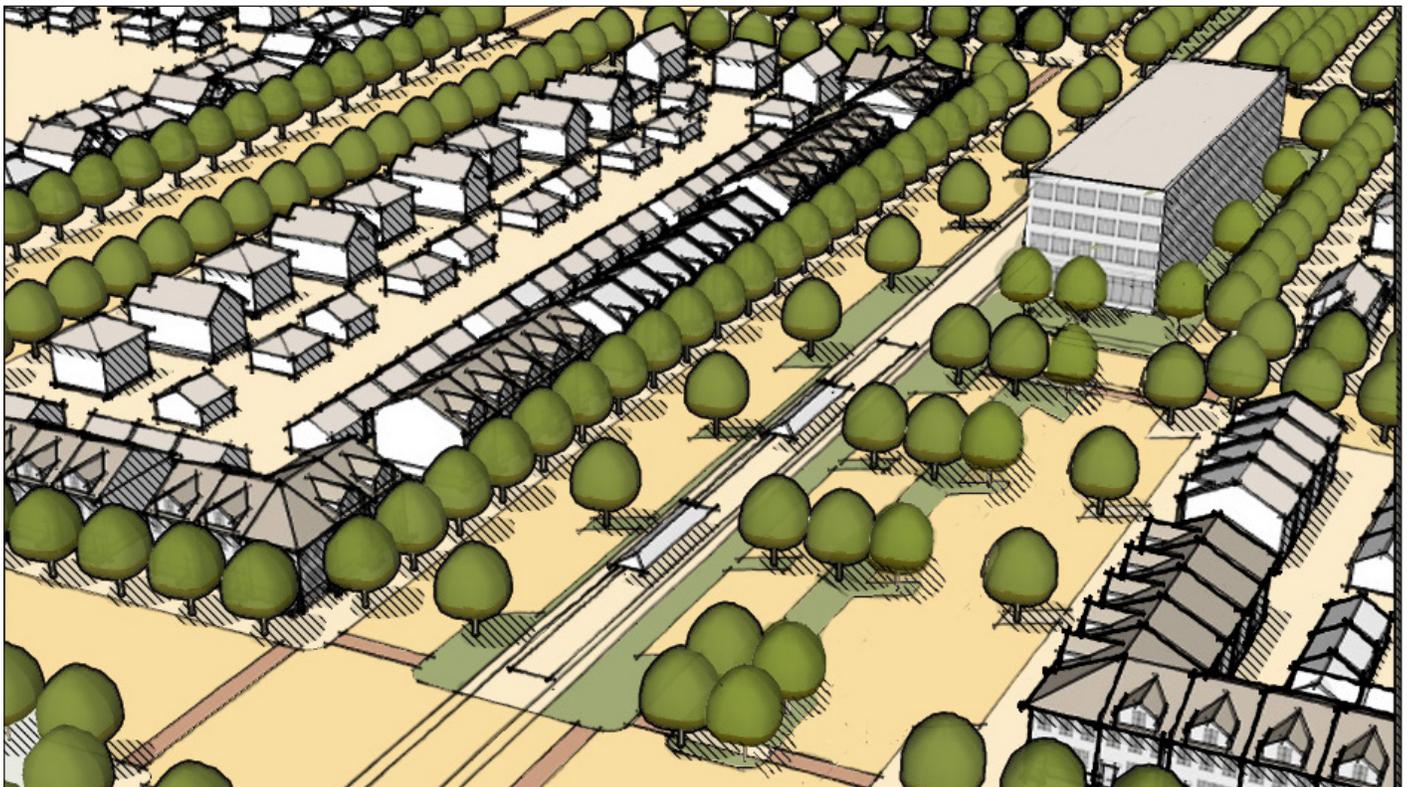
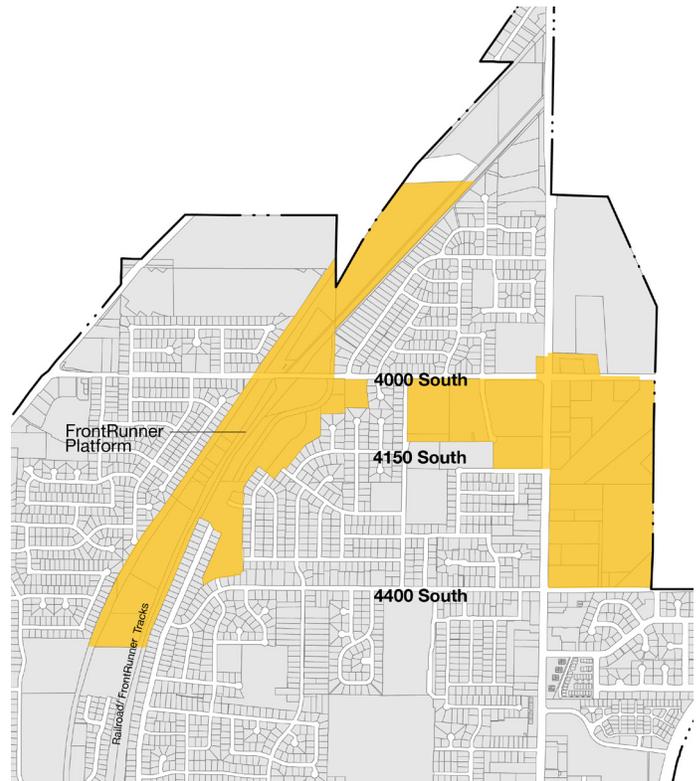


Figure 1.4 (1) Transit Neighborhood Place Type

# 1.0 Place Types

## 2. Street Network and Connectivity.

The network of streets within the Station Area Place Type shall form an interconnected street pattern, where possible. Figure 1.2 (3) shows the existing street network. Figure 1.2 (4) shows how streets can be added into the existing street network to create a more connected street network with access into the narrow parcels between the railroad tracks and the rail trail. Where possible, connections should be made across the railroad tracks to better connect the east and west side of the tracks. New streets shown in Figure 1.2 (4) are for demonstration purposes, and do not necessarily reflect exact alignments.

- (1) New streets should be constructed to create a connected street grid with smaller blocks.
- (2) New streets should connect existing streets, where applicable.
- (3) Streets should terminate at either an open space or a building facade.
- (4) A pedestrian connection should be constructed across the railroad tracks via bridge, tunnel, or at grade crossings. At least one crossing should occur within a quarter mile of the existing at-grade crossing at 4000 South, both to the north and to the south.
- (4) Refer to 2.0 Street Types for requirements for streets.

## 3. Block Configuration.

- (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. Blocks may include existing lots within an existing zoning district outside the place type.
- (3) Blocks shall typically be fronted with lots on at least two faces.

## 4. Maximum Block Size.

An appropriate block size is an important element of a walkable neighborhood. The Station Area consists of a number of odd-shaped parcels that are sandwiched between single family neighborhoods, and are also disconnected by the railroad lines. These conditions make creating an ideal block pattern difficult. However, following the general pattern of integrating new streets, as demonstrated in figure 1.4(4), as well as adding railroad pedestrian crossings, will result in blocks that provide adequate connectivity and walkability, considering the existing conditions. Barring physical constraints, blocks should be a minimum of 200'x200' (800' perimeter length) and a maximum length of 600'x600' (2,400' perimeter length).

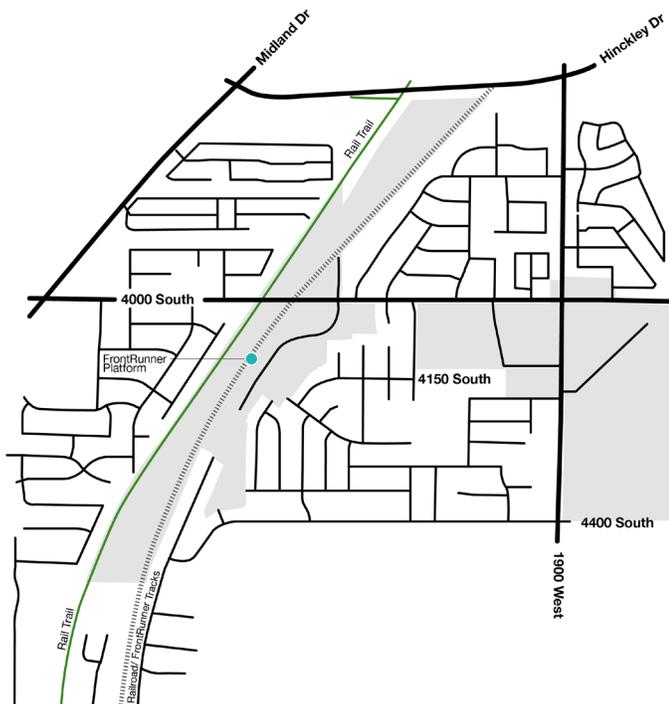


Figure 1.4 (3). Existing Street Network.

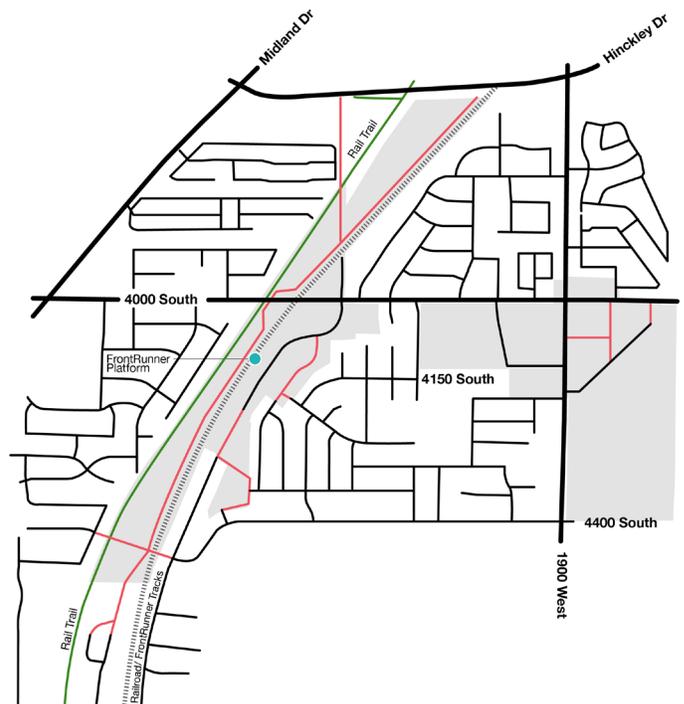


Figure 1.4 (4). Proposed Additional Streets.

## 5. Street Designations.

The intent of the street designations is to regulate the relationship between buildings and streets. It also identifies which streets will become the primary pedestrian streets in the area, by requiring continuous building frontage and no or limited vehicular access to reduce conflicts between pedestrians and vehicular traffic.

- (1) The following street designations apply to the Station Area Place Type. Figure 1.4 (5) designates primary streets, based on the proposed street network as demonstrated in Figure 1.4 (4).
  - (a) Primary Street: These streets are intended to become the primary pedestrian streets in the Station Area. Building facades must address these streets and contain the building's primary entrance.

- (b) Rail Trail Greenway Frontage: For development between the rail trail and the railroad tracks, buildings should front the existing rail trail greenway.
- (c) Alleys: Blocks may be further divided by adding alleys that provide access to parking facilities, loading facilities, and service areas.

- (2) Lots without a Primary Frontage Street should consult with staff to determine with street frontage warrants primary designation and the front of the lot.
- (3) Lots with two Primary Street frontages shall consult with staff to determine which street frontage warrants primary designation and the front of the lot.

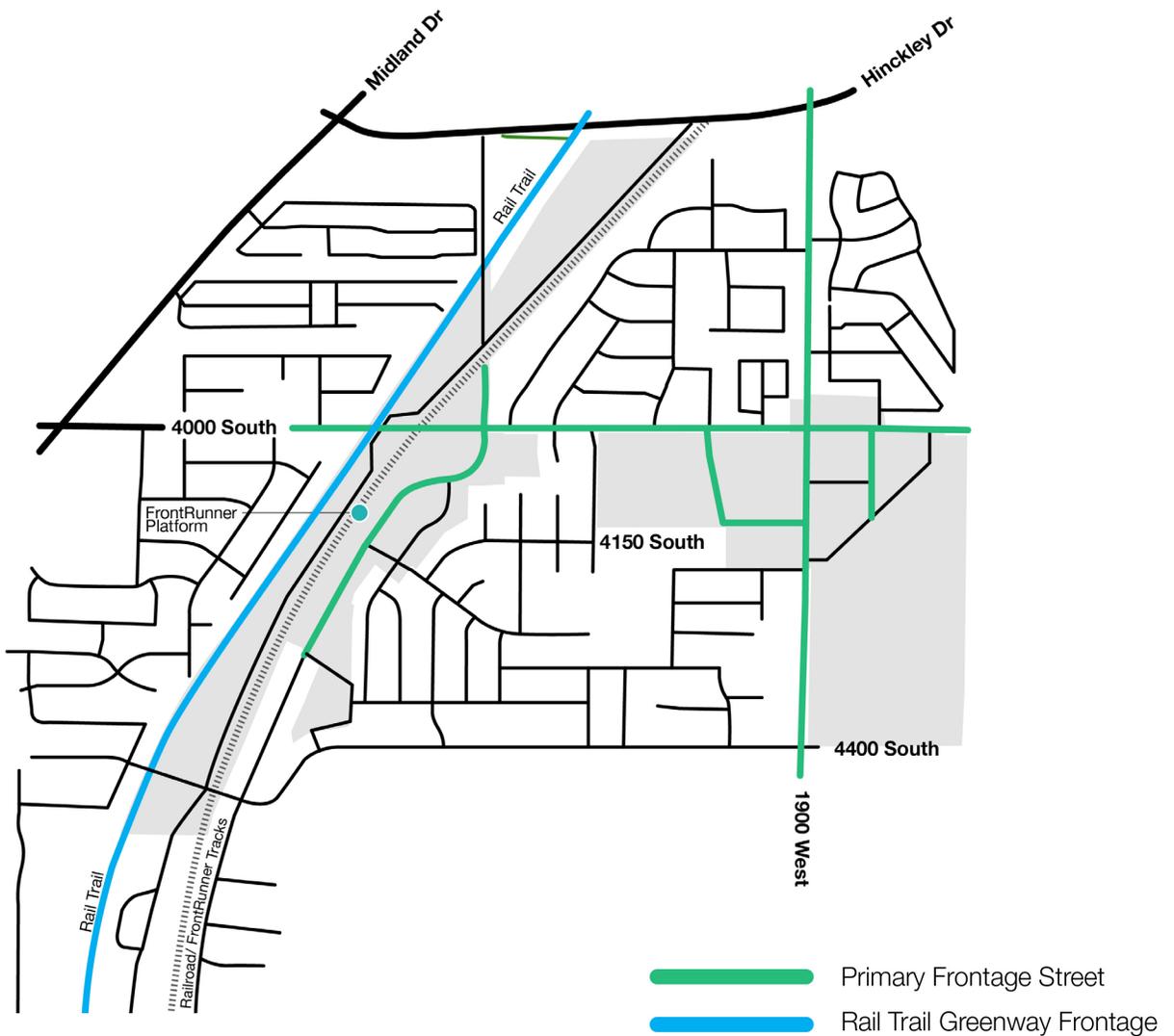


Figure 1.4 (5). Street Designations.

# 1.0 Place Types

## 6. 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) Requirement. A minimum of two access points is required for each property.
- (2) Recommendation. A minimum of one per every 1,500 feet of boundary is recommended.

## 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.

## 8. Block Access Configurations.

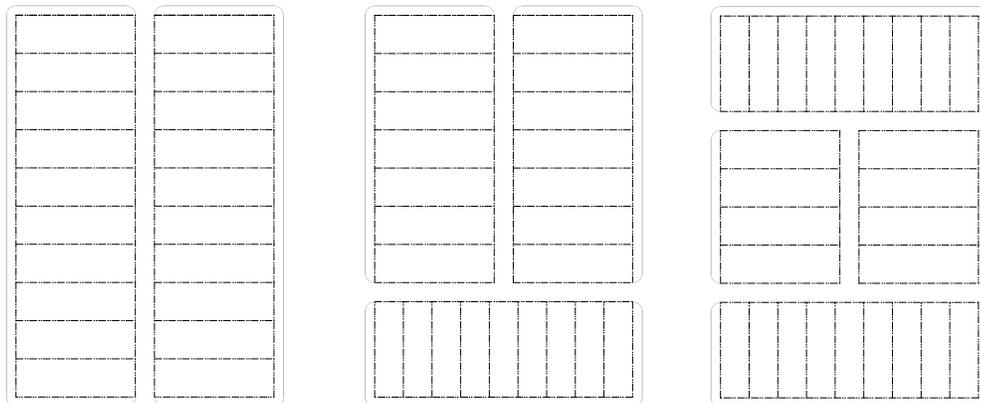
- (1) Vehicular access should not be located off a Primary Street, unless the parcel is fronted by more than two primary streets, in which case, staff shall determine which is the appropriate street for vehicular access. The determination shall be based on locations of existing and proposed vehicular 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 (6).
  - (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, located on opposite sides of the block as well as aligned across the street from access to other blocks.
- (4) Mid-Block Pedestrianways. Blocks longer than 500 feet should contain Mid-Block pedestrianways.
  - (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.

## 9. General Open Space Requirements.

The following are requirements for provision of civic open space.

- (1) Development parcels over 5 acres are required to provide 5% of total lot size as civic open space.
- (2) Types of Open Space. Refer to 6.0 for Open Space Types for Open Space Types permitted by district.
- (3) Open Space Requirements. Refer 6.0 for Open Space Types for specific Open Space requirements



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# 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) Continue the existing logical and comprehensible system of streets and street names that result in a simple, consistent and understandable pattern of blocks, lots, and house numbers.
- (4) Provide adequate access to all lots for vehicles and pedestrians.
- (5) Create streets that are appropriate for their contexts in residential, commercial, or mixed Use Districts and are designed to encourage travel at appropriate volumes and speeds.
- (6) Encourage streets that respect natural features by following topography and drainage systems, rather than interrupting or dead-ending at the feature.
- (7) 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 Place Types.

### 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 2.6, 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 Zoning Administrator 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, 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 the 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.

## 4. Vehicular Travel Lanes

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

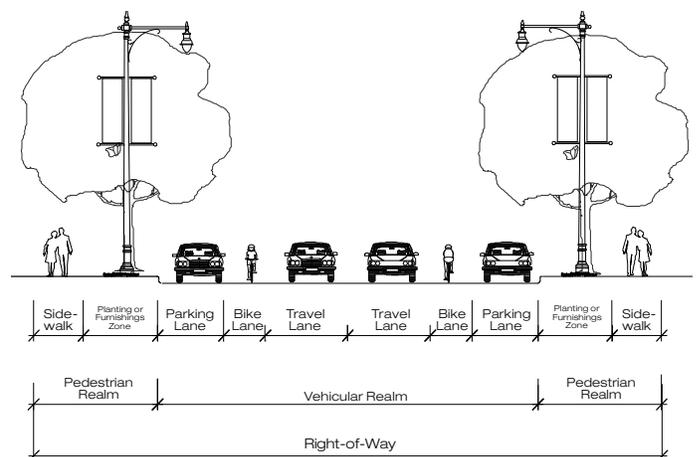


Figure 2.2 (1). Typical Right-of-Way Elements.

## 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.

All bicycle accommodations shall be coordinated with the Transportation Master Plan. 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 on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street

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.

and shall be five 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 or permeable paving in the parking lane.

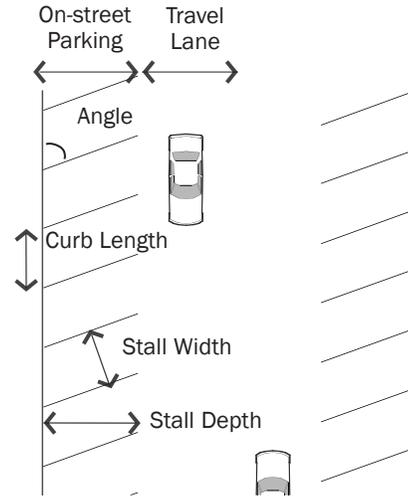


Figure 2.2 (2). On-Street Parking Layout.

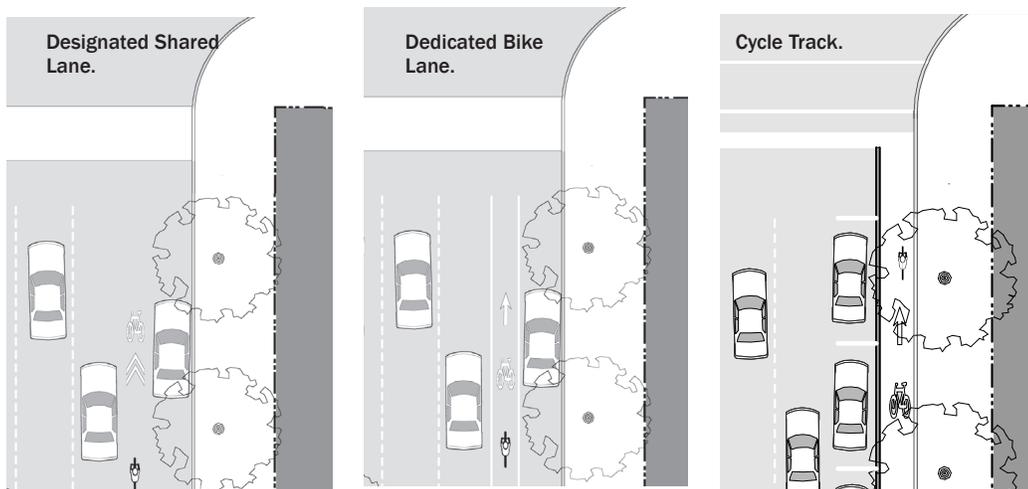


Figure 2.2 (3). On-Street Bicycle Facilities.

# 2.0 Street Types

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## 8. Street Trees.

Street trees are required along all street frontages, with the exception of 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 ten feet in width.
- (3) Spacing for street trees shall be no less than 50 feet on center. Recommended spacing in residential locations is 35 feet on center.

## 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.
- (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.

### 2. Disconnected Streets.

Disconnected streets may take the following form:

- (1) Stub Streets. Where adjoining areas are not subdivided, streets in new subdivisions shall be extended to the boundary line of the tract to make provision for the future projection of streets into adjacent areas.
  - (a) Where abutting property is not subdivided, stub streets shall be provided at intervals as stated in the maximum block length and width recommended in 1.3 - 1.4 Place Types.
  - (b) Existing stub streets adjacent to a proposed subdivision shall be connected.
- (2) Half Streets. The construction of a half street shall be prohibited unless otherwise approved by the City Council in unusual circumstances that make it essential and where satisfactory assurances for dedication if the remaining part of the street is provided.
  - (a) Proposed half streets along the periphery of the subdivision shall have no less than one-half of the right-of-way dedicated and constructed.
  - (b) Existing half streets adjacent to a proposed subdivision shall be completed with the dedication of the remaining right-of-way and the complete construction of the street with

the development of said proposed subdivision and property development.

- (3) Cul-de-Sac Streets. Cul-de-sac streets are not permitted in any Place Type except where natural features prohibit the inclusion of a U-shaped street accessing the location. The following parameters shall be incorporated when the exception is taken:
  - (a) The Cul-de-sac shall not be more than 300 feet in length as measured along the centerline from the closest intersection.
  - (b) The Cul-de-sac shall have a maximum outside turning radius of 50 feet.
  - (c) A pedestrian sidewalk connection from the cul-de-sac through to the next closest street or sidewalk.

### 3. Transitions from Existing Streets to New Streets.

Where a new street, based on the street types found in 2.4 - 2.6, connects to an existing street with a conflicting cross section, the Department of Public Works shall determine the appropriate method to transition between the new street and the existing street.

#### 4. Intersections.

- (1) Curb Radii. The following curb radii shall be utilized unless otherwise authorized by the Zoning Administrator.
  - (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).
  - (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 with the approval of the Department of Public Works.
  - (e) Alley Intersections. The curb radius at intersections involving Alleys should be no greater than 5 feet.
- (2) Crosswalks. Crosswalks shall be required at the direction of the Department of Public Works.
  - (a) Dimensions. Crosswalks shall be minimum six feet in width, measured from mid-stripe to mid-stripe, per Manual on Uniform Traffic Control Devices (MUTCD).
  - (b) Markings. Crosswalks shall be appropriately indicated on the finished street surface with painted markings and/or textured or colored pavement.
  - (c) Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
  - (d) 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.

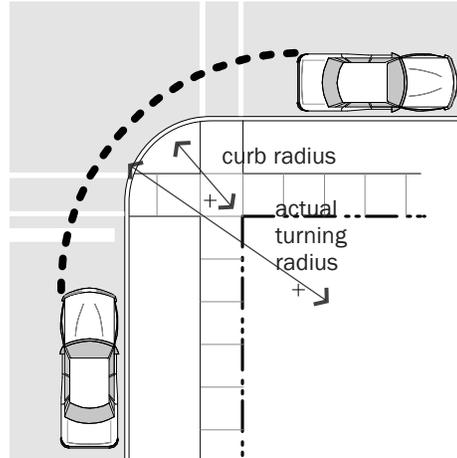


Figure 2.3 (1). Actual Right Turn Radius with On-Street Parking.

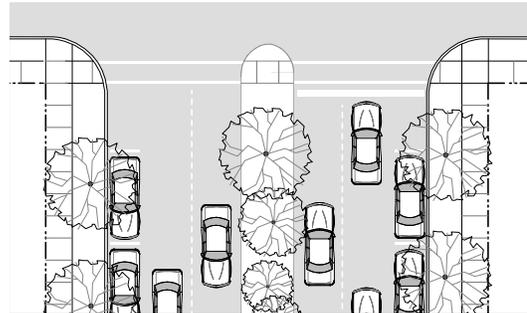


Figure 2.3 (2). Wide Street Crossing with Pedestrian Refuge Median.

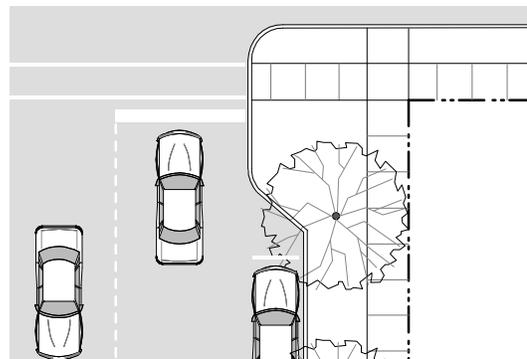


Figure 2.3 (3). Bulb Out.

# 2.0 Street Types

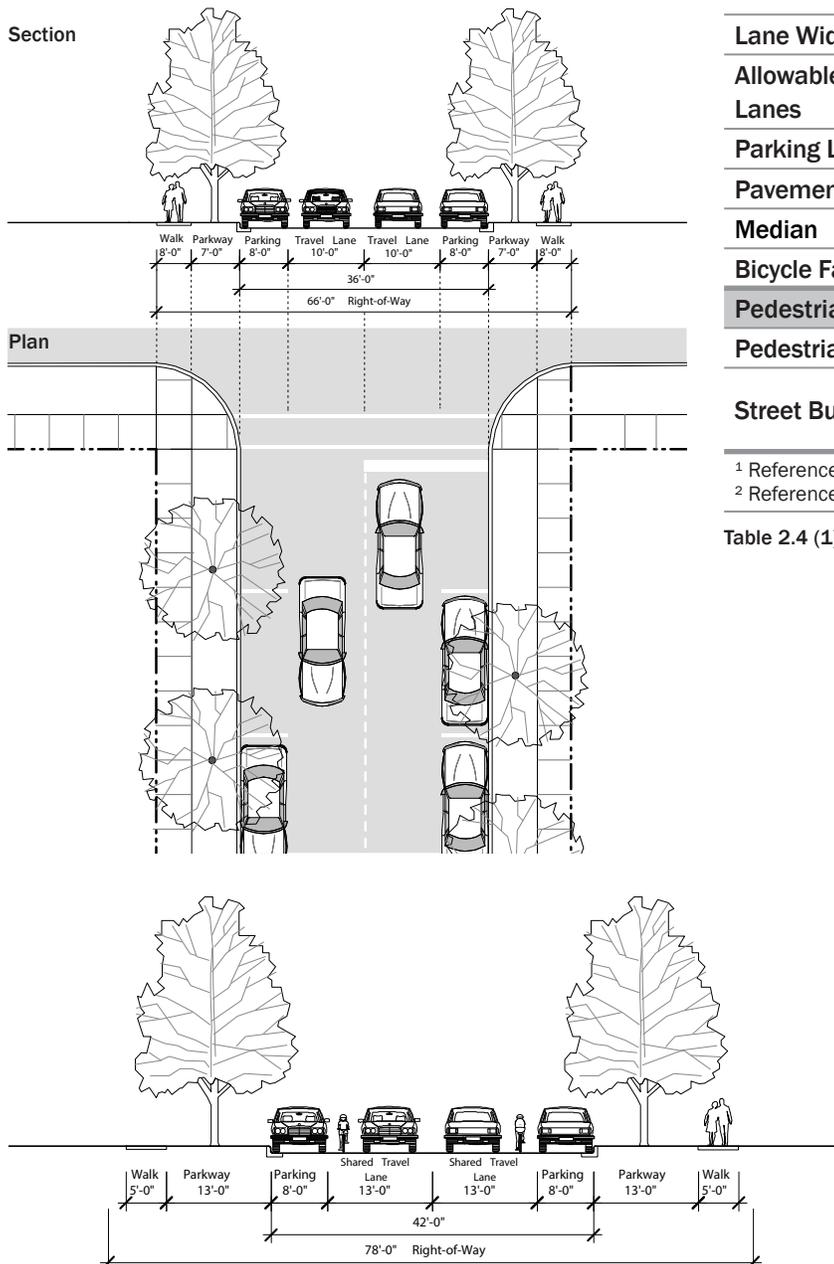
## 2.4 Connector Street.

### 1. Intent.

The Connector Street is a medium capacity street for slow speeds with a standard right-of-way. It is the typical street type used in both the Downtown and Station Area Place Types. Refer to the typical plan and section, Figure 2.4 (1).

### 2. General Requirements.

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



### Connector Street Requirements

<b>Permitted Districts</b>	All Districts
<b>Permitted Adjacent Building Types</b>	All Building Types
<b>Typical Right-of-Way Width</b>	60' to 70'
<b>Vehicular Realm</b>	
<b>Travel Lanes</b>	1 lane in each direction
<b>Lane Width</b>	10'
<b>Allowable Turn Lanes</b>	Right permitted in place of parking at intersections; left only with median alternative
<b>Parking Lanes <sup>1</sup></b>	Parallel required on both sides of street.
<b>Pavement Width</b>	36'; 40' for alternative
<b>Median</b>	Permitted with 80' or greater right-of-way.
<b>Bicycle Facilities <sup>2</sup></b>	Shared
<b>Pedestrian Realm</b>	
<b>Pedestrian Facilities</b>	Minimum 5' wide clear sidewalk on both sides
<b>Street Buffer</b>	Minimum 7' wide planting zone or furnishings zone; adjacent to Residential Districts, Open Space Districts, the planting zone is required
<sup>1</sup> Reference 2.2.5 for on-street parking requirements	
<sup>2</sup> Reference 2.2.6 for bicycle facility types and requirements	

Table 2.4 (1). Connector Requirements.

Figure 2.4 (1). Alternative 80' Shared Right-of-Way Connector.

## 2.5 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 2.5 (1).

## Neighborhood Street Requirements

**Permitted Districts** All Districts

**Permitted Adjacent Building Types** All Building Types

**Typical Right-of-Way Width** 60'

### Vehicular Realm

**Travel Lanes** 1 yield lane

**Lane Width** 16' to 18'

**Allowable Turn Lanes** Not applicable

**Parking Lanes**<sup>1</sup> Parallel required on one side of street

**Pavement Width** 32', 20' for alternative

**Median** Permitted

**Bicycle Facilities**<sup>2</sup> Shared

### Pedestrian Realm

**Pedestrian Facilities** Minimum 5' wide clear sidewalk on both sides

**Street Buffer** Minimum 9' wide Landscape Zone

<sup>1</sup> Reference 2.2.5 for on-street parking requirements

<sup>2</sup> Reference 2.2.6 for bicycle facility types and requirements

Table 2.5 (1). Neighborhood Street Requirements.

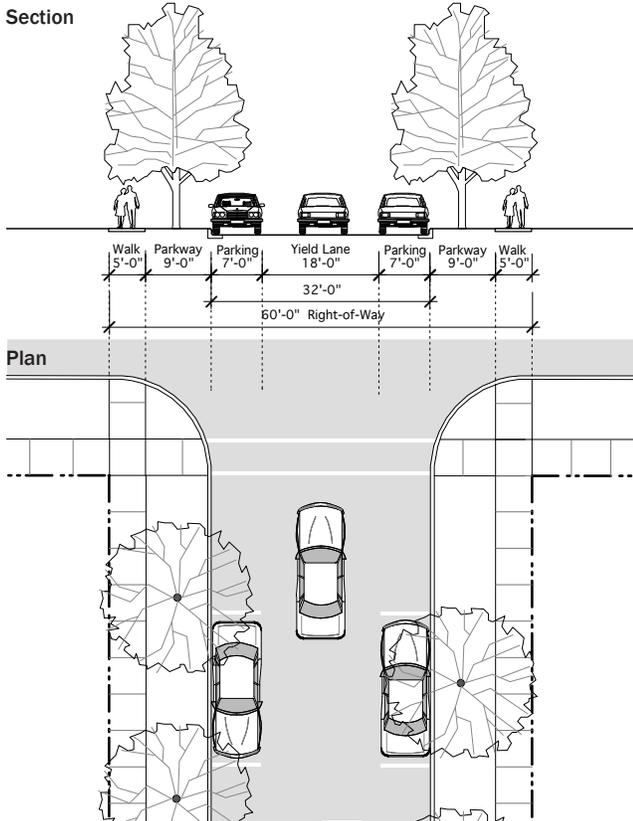


Figure 2.5 (1). Typical Neighborhood Street.

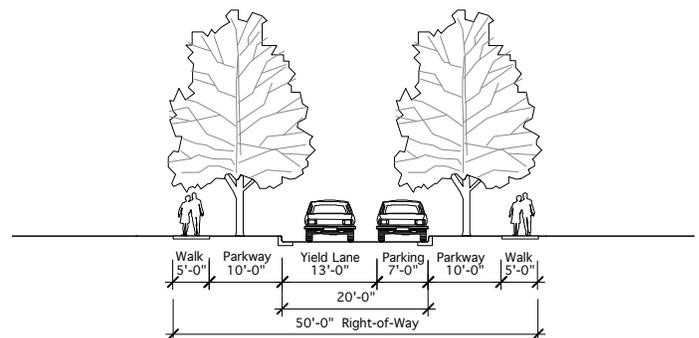


Figure 2.5 (2) Alternative 50' Right-of-Way Neighborhood Street.

# 2.0 Street Types

## 2.6 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 2.6 (1).

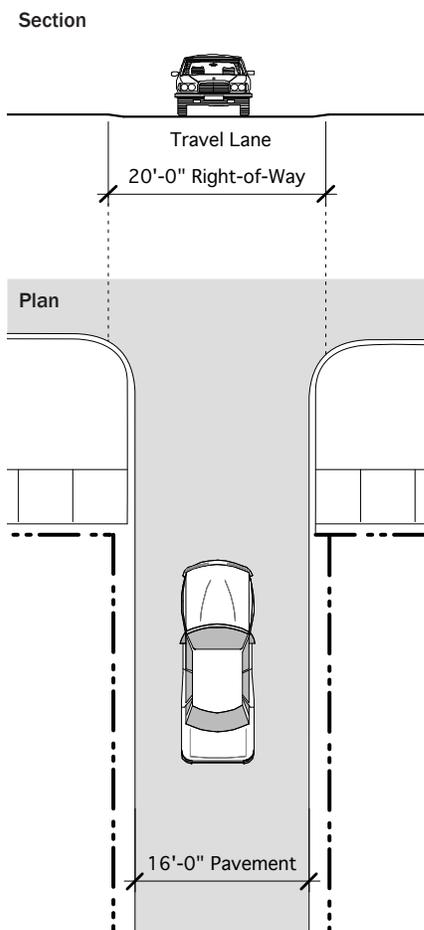


Figure 2.6 (1). Typical Alley.

Alley Requirements	
Permitted Districts	All Districts
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 Facilities <sup>1</sup>	Shared
Pedestrian Realm	
Pedestrian Facilities	Shared; travel lanes are shared among drivers, pedestrians and bicyclists
Street Buffer	None required

<sup>1</sup> Reference 2.2.6 for bicycle facility types and requirements

Table 2.6 (1). Alley Requirements.

## 2.7 Arterial Streets.

### 1. Intent.

The Arterial Streets that are currently in the Downtown and Station Area Place Types are 1900 West, 5600 South and Riverdale Road. These streets are designated as State Highways and are controlled by the Utah Department of Transportation. These large streets are essential for moving traffic throughout Roy, and will carry large traffic volumes for the foreseeable future.

In order to make these streets more friendly to adjacent development, a setback should be implemented between the right-of-way and new development.

### 2. General Requirements.

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

- (1) A 10 foot setback is required on all new development along an Arterial Street.
- (2) All setback areas must contain either landscape, trees, patio space, or sidewalk space.
- (3) Trees, landscaping and other improvements should be used to mitigate the negative impacts from the fast moving traffic. It should particularly be used to mitigate the high noise volumes caused by heavy traffic.

### Arterial Requirements

<b>Existing Arterial Streets</b>	1900 West 5600 South Riverdale Road
<b>Permitted Adjacent Building Types</b>	All Building Types
<b>Typical Right-of-Way Width</b>	100' - 120'
<b>Vehicular Realm</b>	
<b>Travel Lanes</b>	See Roy City Transportation Master Plan
<b>Lane Width</b>	See Roy City Transportation Master Plan
<b>Allowable Turn Lanes</b>	See Roy City Transportation Master Plan
<b>Parking Lanes</b>	See Roy City Transportation Master Plan
<b>Pavement Width</b>	See Roy City Transportation Master Plan
<b>Bicycle Facilities</b>	See Roy City Transportation Master Plan
<b>Pedestrian Realm</b>	
<b>Pedestrian Facilities</b>	Minimum 5' wide clear sidewalk on both sides
<b>Setback</b>	10' Setback

Table 2.7 (1). Arterial Requirements.

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## **3.0 Districts**

# 3.0 Districts

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## 3.1. Introduction

The following Districts are hereby created to regulate the location of distinct mixes of building forms and uses permitted in the Downtown and Station Area Place Types. Refer to 4.0 Uses for uses and 5.0 Building Types for building types permitted within each subdistrict.

Three districts have been created within each Place Type and each consists of a series of uses and building types that have been specifically calibrated for each district. See Figure 3.2 (1). Zoning Map - Downtown Place Type Zoning Districts, and Figure 3.3 (1). Zoning Map - Station Area Place Type Zoning Districts.

## 3.2. Downtown Place Type: Districts

### 1. Downtown “Core A”.

The Downtown “Core A” district will be the heart of Roy’s Downtown. It is intended to be a mixed use area, with a strong commercial and retail base. This district is surrounded by major arterials (5600 South, 1900 West, Riverdale Road) and Interstate 15. The isolated nature of this district allows for a higher intensity development, including taller building heights.

### 2. Downtown “Core B”.

The Downtown “Core B” district surrounds the intersection of 5600 South and 1900 West. This important intersection, near the freeway ramp and the entrance to Hill Air Force Base, is an important gateway into Roy. This district is intended to be a mixed-use district with a strong commercial and retail base, similar to the Downtown “Core A” district. This district allows for less development intensity than “Core A”, but supports a higher development intensity than the surrounding “General” districts.

### 3. Downtown “General”.

The Downtown “General A” district is intended to be a mixed-use, flexible and inclusive district that provides the most flexibility for various commercial uses. It includes a range of building types that will allow for a functional, mixed-use, and walkable district.

## 3.3. Station Area Place Type: Districts

### 1. Station Area “Core”.

The Station Area “Core” district is the largest in the Station Area Place Type. This district is intended cater to its proximity to the FrontRunner Station by providing housing and jobs within walking distance of the station platform. The land-uses in this district are intended to be a mixed of uses that primarily consist of residential and office uses, which are supported by retail and other commercial uses.

### 2. Station Area “General”.

The Station Area “General” District is intended to be a lower intensity District, as it is surrounded on three sides by existing single family neighborhoods.

### 3. Innovation District.

The Innovation District is intended to be a mixed-use district that is primarily composed of office uses and other uses that support employment.

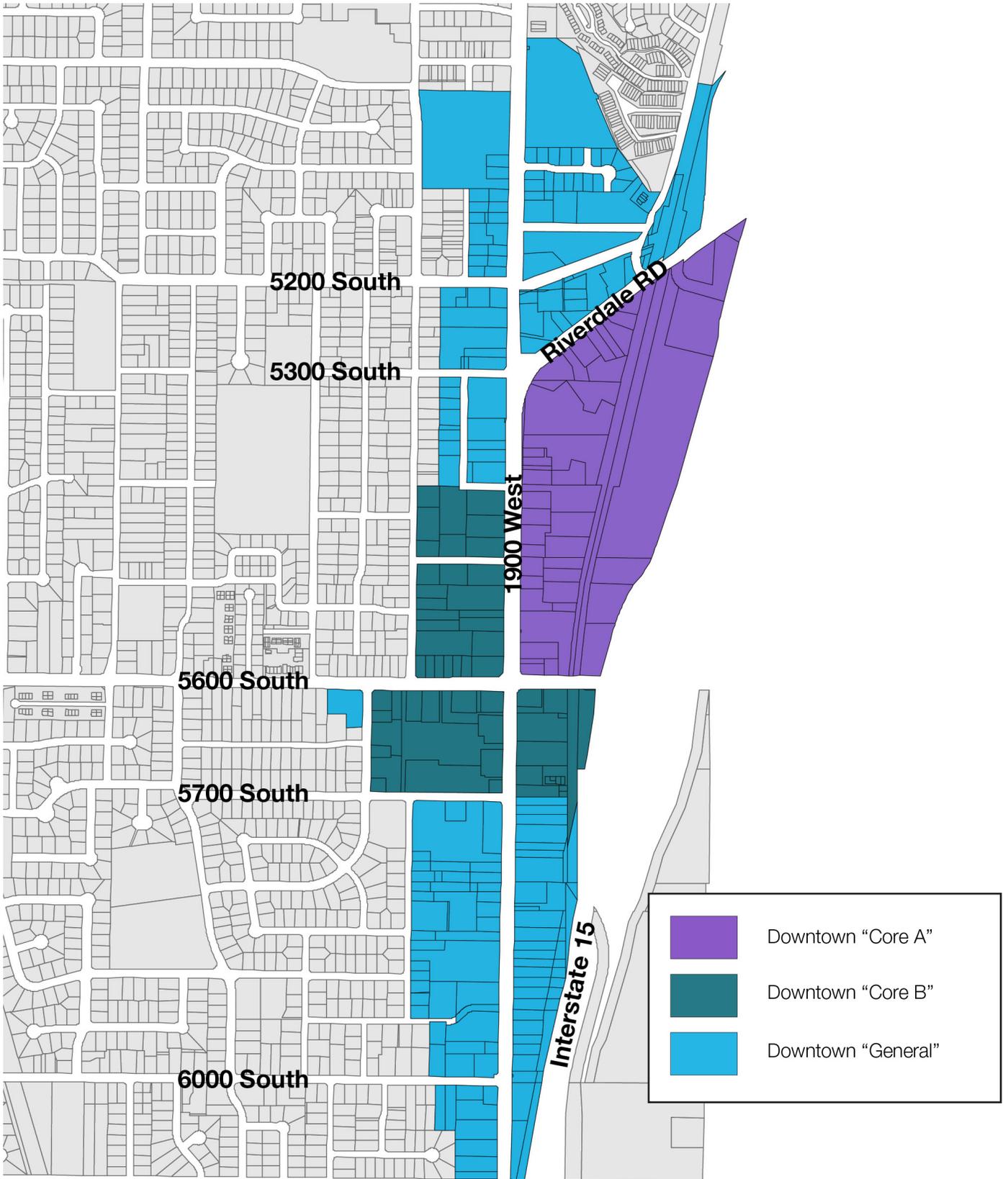


Figure 3.2 (1). Downtown Place Type Zoning Districts.

# 3.0 Districts

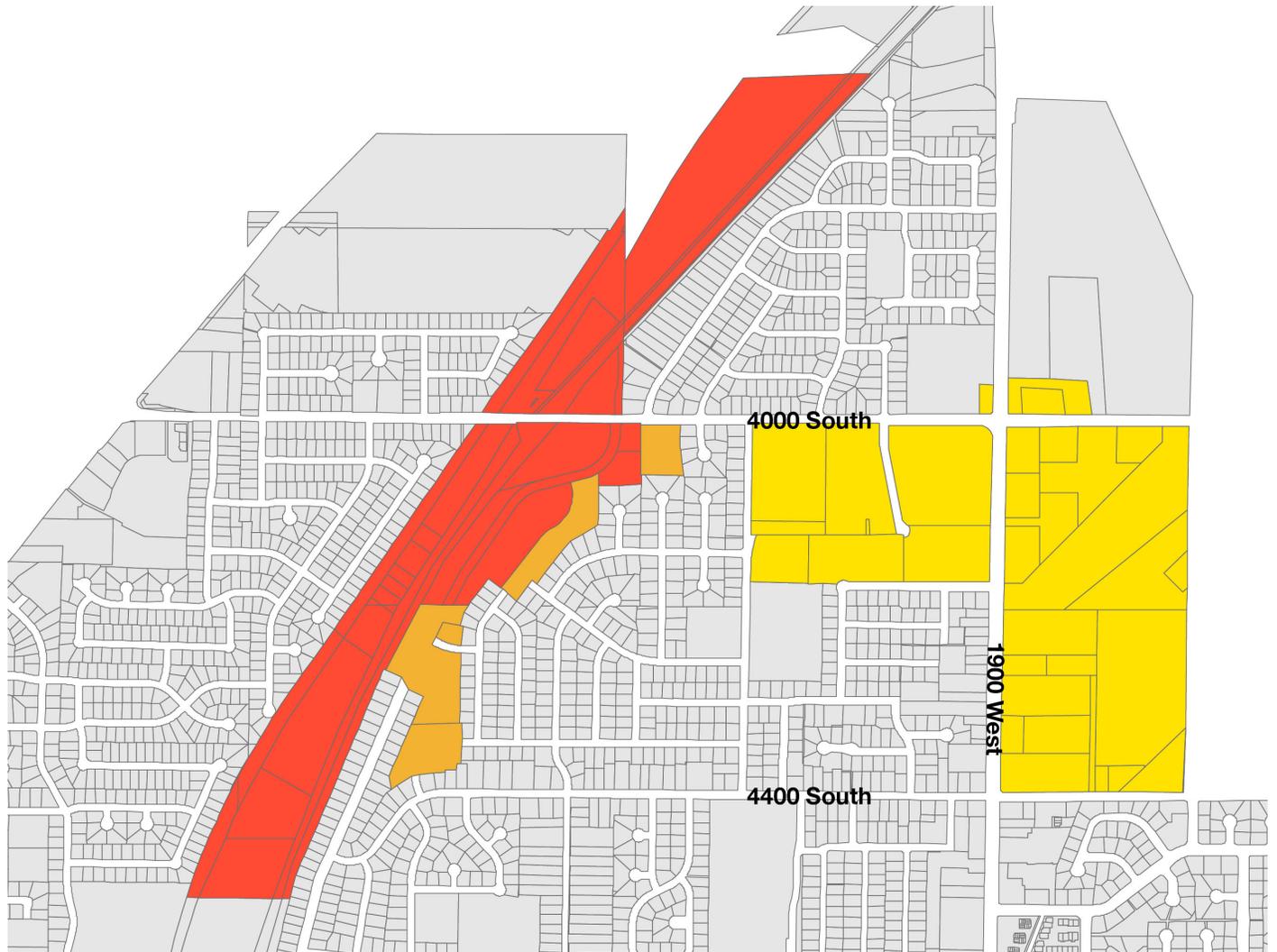
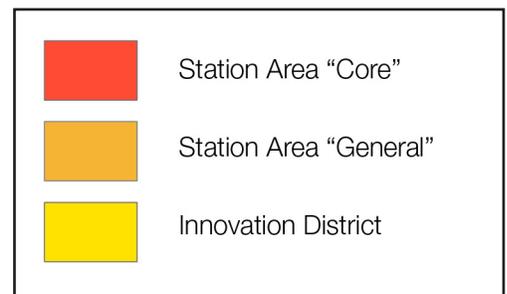


Figure 3.3 (1). Station Area Place Type Zoning Districts.



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## 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 district, permitted by-right with specific development or design parameters, or require a Conditional Use Permit (refer to 10.2.7) 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 district, the Zoning Administrator 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 Zoning Administrator 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 district 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 District outlines the permitted uses in each zoning district. Each use is given one of the following designations for each zoning district in which that use is permitted.

- (1) Permitted (“P”). These uses are permitted by-right in the districts in which they are listed.
- (2) Permitted in Upper Stories Only (“U”). These uses are permitted by-right in the districts 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 (“D”). These uses are permitted by-right in the districts 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 district where it otherwise might not have been appropriate.

- (4) Requires a Conditional Use Permit (“C”). These uses require administrative review and approval (refer to 10.2.7) in order to occur in the districts 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 district are indicated by a blank space.

### 4. Building Types.

The uses permitted within the district 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 or permanent lodging 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 districts where a Hotel or Inn is permitted with development standards (“D”), 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, nursing homes, residential care homes, and transitional treatment facilities. 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 districts where a residential care facility is permitted with development standards (“D”), 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 programs to benefit, educate, entertain, or promote discourse

Uses	Districts					
	Downtown "Core A"	Downtown "Core B"	Downtown "General"	Station Area "Core"	Station Area "General"	Innovation District
<b>Residential &amp; Lodging</b>						
Residential	P	P	P	P	P	U
Hotel & Inn	P	P	P	P	D	P
Residential Care	P	P	P	P	D	U
<b>Civic</b>						
Assembly	P	P	P	P	D	P
Transit Station	P	P	P	P	P	P
Hospital & Clinic	P	P	P	P		P
Library/Museum/Post Office (no distribution)	P	P	P	P		P
Police & Fire	C	C	C	C	C	C
School	P	P	P	P	P	P
<b>Retail</b>						
Neighborhood Retail	P	P	P	P	P	P
General Retail	P	P	P			
Outdoor Sales Lot			C			
<b>Service</b>						
Neighborhood Service	P	P	P	P	P	P
General Service	P	P	P			P
Vehicle Service			C	C		
<b>Office &amp; Industrial</b>						
Office	P	P	P	P		P
Craftsman Industrial	D	D	P	D		
<b>Infrastructure</b>						
Parking Lot	D	D	D	D	D	D
Parking Structure	D	D	D	D	D	D
Utility & Infrastructure	C	C	C	C	C	C
Open Space	D	D	D	D	D	D
<b>Accessory Uses</b>						
Home Occupation	P	P	P	P	P	P
Outdoor Storage of Goods			D			
Parking Lot	P	P	P	P	P	P
Parking Structure	D	D	D	D	D	D

**KEY**

- P Permitted
- U Permitted in Upper Stories Only
- D Permitted with Development Standards
- C Requires a Conditional Use Permit

Table 4.1 (1). Uses by District.

# 4.0 Uses

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 districts where an outdoor sales lot is permitted with development standards (“D”), 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 alighting 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 housing 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 Special 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 districts where an outdoor sales lot is permitted by Special Use (“C”), the following applies:

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

### 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, and tire sales and mounting. In the districts where vehicle service is permitted with development standards (“D”), 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

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  
 Medical Cannabis Pharmacy (refer to Title 10-17-1 in the Roy City Code for Medical Cannabis Pharmacy regulations)  
 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

**Table 4.2 (1). Typical Retail Uses.**

### General Retail

All Neighborhood Retail  
  
 Liquor Store - State Owned (refer to Title 3 Chapter 2 in the Roy City Code for Alcoholic Beverage regulations)  
 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  
 Mobile Food Trucks (refer to Title 10-17-1 in the Roy City Code for Mobile Food Truck regulations)  
 Pet Grooming  
 Photocopying & Printing  
 Photography Studio & Supplies (on-site processing permitted)  
 Restaurants (refer to Title 3 Chapter 2 in the Roy City Code for Alcoholic Beverage regulations)  
 Shoe Repair  
 Tailor & Seamstress  
 Tanning Salon  
 Tattoo/Piercing Parlor  
 Theater  
 Training Center

**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  
 Microbrewery  
 Tavern (refer to Title 3 Chapter 2 in the Roy City Code for Alcoholic Beverage regulations)  
 Nightclub (refer to Title 3 Chapter 2 in the Roy City Code for Alcoholic Beverage regulations)

# 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 (“D”), 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. 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 districts where a craftsman industrial use is permitted with development standards (“D”), the following apply:

- (1) A minimum 20% of gross floor area shall be dedicated to a showroom located at the front of the space.
- (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 districts where a parking lot is permitted with development standards (“D”), 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 districts.

## 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 districts where a parking structure is permitted with development standards (“D”), the following apply:

- (1) Corner Lots. A corner lot shall not be used for a parking structure.
- (2) Adjacent Parking Lots. Two parking facilities (lots or structures) cannot be located directly adjacent to one another.
- (3) Primary Street. No facade of the Parking Structure shall be located on a Primary Street, unless the ground floor of the parking structure contains an active 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 structures for commercial vehicles are not permitted in these districts.

#### **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 districts, utilities and infrastructure require a Conditional Use Permit ("c").

#### **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 districts where open space is permitted with development standards ("D"), the following apply:

- (1) Parking. Parking lots are not permitted in open space in any district unless otherwise specified by the Open Space Type.
- (2) Stormwater Accommodations. Open space that incorporates stormwater management on a site or district 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 districts where outdoor storage of goods is permitted with development standards ("D"), 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.

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## **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 Districts defined in 3.0.

### 2. General Requirements.

All Building Types must meet the following requirements.

- (1) Zoning Districts. Each Building Type shall be constructed only within its designated districts. Refer to Table 5.1 (1) Permitted Building Types by Districts.
- (2) Uses. Each Building Type can house a variety of uses depending on the district in which it is located. Refer to 4.0 Uses for uses permitted per district. 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 district 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.

		Building Types by Districts						
		Districts						
Building Types	Storefront	Downtown "Core A"	Downtown "Core B"	Downtown "General"	Station Area "Core"	Station Area "General"	Innovation District	
		P	P	P	P		P	
	General Stoop	P	P	P	P	P	P	
	Limited Bay			P				
	Large Format	P	P	P				
	Row Building			P	P	P		
	Civic Building	P	P	P	P	P	P	

P = Permitted

Table 5.1 (1). Permitted Building Types by District

## 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 within the first section of each Building Type Table entitled "Building Siting".

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Property Line Coverage. Refer to Figure 5.2 (1). Measuring Front Property Line 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 65 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
  - (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.

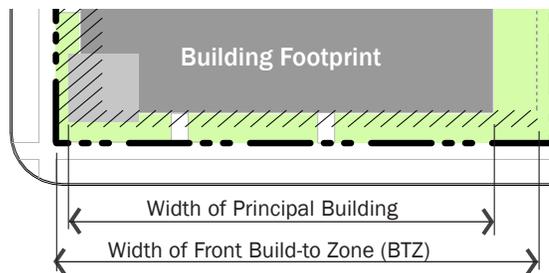


Figure 5.2 (1). Measuring Front Property Line Coverage

- (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.

**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 (2). Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
  - (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.

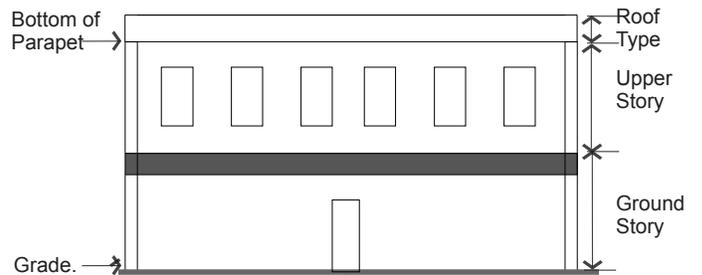
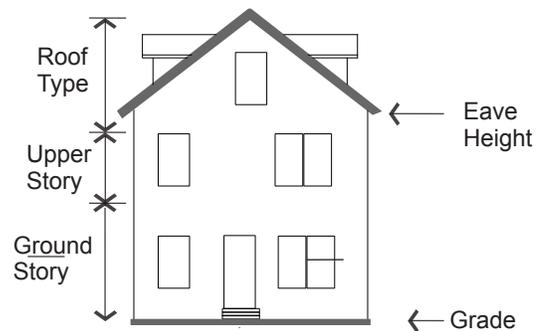


Figure 5.2 (2). Measuring Height

# 5.0 Building Types

- (4) Existing Single Family Residential Buffer. In order to assure compatibility of new construction with adjacent single family neighborhoods.
- (a) Transitions for Single Family Homes Sharing a Property Line. 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 1 foot in additional horizontal distance from the property line permits 1 foot of additional vertical building height. After 40', building heights, as permitted in 5.0 Building Types, is allowed. See figure 5.2 (3).
- (b) Transitions for Single Family Homes Across a Public Street. A 10-foot setback is required from the right-of-way line for any building directly across the street from an existing single-family or two-family zoned parcel. At 10 feet, a 35-foot building height is permitted in between the property line and 30 feet. After 30 feet, building heights, as permitted in 5.0 Building Types, is allowed. See figure 5.2 (4).

### 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 District. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type. Table 5.2 (3), right, illustrates an example of the Uses table from a typical 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.

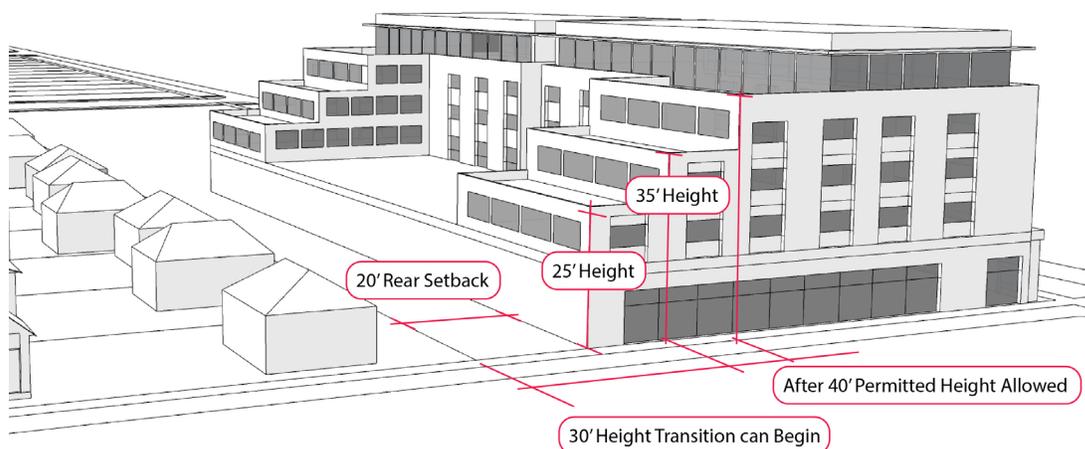


Figure 5.2 (3). Transitions for Single Family Homes Sharing a Property Line.



Figure 5.2 (4). Transitions for Single Family Homes Across a Public Street.

#### 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 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 (5), Measuring Transparency per Facade). 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.
- (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.
- (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.

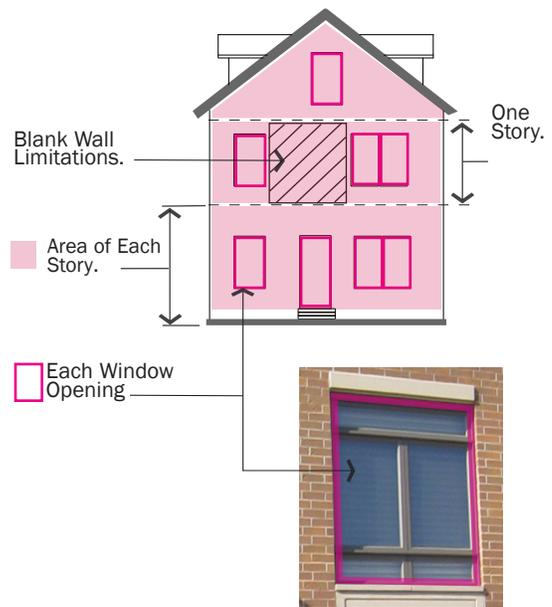
#### 5. Roof Type.

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 (5). Measuring Transparency.

# 5.0 Building Types

## Storefront Building

### 5.3 Storefront Building.

#### 1. Description & Intent.

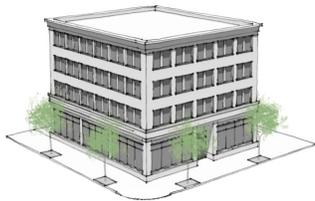
The Storefront Building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

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 type is adaptable to be used in a variety of intensities and heights, depending on the district within which it is located.

#### 2. Regulations.

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



#### Notes

<sup>1</sup> 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.

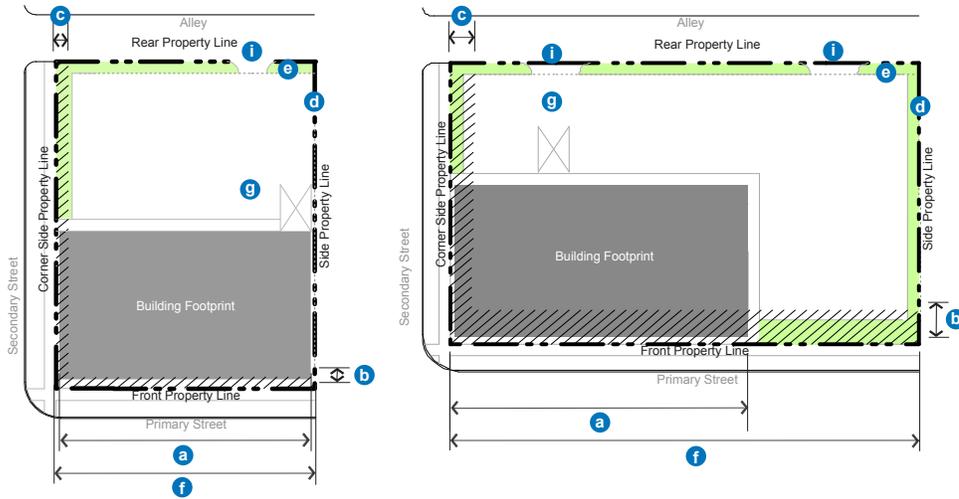
<sup>2</sup> Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

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

<sup>4</sup> Buildings along Riverdale Road, 1900 West and 5600 South are exempt from Front Build-to Zone requirements, and shall follow setback requirements as outlined in Section 2.0 Streets.

	Permitted Districts				
	Downtown "Core A"	Downtown "Core B"	Downtown "General A"	Station Area "Core"	Innovation District

<b>(1) Building Siting</b> Refer to Figure 5.3 (1).					
Multiple Principal Buildings	permitted	permitted	permitted	permitted	permitted
<b>a</b> Front Property Line Coverage	80% <sup>1</sup>	80% <sup>1</sup>	70% <sup>1</sup>	80% <sup>1</sup>	80% <sup>1</sup>
Occupation of Corner	required	required	required	required	required
<b>b</b> Front Build-to Zone	0' to 5' <sup>4</sup>	0' to 5' <sup>4</sup>	0' to 10' <sup>4</sup>	0' to 10' <sup>4</sup>	0' to 10' <sup>4</sup>
<b>c</b> Corner Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 10'	0' to 10'
<b>d</b> Minimum Side Yard Setback	0'	0'	5'	5'	5'
<b>e</b> Minimum Rear Yard Setback	5'	5'	5'	5'	5'
<b>f</b> Minimum Lot Width Maximum Lot Width	none none	none none	none none	none none	none none
<b>g</b> Parking & Loading Location	rear & side yard <sup>1</sup>	rear & side yard <sup>1</sup>	rear & side yard <sup>1</sup>	rear & side yard <sup>1</sup>	rear & side yard <sup>1</sup>
<b>i</b> Vehicular Access	Alley only; if no alley exists, 1 driveway is permitted per non-primary street	Alley; if no alley exists, 1 driveway is permitted per non-primary street	Alley; if no alley exists, 2 driveways are permitted off non-primary streets	Alley; if no alley exists, 2 driveways are permitted off non-primary streets	Alley; if no alley exists, 2 driveways are permitted off non-primary streets
<b>(2) Height</b> Refer to Figure 5.3 (2).					
<b>j</b> Minimum Overall Height	1 story	1 story	1 story	3 stories	1 story
<b>k</b> Maximum Overall Height	12 stories	10 stories <sup>2</sup>	5 stories <sup>2</sup>	5 stories <sup>2</sup>	6 stories <sup>2</sup>
<b>l</b> Ground Story: Minimum Height Maximum Height	14' 24' <sup>3</sup>	14' 24' <sup>3</sup>	14' 24' <sup>3</sup>	14' 24' <sup>3</sup>	14' 24' <sup>3</sup>
<b>m</b> Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'	9' 14'
<b>(3) Uses</b> Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.					
<b>n</b> Ground Story	retail, service, office	retail, service, office	retail, service, office	retail, service, office	retail, service, office
<b>o</b> Upper Story	any permitted use				
<b>p</b> Parking within Building	permitted fully in any basement and in rear of upper floors				
<b>q</b> Required Occupied Space	30' deep on all full floors from the front facade				
<b>(4) Street Facade Requirements</b> Refer to Figure 5.3 (3).					
<b>r</b> Minimum Ground Story Transparency Measured between 2' and 8' above grade	60% front only	60% front only	60% front only	60% front only	60% front only
<b>s</b> Minimum Transparency per each Story	15%	15%	15%	15%	15%
Blank Wall Limitations	required per floor (refer to 5.2.4 (2))				
<b>t</b> Front Facade Entrance Type	storefront, arcade	storefront, arcade	storefront, arcade	storefront, arcade	storefront, arcade
<b>u</b> 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 Street Entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade
Vertical Facade Divisions	every 50' of facade width	every 50' of facade width	every 75' of facade width	every 50' of facade width	every 50' of facade width
Horizontal Facade Divisions	required within 3' of the top of the ground story, and every fifth floor above the first floor				
<b>(5) Roof Type Requirements</b> Refer to Figure 5.3 (3).					
<b>v</b> Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted	permitted	Not permitted	permitted



Typical Site Plan

Site Plan

Figure 5.3 (1). Building Siting.

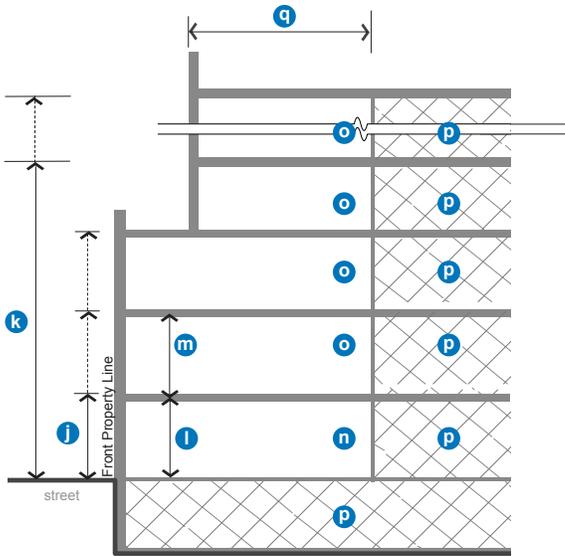
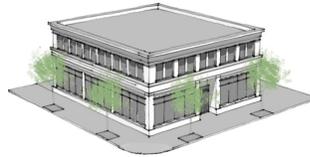


Figure 5.3 (2). Height & Use Requirements.

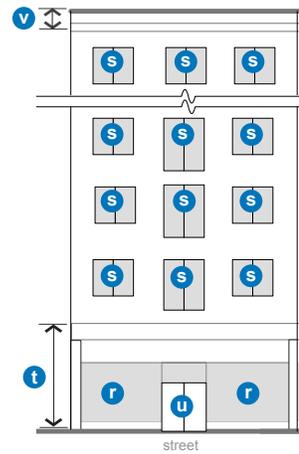


Figure 5.3 (3). Street Facade Requirements.

# 5.0 Building Types

## General Stoop Building

### 5.4 General Stoop Building.

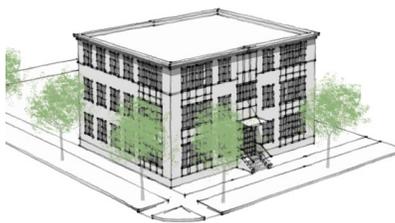
#### 1. Description & Intent.

The General Stoop Building Type is limited in terms of uses by the district within which it is located, generally housing office and/or residential uses. 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.

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

#### 2. Regulations.

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



#### Notes

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

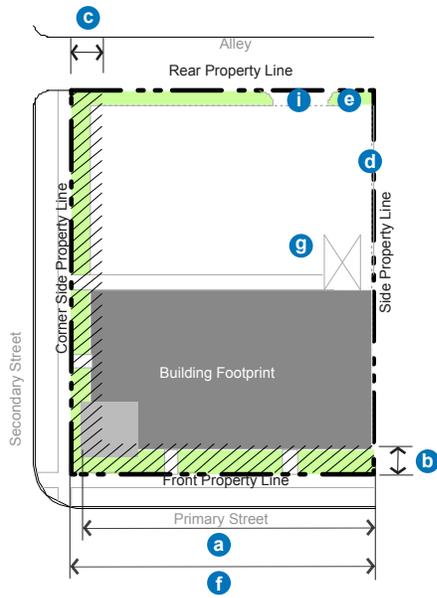
<sup>2</sup> Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

<sup>3</sup> 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.

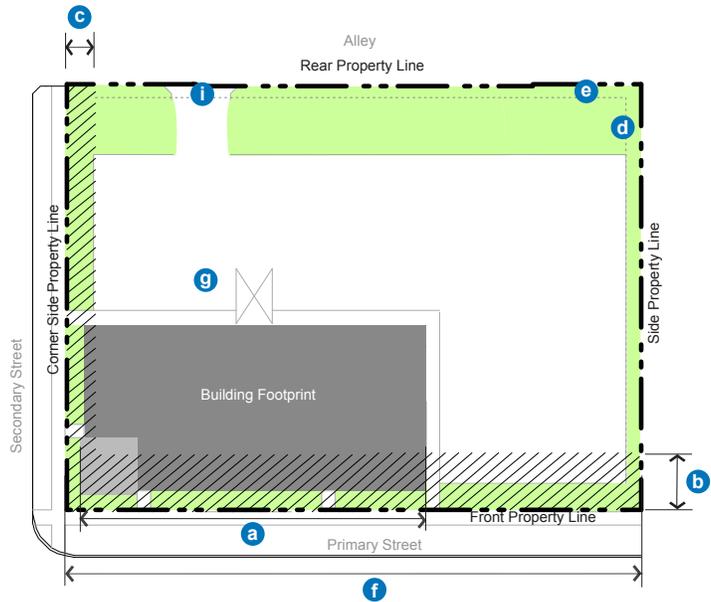
<sup>4</sup> Buildings along Riverdale Road, 1900 West and 5600 South are exempt from Front Build-to Zone requirements, and shall follow setback requirements as outlined in Section 2.0 Streets.

	Permitted Districts					
	Downtown "Core A"	Downtown "Core B"	Downtown "General"	Station Area "Core"	Station Area "General"	Innovation District

<b>(1) Building Siting</b> Refer to Figure 5.4 (1).						
Multiple Principal Buildings	permitted	permitted	permitted	permitted	permitted	permitted
<b>a</b> Front Property Line Coverage	80% <sup>1&amp;2</sup>	80% <sup>1&amp;2</sup>	70% <sup>1&amp;2</sup>	80% <sup>1&amp;2</sup>	80% <sup>1&amp;2</sup>	80% <sup>1&amp;2</sup>
Occupation of Corner	required	required	required	required	required	required
<b>b</b> Front Build to Zone	0' to 10'	0' to 10'	0' to 10'	0' to 15'	0' to 15'	0' to 10'
<b>c</b> Corner Build to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 10'	0' to 10'	0' to 10'
<b>d</b> Minimum Side Yard Setback	0'	0'	5'	5'	5'	5'
<b>e</b> Minimum Rear Yard Setback	5'	5'	5'	5'	5'	5'
<b>f</b> Minimum Lot Width Maximum Lot Width	none none	none none	none none	none none	none none	none none
<b>g</b> Parking & Loading Location	rear & side yard <sup>2</sup>	rear & side yard <sup>2</sup>	rear & side yard <sup>2</sup>	rear & side yard <sup>2</sup>	rear & side yard <sup>2</sup>	rear & side yard <sup>2</sup>
<b>i</b> Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per non-primary street	Alley; if no alley exists, 1 driveway is permitted per non-primary street	Alley; if no alley exists, 2 driveways are permitted per non-primary street	Alley; if no alley exists, 2 driveways are permitted per non-primary street	Alley; if no alley exists, 2 driveways are permitted per non-primary street	Alley; if no alley exists, 2 driveways are permitted per non-primary street
<b>(2) Height</b> Refer to Figure 5.4 (2).						
<b>j</b> Minimum Overall Height	1 story	1 story	1 story	1 story	1 story	1 story
<b>k</b> Maximum Overall Height	12 stories	10 stories <sup>3</sup>	5 stories <sup>3</sup>	5 stories <sup>3</sup>	3 stories <sup>3</sup>	6 stories <sup>3</sup>
<b>l</b> All Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'	9' 14'	9' 14'
<b>(3) Uses</b> Refer to Figure 5.4 (2). Refer to 4.0 Uses for permitted uses.						
<b>n</b> All Stories	any permitted use					
<b>p</b> Parking within Building	permitted fully in basement and in rear of upper floors					
<b>q</b> Required Occupied Space	30' deep on all full floors from the front facade					
<b>(4) Street Facade Requirements</b> Refer to Figure 5.4 (3).						
<b>r</b> Minimum Transparency per each Story	15%	15%	15%	15%	15%	15%
Blank Wall Limitations	required per floor (refer to 5.2.4 (2))					
Front Facade Entrance Type	stoop, porch, storefront	stoop, porch, storefront	stoop, porch storefront	stoop, porch, storefront	stoop, porch, storefront	stoop, porch, storefront
<b>t</b> Principal Entrance Location	front or corner facade	front or corner facade	front or corner facade	front or corner facade	front or corner facade	front or corner facade
<b>u</b> Required Number of Street Entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade
Vertical Facade Divisions	every 40' of facade width	every 40' of facade width	every 50' of facade width	every 50' 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 every fifth floor above the ground floor					
<b>(5) Roof Type Requirements</b> Refer to Figure 5.4 (3).						
<b>v</b> Permitted Roof Types	parapet, flat	parapet, flat	parapet, flat	parapet, flat	parapet, flat	parapet, flat
<b>w</b> Tower	permitted	permitted	permitted	not permitted	not permitted	permitted



Typical Site Plan



Site Plan with Side Yard Parking

Figure 5.4 (1). Building: Building Siting.

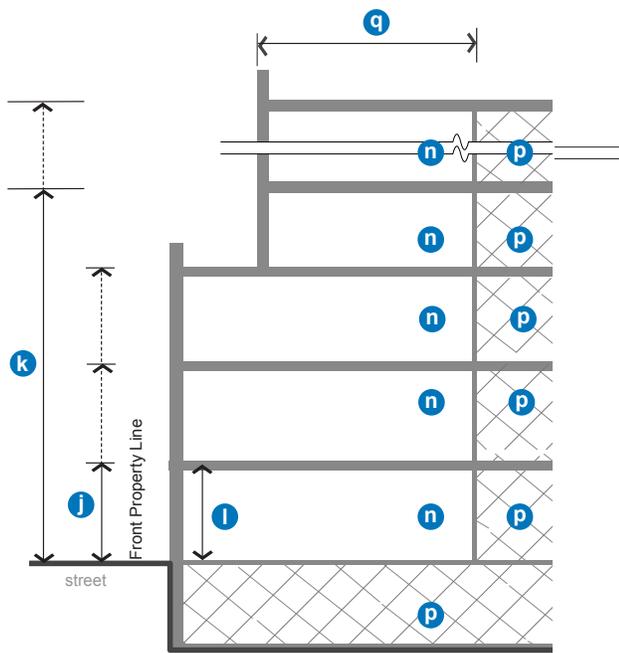


Figure 5.4 (2). Building: Height & Use Requirements.

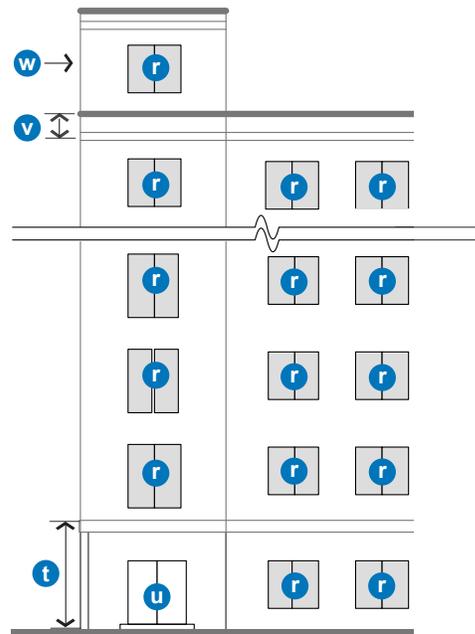


Figure 5.4 (3). Street Facade Requirements.

# 5.0 Building Types

## Limited Bay Building

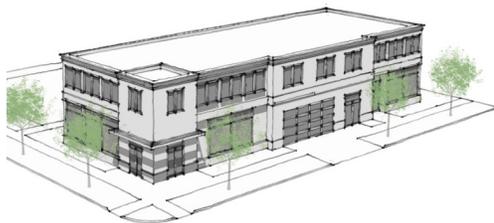
### 5.5 Limited Bay Building.

#### 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.

#### 2. Regulations.

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



#### Notes

<sup>1</sup> 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.

<sup>2</sup> 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.

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

Permitted Districts	
Downtown "General"	

(1) Building Siting <small>Refer to Figure 5.5 (1).</small>	
Multiple Principal Buildings	permitted
<b>a</b> Front Property Line Coverage	70% <sup>1</sup>
Occupation of Corner	required
<b>b</b> Front Build to Zone	0' to 10'
<b>c</b> Corner Build to Zone	0' to 10'
<b>d</b> Minimum Side Yard Setback	5'
<b>e</b> Minimum Rear Yard Setback	5'
<b>f</b> Minimum Lot Width Maximum Lot Width	50' none
<b>g</b> Parking & Loading	rear & side yard
<b>h</b> Street Facade Service Bay Entrance	limited to one per street facade, maximum width 18'
<b>i</b> Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
(2) Height <small>Refer to Figure 5.5 (2).</small>	
<b>j</b> Minimum Overall Height	1 story
<b>k</b> Maximum Overall Height	5 stories <sup>2</sup>
<b>l</b> Ground Story: Minimum Height Maximum Height	14' 24' <sup>3</sup>
<b>m</b> Upper Stories: Minimum Height Maximum Height	9' 14'
(3) Uses <small>Refer to Figure 5.5 (2). Refer to 4.0 Uses for permitted uses.</small>	
<b>n</b> Ground Story	retail, service, office, craftsman industrial
<b>o</b> Upper Story	any permitted use
<b>p</b> Parking within Building	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor
<b>q</b> Required Occupied Space	30' deep on all full floors from the front facade
(4) Street Facade Requirements <small>Refer to Figure 5.5 (3).</small>	
<b>r</b> Minimum Ground Story Transparency <small>Measured between 2' and 8' above grade</small>	40%, Minimum 50% of Service Bay door shall be transparent
<b>s</b> Minimum Transparency <small>per each Story</small>	15%
Blank Wall Limitations	required per floor (refer to 5.2.4 (2))
<b>t</b> Front Facade Entrance Type	storefront, stoop
<b>u</b> 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 30' 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 <small>Refer to Figure 5.5 (3).</small>	
Permitted Roof Types	parapet, pitched, flat
<b>v</b> Tower	permitted

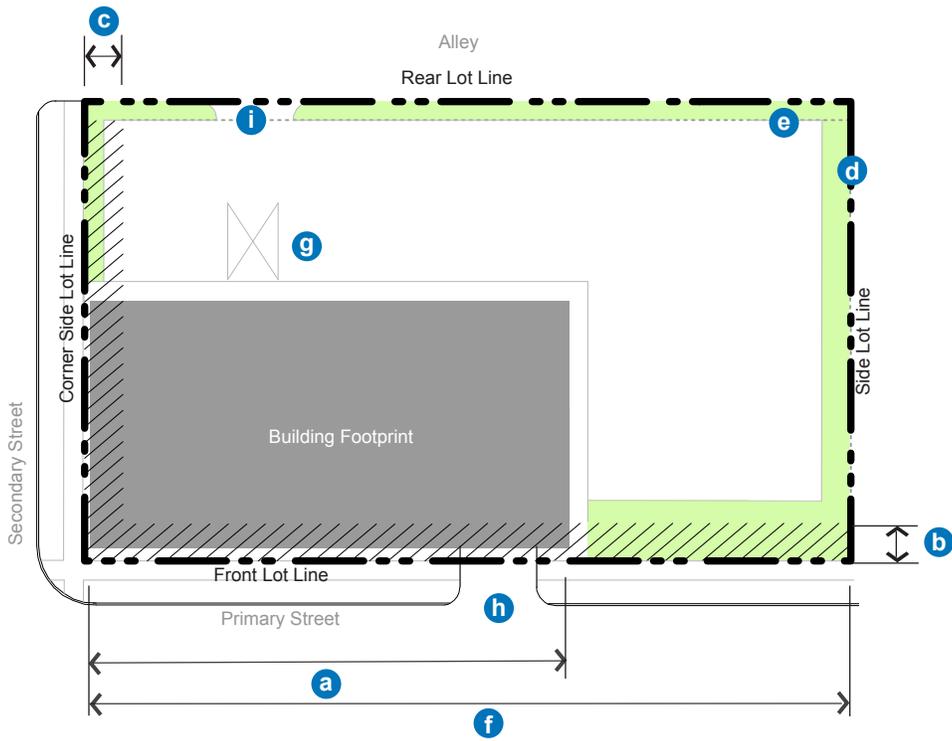


Figure 5.5 (1). Limited Bay Building: Building Siting.

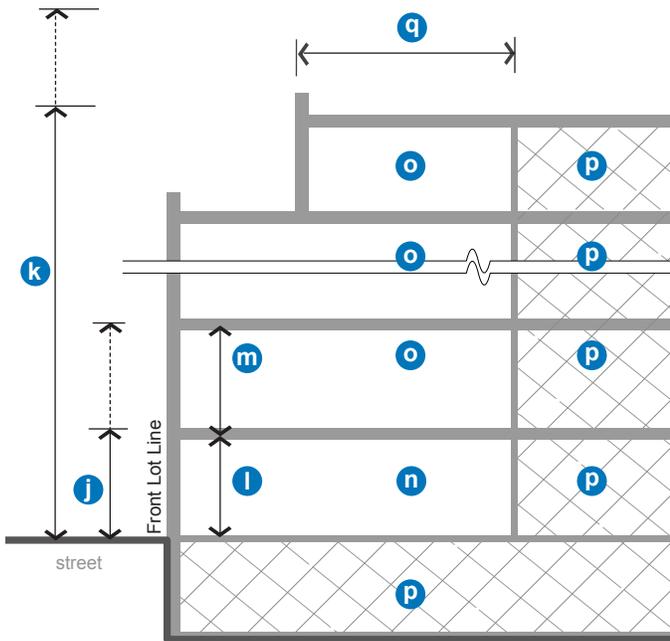


Figure 5.5 (2). Limited Bay Building: Height & Use Requirements.

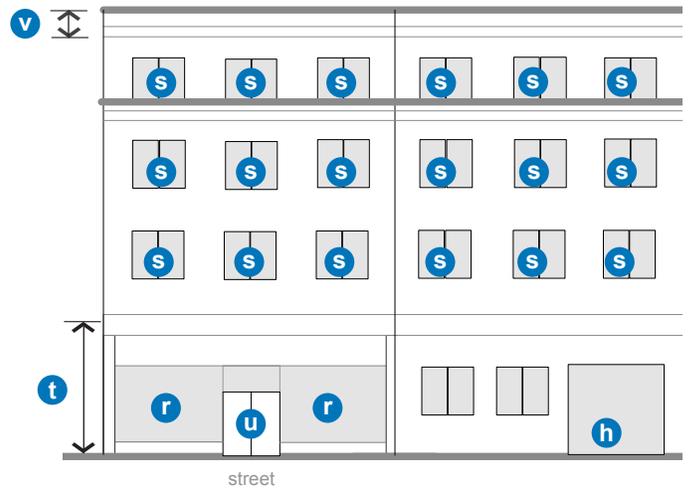


Figure 5.5 (3). Limited Bay Building: Street Facade Requirements.

# 5.0 Building Types

## Large Format Building

### 5.6 Large Format Building

#### 1. Description & Intent

The Large Format Building Type permits a large building footprint with a ground floor storefront facade. The minimum sized building footprint of the Large Format Building Type is 35,000 total square feet. If a building is to have a smaller footprint than the minimum 35,000 sf requirement than it will not be considered or approved as a Large Format Building.

This building type is usually provided only single certificate of occupancy, and is commonly referred to as a “big-box” or “mid-box” structure.

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.

#### 2. Regulations

Regulations for the Large Format Building Type are defined in the adjacent table.



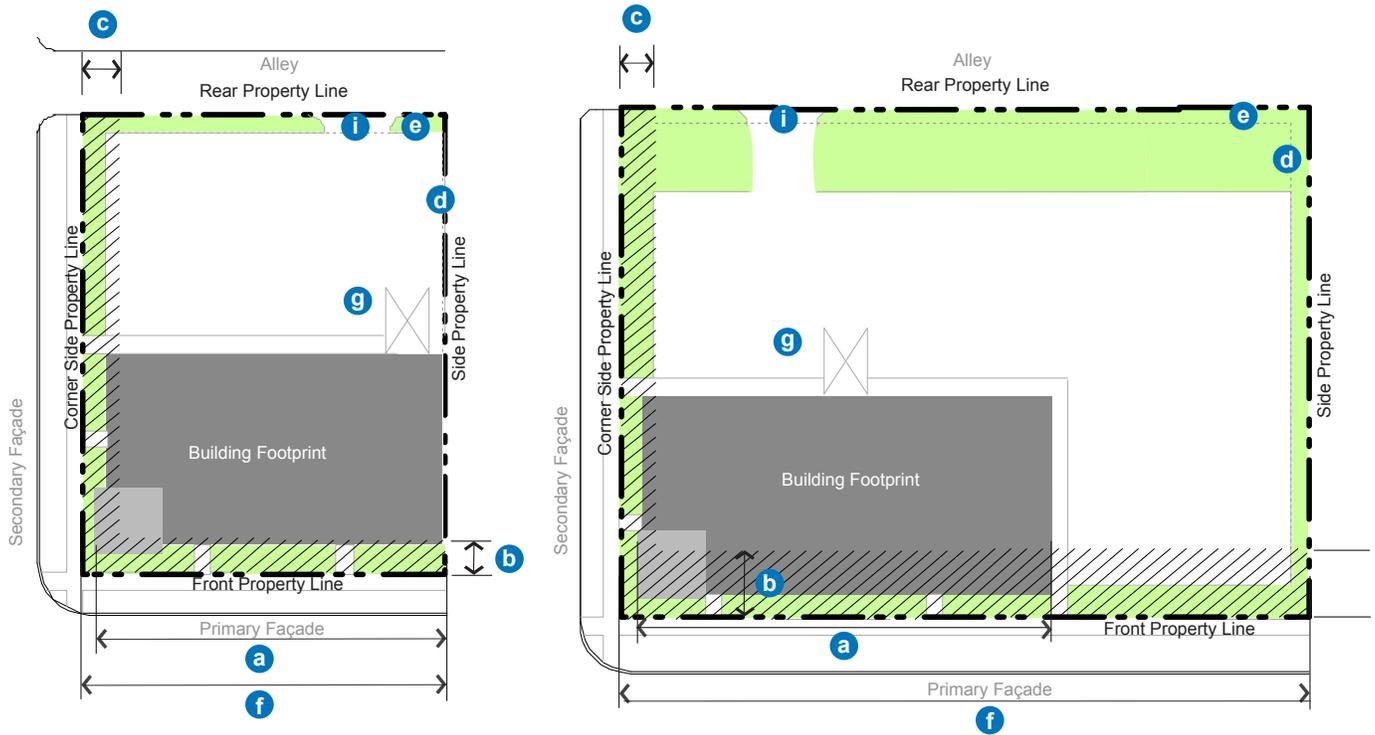
#### Notes

<sup>1</sup> 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, is permitted.

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

Permitted Districts			
	Downtown “Core A”	Downtown “Core B”	Downtown “General”

<b>(1) Building Siting</b> Refer to Figure 5.5 (1).			
Multiple Principal Buildings	not permitted	not permitted	not permitted
<b>a</b> Front Sidewalk Coverage	80% <sup>1</sup>	80% <sup>1</sup>	70% <sup>1</sup>
<b>b</b> Occupation of Corner	required	required	required
<b>c</b> Front Build to Zone	0' to 15'	0' to 15'	0' to 15'
<b>d</b> Corner Build to Zone	0' to 10'	0' to 10'	0' to 10'
<b>e</b> Minimum Side Yard Setback	5'	5'	5'
<b>f</b> Minimum Rear Yard Setback	5'	5'	5'
Minimum Lot Width	150'	150'	150'
Maximum Lot Width	400'	400'	400'
<b>g</b> Parking & Loading Location	rear and side yard		
<b>i</b> Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Zoning Administrator		
<b>(2) Height</b> Refer to Figure 5.5 (2).			
<b>j</b> Minimum Overall Height	1 story	1 story	1 story
<b>k</b> Maximum Overall Height	3 stories	3 stories	3 stories
<b>l</b> Ground Story: Minimum Height	18'	18'	18'
Maximum Height	24'	24'	24'
Upper Stories: Minimum Height	9'	9'	9'
Maximum Height	14'	14'	14'
<b>(3) Uses</b> Refer to Figure 5.5 (2). Refer to 4.0 Uses for permitted uses.			
<b>n</b> Ground Story	retail		
<b>o</b> Upper Story	retail, service, office		
<b>p</b> Parking within Building	permitted fully in basement and in rear of all floors. Permitted full on upper floors	permitted fully in basement and in rear of all floors. Permitted full on upper floors	permitted fully in basement and in rear of all floors. Permitted full on upper floors
<b>q</b> Required Occupied Space	50' deep on all full floors from the front facade	50' deep on all full floors from the front facade	50' deep on all full floors from the front facade
<b>(4) Street Facade Requirements</b> Refer to Figure 5.5 (3).			
<b>r</b> Minimum Ground Story Transparency	50% front and corner-side facades only	50% front and corner-side facades only	50% front and corner-side facades only
<b>s</b> Minimum Transparency	15%	15%	15%
per each Upper Story			
Blank Wall Limitations	required, see 5.2.4 (2)		
<b>t</b> Front Facade Entrance Type	storefront	storefront	storefront
<b>u</b> Principal Entrance Location	front or corner facade	front or corner facade	front or corner facade
Required Number of Street Entrances	1 per each 150' of front facade	1 per each 150' of front facade	1 per each 150' of front facade
Vertical Facade Divisions	every 50' of facade width	every 50' of facade width	every 50' of facade width
Horizontal Facade Divisions	required within 3' of the top of the ground story for all buildings over 2 stories		
<b>(5) Roof Type Requirements</b> Refer to Figure 5.5 (3).			
<b>v</b> Permitted Roof Types	parapet, flat	parapet, flat	parapet, flat
Tower	permitted	permitted	permitted



Typical Site Plan

Site Plan with Side Yard Parking "General"

Figure 5.5 (1). Building Siting.

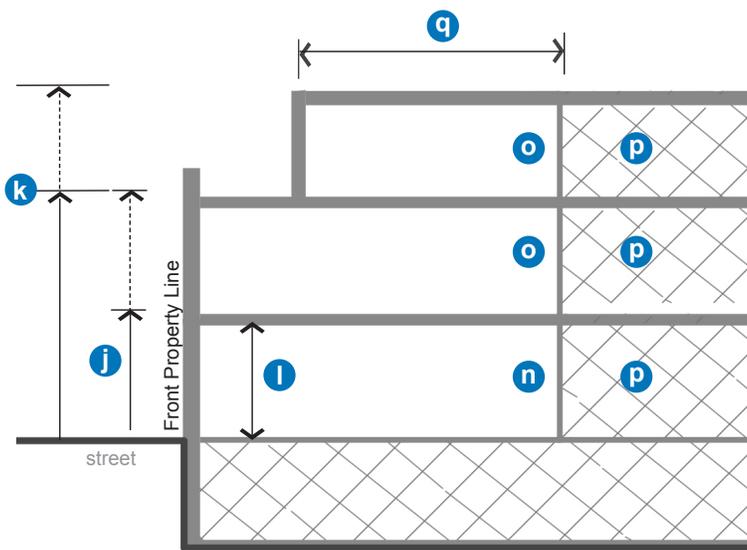


Figure 5.5 (2). Height & Use Requirements.



Figure 5.5 (3). Street Facade Requirements.

# 5.0 Building Types

## 5.7 Row Building.

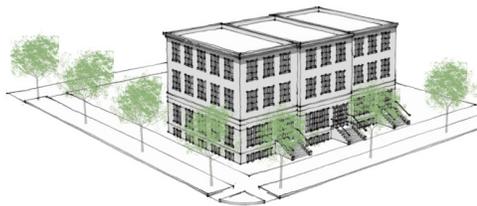
### 1. Description & Intent.

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

<sup>1</sup> 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.

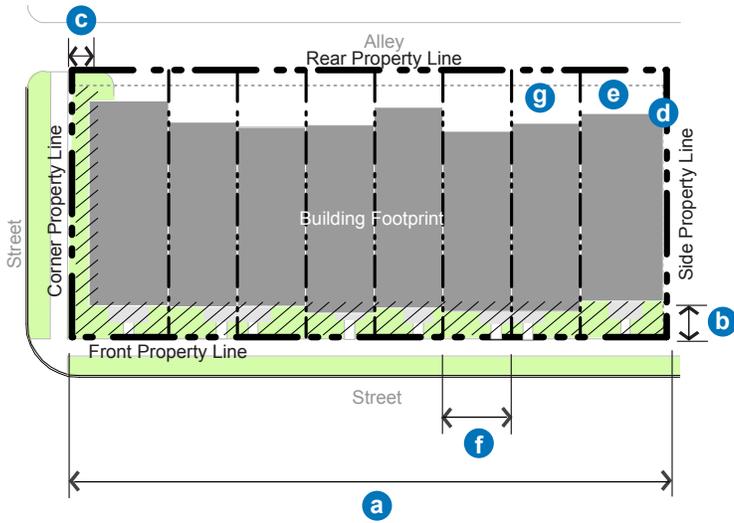
<sup>2</sup> Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

<sup>3</sup> Rear yard setback on alleys is five feet.

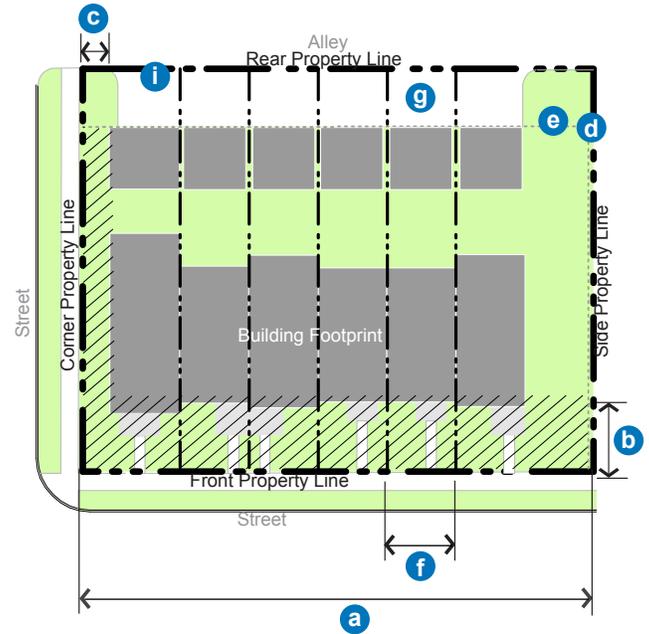
<sup>4</sup> When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between two feet and eight feet above grade.

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

	Permitted Districts		
	Downtown "General"	Station Area "Core"	Station Area "General"
<b>(1) Building Siting</b> Refer to Figure 5.6 (1).			
Multiple Principal Buildings	permitted <sup>1</sup>	permitted <sup>1</sup>	permitted <sup>1</sup>
<b>a</b> Front Property Line Coverage	65% <sup>2</sup>	65% <sup>2</sup>	65% <sup>2</sup>
Occupation of Corner	required	required	required
<b>b</b> Front Build to Zone	0' to 15'	0' to 15'	0' to 15'
<b>c</b> Corner Build to Zone	0' to 15'	0' to 15'	0' to 15'
<b>d</b> Minimum Side Yard Setback	0' per unit; 15' between buildings	0' per unit; 15' between buildings	0' per unit; 15' between buildings
<b>e</b> Minimum Rear Yard Setback	10' <sup>3</sup>	10' <sup>3</sup>	10' <sup>3</sup>
<b>f</b> Minimum Unit Width Maximum Building Width	22' per unit maximum of 8 units per building	22' per unit maximum of 8 units per building	22' per unit maximum of 8 units per building
<b>g</b> Parking	rear yard/facade	rear yard/facade	rear yard/facade
<b>i</b> Vehicular Access	From alley; if no alley exists, 1 driveway per building per street frontage		
<b>(2) Height</b> Refer to Figure 5.6 (2).			
<b>j</b> Minimum Overall Height	2 story	2 story	2 story
<b>k</b> Maximum Overall Height	3.5 stories	3.5 stories	3.5 stories
<b>l</b> All Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'
<b>(3) Uses</b> Refer to Figure 5.6 (2). Refer to 4.0 Uses for permitted uses.			
<b>n</b> Ground Story	residential, service, office, limited craftsman industrial	residential, service, office, limited craftsman industrial	Residential
<b>o</b> Upper Story	residential only		
<b>p</b> Parking within Building	permitted fully in basement and in rear of all floors		
<b>q</b> Required Occupied Space	30' deep on all full floors from the front facade		
<b>(4) Street Facade Requirements</b> Refer to Figure 5.6 (3).			
<b>r</b> Minimum Transparency per each Story	15% <sup>4</sup>	15% <sup>4</sup>	15%
Blank Wall Limitations	required per floor (refer to 5.2.4 (2))		
<b>t</b> Front Facade Permitted Entrance Type	stoop, porch, limited storefront <sup>5</sup>	stoop, porch, limited storefront <sup>5</sup>	stoop, porch
<b>u</b> 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		
<b>(5) Roof Type Requirements</b> Refer to Figure 5.6 (3).			
<b>v</b> Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	not permitted	not permitted	not permitted



Site Plan with Rear Access Attached Garage



Site Plan with Rear Yard & Detached Garage

Figure 5.6 (1) Row Building: Building Siting

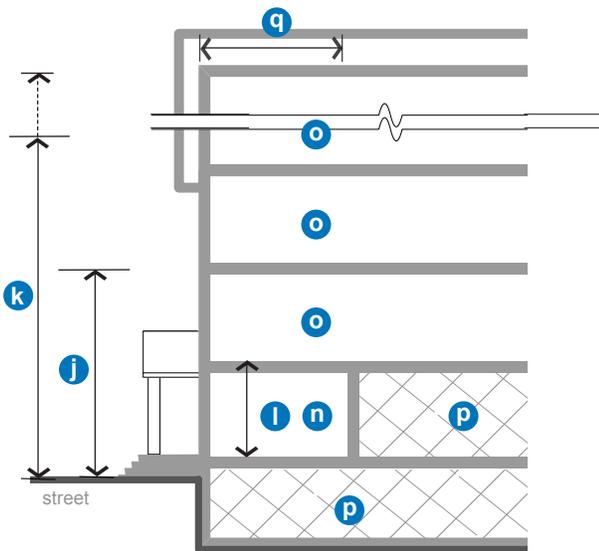


Figure 5.6 (2). Row Building: Height & Use Requirements

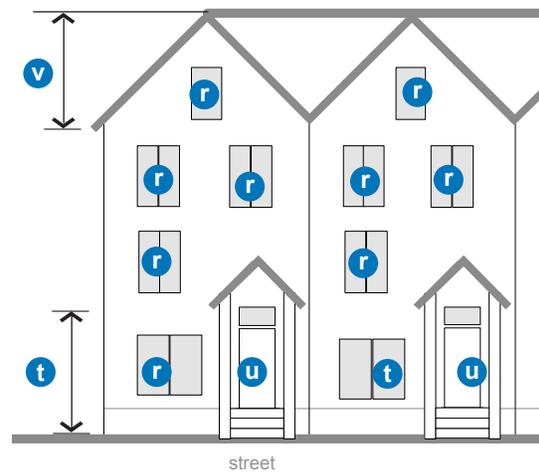


Figure 5.6 (3). Row Building: Street Facade Requirements

# 5.0 Building Types

## 5.8. 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 district within which it is located.

### 2. Regulations.

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



#### Notes

<sup>1</sup> 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.

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

	Permitted Districts			
	Downtown "Core A", "Core B"	Downtown "General"	Station Area "Core" "General"	Innovation District
<b>(1) Building Siting</b> Refer to Figure 5.8 (1).				
Multiple Principal Buildings	permitted			
Front Property Line Coverage	not required			
Occupation of Corner	not required			
<b>b</b> Front Setback	10'	10'	10'	10'
<b>c</b> Corner Setback	5'	5'	5'	5'
<b>d</b> Minimum Side Yard Setback	5'	5'	5'	5'
<b>e</b> Minimum Rear Yard Setback	5'	5'	5'	5'
<b>f</b> Minimum Lot Width Maximum Lot Width	50' none	50' none	50' none	50' none
<b>g</b> Parking & Loading	rear	rear & interior side yard <sup>1</sup>	rear & interior side yard <sup>1</sup>	rear & interior side yard <sup>1</sup>
<b>i</b> Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage			
<b>(2) Height</b> Refer to Figure 5.8 (2).				
<b>j</b> Minimum Overall Height	1 story	1 story	1 story	1 story
<b>k</b> Maximum Overall Height	6 stories	4 stories	3 stories	5 stories
<b>l</b> All Stories: Minimum Height Maximum Height	9' 20' <sup>2</sup>	9' 20' <sup>2</sup>	9' 20' <sup>2</sup>	9' 20' <sup>2</sup>
<b>(3) Uses</b> Refer to Figure 5.8 (2). Refer to 4.0 Uses for permitted uses.				
<b>n</b> All Stories	limited to civic & institutional uses only			
<b>p</b> Parking within Building	permitted fully in basement and in rear of upper floors			
<b>q</b> Required Occupied Space	30' deep on all full floors from the front facade			
<b>(4) Street Facade Requirements</b> Refer to Figure 5.8 (3).				
<b>r</b> Minimum Transparency per each Story	10%			
Blank Wall Limitations	not required			
<b>t</b> Front Facade Permitted Entrance Type	arcade, stoop			
<b>u</b> Principal Entrance Location	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
Vertical Facade Divisions	not required			
Horizontal Facade Divisions	not required			
<b>(5) Roof Type Requirements</b> Refer to Figure 5.8 (3).				
<b>v</b> Permitted Roof Types	parapet, pitched, flat; other roof types are permitted by Conditional Use			
<b>w</b> Tower	permitted			

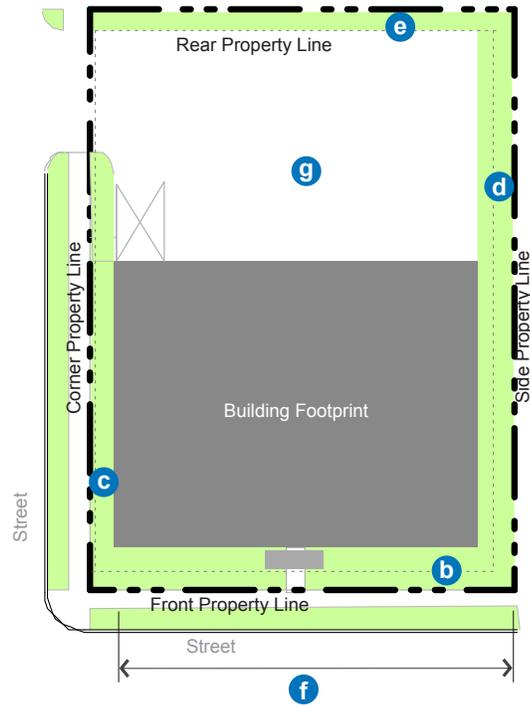


Figure 5.8 (1). Civic Building: Buildi

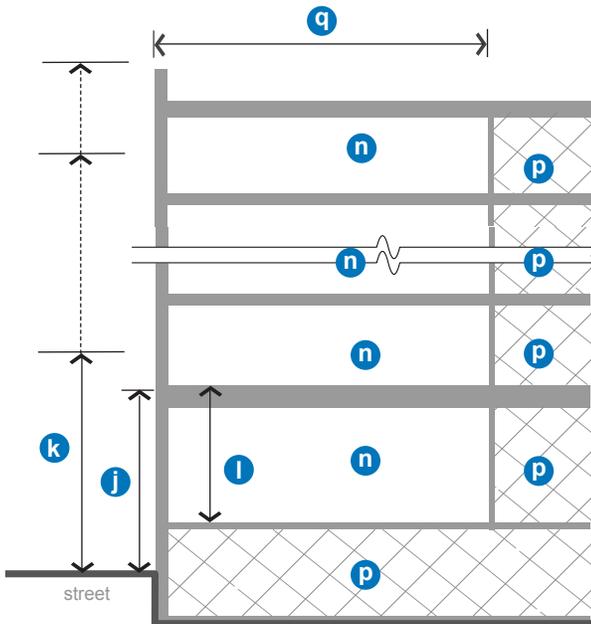


Figure 5.8 (2). Civic Building: Height and Use Requirements

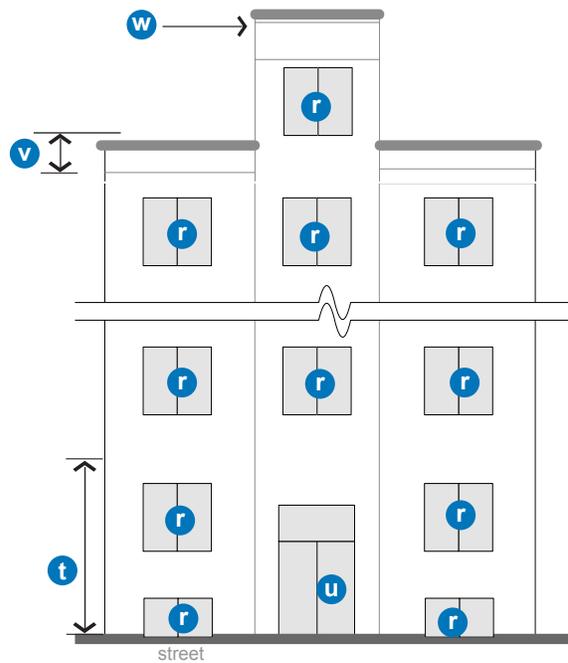


Figure 5.8 (3). Civic Building: Street Facade Requirements

# 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.

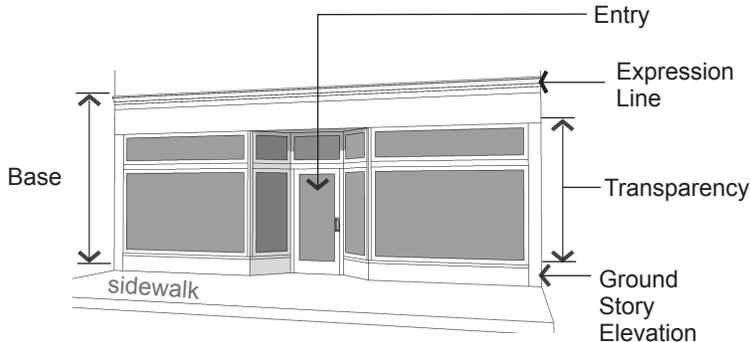


Figure 5.9 (1). Storefront Entrance Type

### 2. Storefront Entrance Type.

The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses (Refer to Figure 5.9 (1)).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Storefront elevation shall be between zero and one foot 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. Standard Entrance Type.

The standard entrance type uses architectural elements to create a highly visible building entrance that is well integrated into the building's overall design (Refer to Figure 5.9 (2)).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Entrance elevation shall be between zero and one foot above sidewalk.

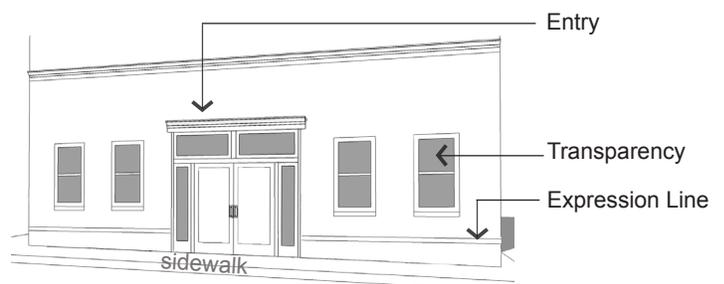


Figure 5.9 (2). Standard Entrance Type

### 3. Arcade Entrance Type.

An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story (Refer to Figure 5.9 (3)).

- (1) Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of eight and a maximum of 15 feet.
- (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 12 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.

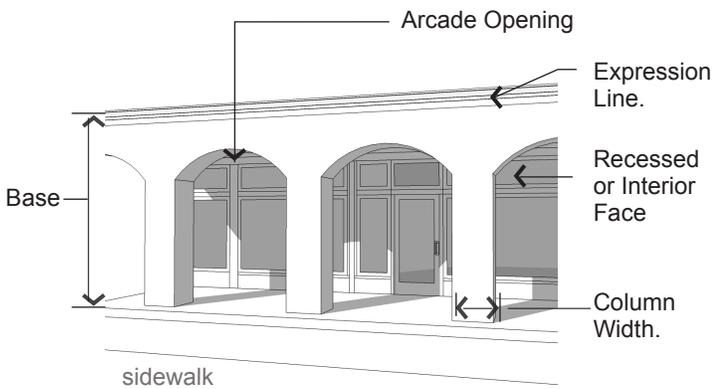


Figure 5.9 (3). Arcade Entrance Type

### 4. Stoop Entrance Type.

(Refer to Figure 5.9 (4)). 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 (5)). 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.

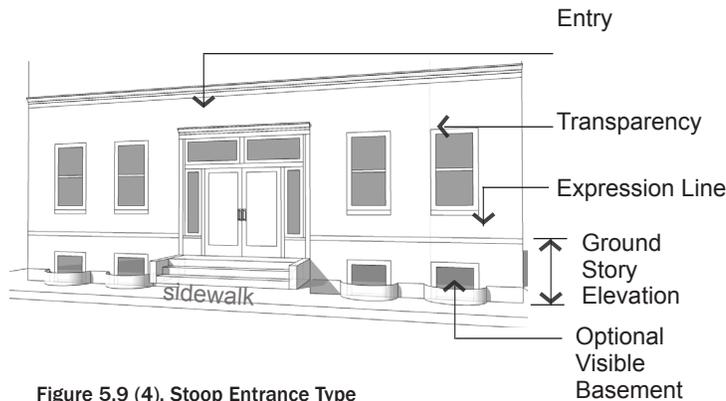


Figure 5.9 (4). Stoop Entrance Type

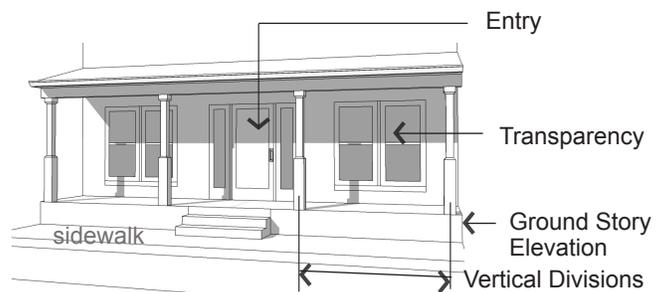


Figure 5.9 (5). Porch Entrance Type

# 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 Zoning Administrator 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.

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 the view of roof-top mechanical systems from the street (Refer to Figure 5.10 (1), Parapet Roof Type).

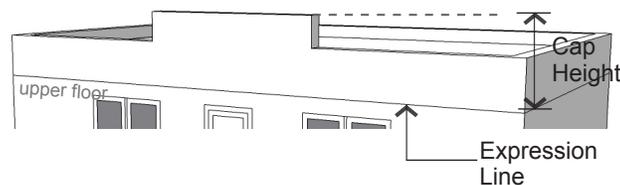


Figure 5.10 (1). Parapet Roof Type

- (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.

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

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

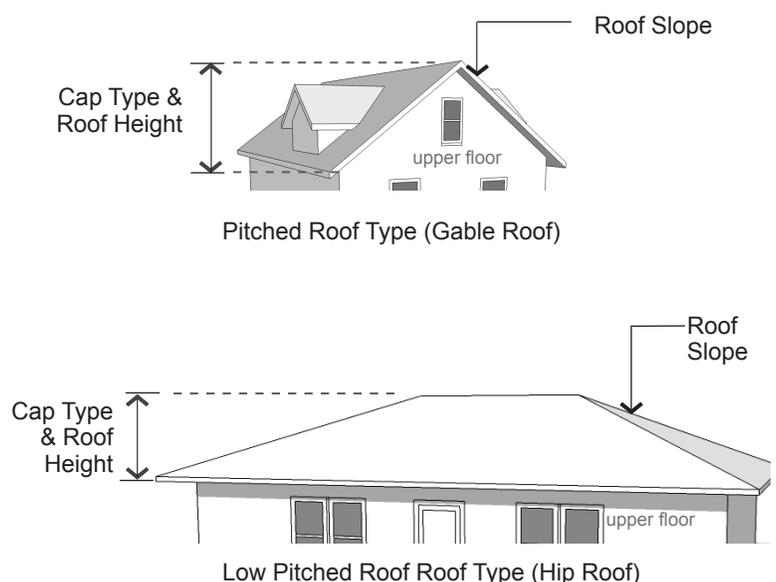


Figure 5.10 (2). Pitched Roof Type

- (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.**

This roof type has a flat roof with overhanging eaves (Refer to Figure 5.10 (5). Flat Roof Type).

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

**5. Towers.**

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types (Refer to Figure 5.10 (4). Tower).

- (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.

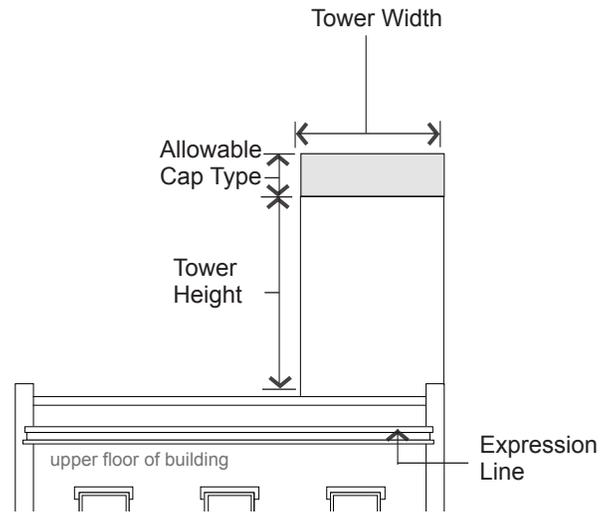


Figure 5.10 (4). Tower



Parallel Ridge Line with Gable

Figure 5.10 (3). Parallel Ridge Line

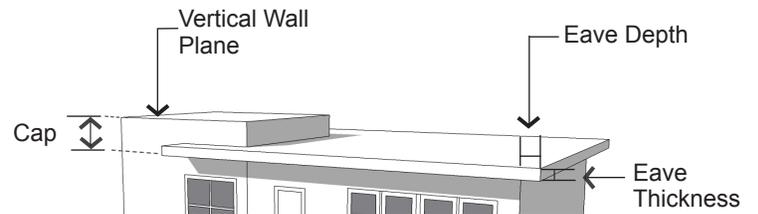


Figure 5.10 (5). Flat Roof Type

# 5.0 Building Types

## 5.11 Design Theme Requirements.

The following requirements apply to the Downtown General and Station Area Districts. These design guidelines affect a building's appearance and the overall district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

See 5.12 Aerospace Design Theme for the design requirements for The Downtown Core Districts and the Innovation District.

### 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



Primary Materials: Brick



Primary Materials: Stone



Primary Materials: Painted Wood

Figure 5.11 (1). Primary Materials.

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 utilize any historic palettes from any major paint manufacturer. Other colors may be utilized or details and accents, not to exceed a total area larger than 10% of the facade surface area.
- (5) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Row Building and the Yard Building. Refer to Figure 5.11 (3).



Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile

Figure 5.11 (2). Roof Materials.

## 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 during the site plan process with an approved sample and examples of successful, high quality local installations.

## 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.



Figure 5.11 (5). Balconies Integral to Facade.



Permitted Awnings: Metal



Permitted Awnings: Canvas



Prohibited Awnings: Plastic

Figure 5.11 (4). Awnings.

# 5.0 Building Types

## 5.12 Aerospace Design Theme Requirements.

The following requirements apply to the Downtown Core and Innovation Districts. The design theme and aesthetic for new buildings in the Downtown Core Districts and the Innovation District should build off of the City's proximity and relationship to Hill Air Force Base and the Ogden-Hinckley Airport, and utilize materials and colors that reflect a modern, aerospace aesthetic. This theme should primarily be expressed through materials used and the articulation of the building mass and roof.

### 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) The primary materials that will result in the intended visual aesthetic are metal, including architectural metal panels and cladding, glass, brick, and natural stone. These materials should be prominently featured. Other permitted primary building materials include high quality, durable materials, such as stone, brick; fiber cement board, 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 Figures 5.12 (1) - 5.12 (4).
- (2) Secondary Facade Materials. Secondary materials are limited to details and accents and include concrete, wood, and EIFS.
  - (a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades only.
- (3) Roofs. Roofs should be flat, or sloped, as demonstrated in Figures 5.12 (1) - 5.12 (4). If appropriate to the building type, architects should utilize roof features and projections to evoke the aerospace theme.
- (4) Color. Main building colors shall utilize any historic palettes from any major paint manufacturer. Other colors may be utilized or details and accents, not to exceed a total area larger than 10% of the facade surface area.
- (5) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types within these districts.



Figure 5.12 (1). Aerospace Design Theme.



Figure 5.12 (2). Aerospace Design Theme.



Figure 5.12 (3). Aerospace Design Theme.



Figure 5.12 (4). Aerospace Design Theme.

### 5.13 Additional Design Requirements.

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

#### 5. 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 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. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay, or a courtyard.

#### 6. 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 5.13 (1) for one illustration of this requirement.



Figure 5.13 (1). Building Variety.

- (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.

#### 7. Drive-through Structures.

Refer to Figure 5.13 (2) for one illustration of the following requirements.

- (1) 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.

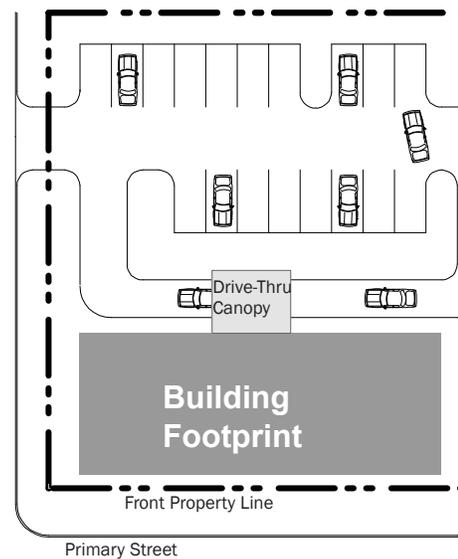


Figure 5.13 (2). Recommended Drive-Through Facility Layout.

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## **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% of total lot size as civic open space. Developer shall work with the City to determine the appropriate location of open space. For parcels under 5 acres, impact fees and other funding will be used as mechanisms to ensure adequate open space will be provided within each district. All open space shall meet the following requirements.

- (1) All open space provided within any Place Type 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 be zoned with an open space zoning designation or an adjacent zoning designation.
- (4) Ownership. Open Space Types may either be publicly or privately owned. Whether public or private, all open space types in this section must be accessible and open to the public. Certain private open space types not addressed in this section, such as rooftop gardens or internal courtyards may be private, though they do not count toward required open space total.
- (5) Parking Requirements. Parking shall not be required for any Open Space Type, unless a use other than open space is determined by the Zoning Administrator.
- (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) Districts Permitted on Adjacent Parcels. The zoning districts permitted directly adjacent to, as well as directly across the street from the Open Space Type. Refer to 3.0 for information on Districts.
  - (b) 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.
  - (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.
- (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. Special features, such as fountains and public art installations, are encouraged.

### 2. Plaza Requirements

#### (1) Dimensions

Minimum Size (acres)	0.25
Maximum Size (acres)	2
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	50%; 80% building frontage required on non-street frontage

#### (2) Adjacent Parcels

Permitted Districts	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	50%

#### (4) Additional Design Requirements

- 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.
- 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.

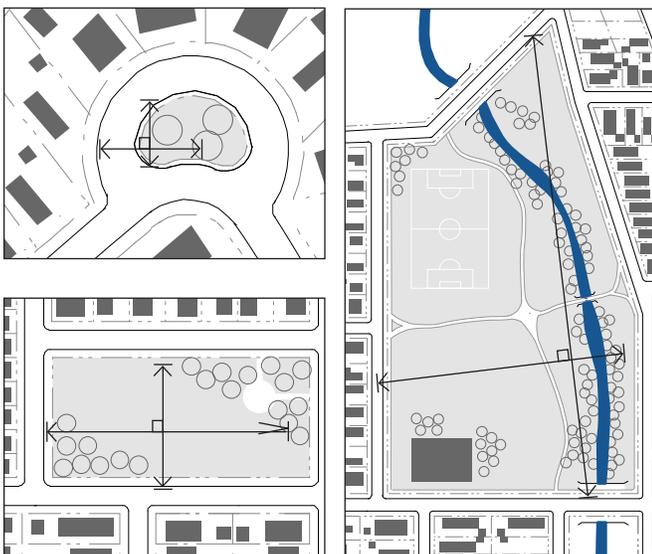


Figure 6.1 (1). Examples of Measuring the Minimum Dimension of Open Space Types.

# 6.0 Open Space Types

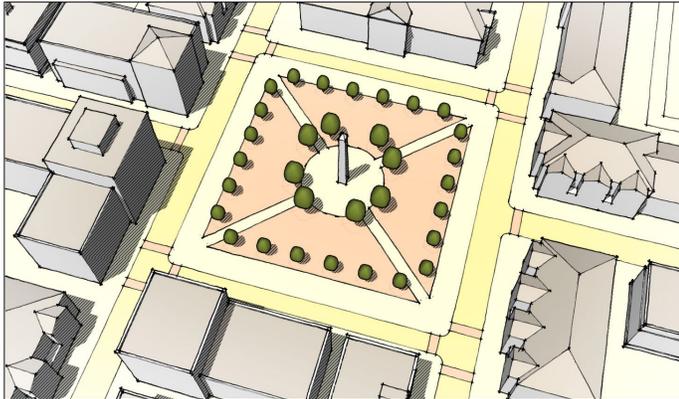


Figure 6.3 (1). Typical Square.

## 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 typically bordered on all sides by a vehicular right-of-way, which together with building facades creates its definition.

2. Square Requirements	
<b>(1) Dimensions</b>	
Minimum Size (acres)	0.25
Maximum Size (acres)	3
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	75%
<b>(2) Adjacent Parcels</b>	
Permitted Districts	Downtown "Core A" Downtown "Core B" Innovation
Frontage Orientation of Adjacent Parcels	Front or Corner Side
<b>(3) Improvements</b>	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum % of Open Water	30%
<b>(4) Additional Design Requirements</b>	

(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.

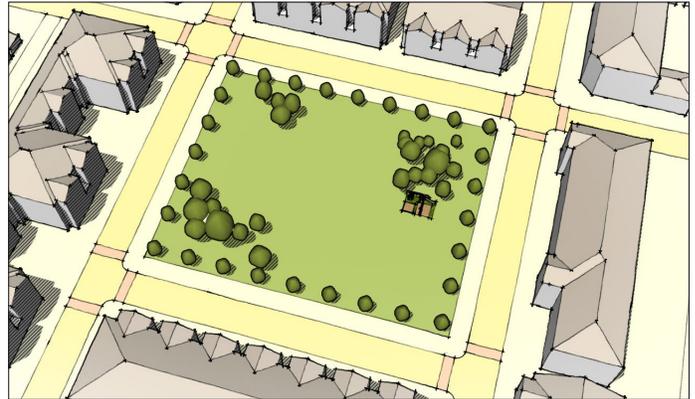


Figure 6.4 (1). Typical Green Layout.

## 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	
<b>(1) Dimensions</b>	
Minimum Size (acres)	0.50
Maximum Size (acres)	2
Minimum Dimension (feet)	45'
Minimum % of Vehicular ROW Frontage Required	75%; 50% for over 1.25 acres
<b>(2) Adjacent Parcels</b>	
Permitted Districts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side
<b>(3) Improvements</b>	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
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	
<b>(1) Dimensions</b>	
Minimum Size (acres)	0.20
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'
<b>(2) Adjacent Parcels</b>	
Permitted Districts	All
Frontage Orientation of Adjacent Parcels	Side or Rear
<b>(3) Improvements</b>	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum % of Open Water	30%
<b>(4) Additional Design Requirements</b>	
(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	
<b>(1) Dimensions</b>	
Minimum Size (acres)	0.10
Maximum Size (acres)	1
Minimum Dimension (feet)	None
Minimum % of Vehicular ROW Frontage Required	30%
<b>(2) Adjacent Parcels</b>	
Permitted Districts	All
Frontage Orientation of Adjacent Parcels	Any
<b>(3) Improvements</b>	
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	
<b>(1) Dimensions</b>	
Minimum Size (acres)	2
Maximum Size (acres)	None
Minimum Dimension (feet)	100'
Minimum % of Vehicular ROW Frontage Required	30%; up to 5 acres; 20% over 5 acres
<b>(2) Adjacent Parcels</b>	
Permitted Districts	Station Area "Core A"
Frontage Orientation of Adjacent Parcels	Any
<b>(3) Improvements</b>	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted, minimum 5 acre Park required
Maximum % of Open Water	30%
<b>(4) Additional Design Requirements</b>	
(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	
<b>(1) Dimensions</b>	
Minimum Size (acres)	1
Maximum Size (acres)	None
Minimum Dimension (feet)	20'; recommended minimum average width 50'
Minimum % of Vehicular ROW Frontage Required	0%; 1 access point required per quarter mile of length, minimum 20' width
<b>(2) Adjacent Parcels</b>	
Permitted Districts	Station Area "Core A"
Frontage Orientation of Adjacent Parcels	Any
<b>(3) Improvements</b>	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum % of Open Water	30%

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## **7.0 Landscape**

# 7.0 Landscape

## 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 to 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) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (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 30% 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 Zoning Administrator.

## 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 pine straw, 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.**

Trees planted in the public right-of-way, such as street trees, must be selected from the list of permitted tree types, available from Roy City Parks and Recreation Department.

- (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 Size. All trees to be installed to meet the requirements of this section shall be a minimum of 1.5 inch caliper at the time of installation.

Plant Material Type	Minimum Size
<b>Deciduous Shade/Overstory Tree</b>	
Single Trunk	1.5” caliper
Multi Trunk	10’ in height
<b>Evergreen Tree</b>	8’ in height
<b>Understory Tree</b>	6’ in height
<b>Ornamental Tree</b>	1.5” caliper
<b>Shrubbery - Deciduous</b>	container class 5
<b>Shrubbery - Evergreen</b>	container class 5
<b>Groundcover</b>	3” in height

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

- (3) Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.
  - (a) At least 70% of the canopy limits of preserved trees should have a permeable surface.
  - (b) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 7.2 (2) for details.
  - (c) Permeable area for one tree cannot count toward that of another tree.
- (4) 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). Load-Bearing Soil Cells may also be used to prevent over compaction of tree roots.

**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.
- (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.

Tree Size	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5’ Soil Depth	Permeable Surface Area Requirement (sq ft)
<b>Small</b> (less than 25’ mature canopy)	736	294 (approx. 17’ x 17’)	100 (10’ x 10’)
<b>Medium</b> (25’-35’ mature canopy)	2852	1141 approx. 34’ x 34’)	225 (15’ x 15’)
<b>Large</b> (larger than 35’ mature canopy)	6532	2681 (approx. 50’ x 50’)	400 (20’ x 20’)

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

# 7.0 Landscape

## 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) City Inspection. All landscaped areas regulated by this ordinance may be inspected by the City.

## 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 Site 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 (refer to 2.6 Street Types).
- (2) Clear Branch Height. Minimum clear branch height is six feet.
- (3) Street Tree Type. Medium and large shade trees are permitted to be installed as street trees. Refer to the list of permitted street tree types provided by the Roy City Parks and Recreation Department.
- (4) Street Tree Spacing. Street trees shall be planted as follows.
  - (a) Each Lot is required to have one tree for every 40 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 40 feet on center.
  - (c) 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 Parks and Recreation Department to determine the appropriate tree species.
    - (i) Zoning Administrator may waive the street tree requirement in spaces less than nine feet.
- (5) Tree Wells. In commercial districts, 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.

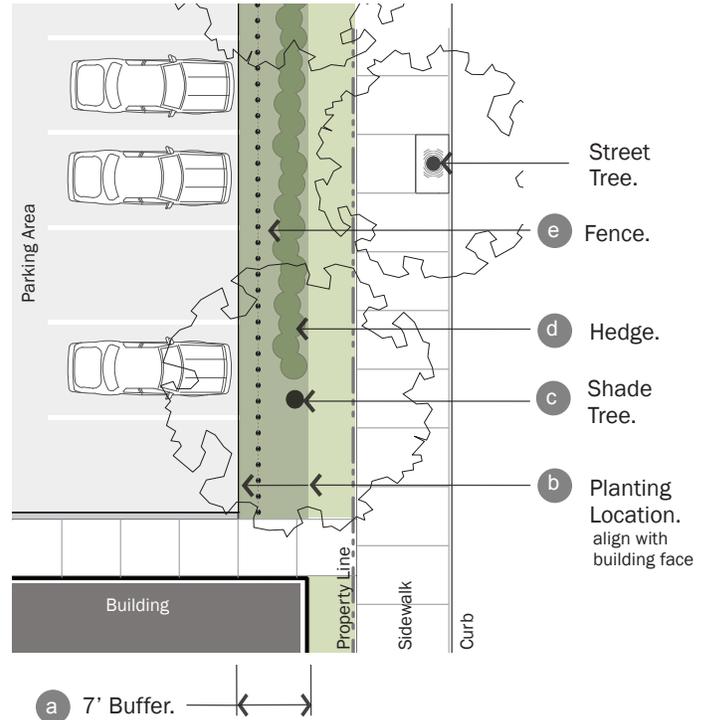
- (1) Intent. To lessen the visual impact of vehicular areas visible from the street.
- (2) General Applicability. Applies to properties in all Districts where a vehicular area is located adjacent to a right-of-way.
  - (a) Exceptions. Vehicular areas along alleys, except when a residential district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

7.4 Frontage Buffer Requirements	
1. Buffer Depth & Location <sup>1</sup>	
Depth	7' <span style="float: right;">a</span>
Location on the Site	Between street facing property line and parking area <sup>2</sup> <span style="float: right;">b</span>
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 <span style="float: right;">c</span>
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas <span style="float: right;">d</span>
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 42".
Existing Vegetation	May be credited toward buffer area
3. Fence <span style="float: right;">e</span>	
Location	2' from back of curb of vehicular area
Materials	Steel or colored PVC; Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted
Minimum Height	3'
Maximum Height	4'
Colors	Black, gray, or dark green
Opacity	Minimum 30%; Maximum 60%
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'

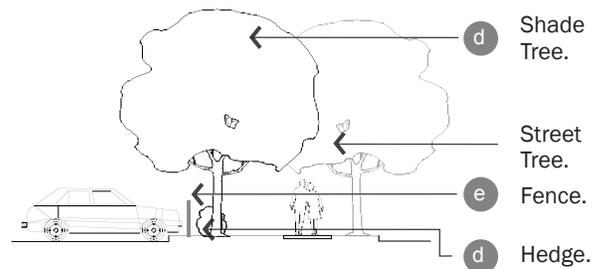
#### Notes:

<sup>1</sup> 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.

<sup>2</sup> 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.



Front Buffer Plan.



Front Buffer Section.

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

# 7.0 Landscape

## 7.5 Side & Rear Buffer.

### 1. Intent & Applicability.

- (1) Intent. To minimize the impact of new development on existing single family residential neighborhoods.
- (2) General Applicability. Any parcel that abuts a parcel containing an existing single family residence.

7.5 Side & Rear Buffer Requirements	
<b>1. Buffer Depth &amp; Location</b>	
<b>Depth</b>	10' <span style="float: right;">a</span>
<b>Location on the Site</b>	Buffer is measured from side and rear property lines.
<b>2. Required Landscape Screen</b>	
<b>Width</b>	5' landscape screen in addition to any other buffer landscaping <span style="float: right;">b</span>
<b>Location</b>	Directly adjacent to the rear or side property line
<b>Hedge</b>	Continuous double row of shrubs required between shade trees <span style="float: right;">c</span>
<b>Hedge Composition</b>	Double row of individual shrubs with a minimum width of 24", spaced no more than 36" on center; Mature height in one year of 24"
<b>Hedge Frequency</b>	Minimum of 15 shrubs per 100' of property line is required
<b>Shade Trees</b>	At least 1 medium or large shade tree per every 40' within the buffer <span style="float: right;">d</span>
<b>3. Buffer Landscape Requirements</b>	
<b>Uses and Materials</b>	Uses and materials other than those indicated are prohibited within the buffer
<b>Tree Canopy Coverage</b>	1 medium or large shade tree required per 2,000 square feet of buffer, excluding the area within the required landscape screen
<b>Existing Vegetation</b>	May be credited toward buffer area

Notes:

<sup>1</sup> Zoning Administrator may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

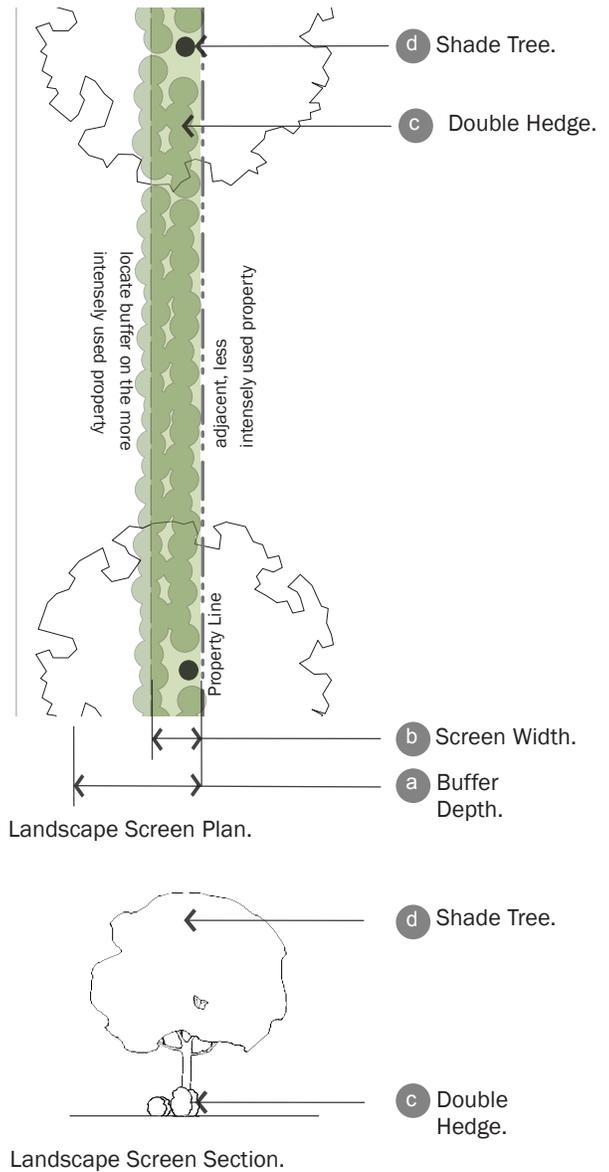


Figure 7.5 (1). Landscape Screen within Light Side & Rear Buffer.

## 7.6 Interior Parking Lot Landscape.

### 1. Intent & Applicability.

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, & improve the aesthetic look of parking lots.
- (2) General Applicability. All open-air, off-street parking lots in all Districts.
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650' thereafter.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.

7.6 Interior Parking Lot Landscape Requirements	
1. Landscape Island Requirements	
<b>Required Island Locations</b>	Terminal ends <sup>2</sup> of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length <sup>3</sup>
<b>Minimum Width</b>	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement
<b>Required Trees Within Islands</b>	Minimum of 1 medium or large shade tree per island
2. Landscape Median Requirements	
<b>Required Median Location</b>	Required in each free-standing bay of parking along the length of the bay
<b>Minimum Width</b>	5'; Medians less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement
3. Tree Requirements	
<b>Requirements per Parking Space <sup>4</sup></b>	Each parking space must be located within 50' of a tree planted within parking lot interior  Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces
<b>Tree Shade Goal</b>	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.6 (1) for calculation.

<sup>1</sup> Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

<sup>2</sup> Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

<sup>3</sup> There shall be no more than 8 continuous parking spaces in a row without a landscape island.

<sup>4</sup> Trees within a designated buffer area may not be utilized to meet these requirements

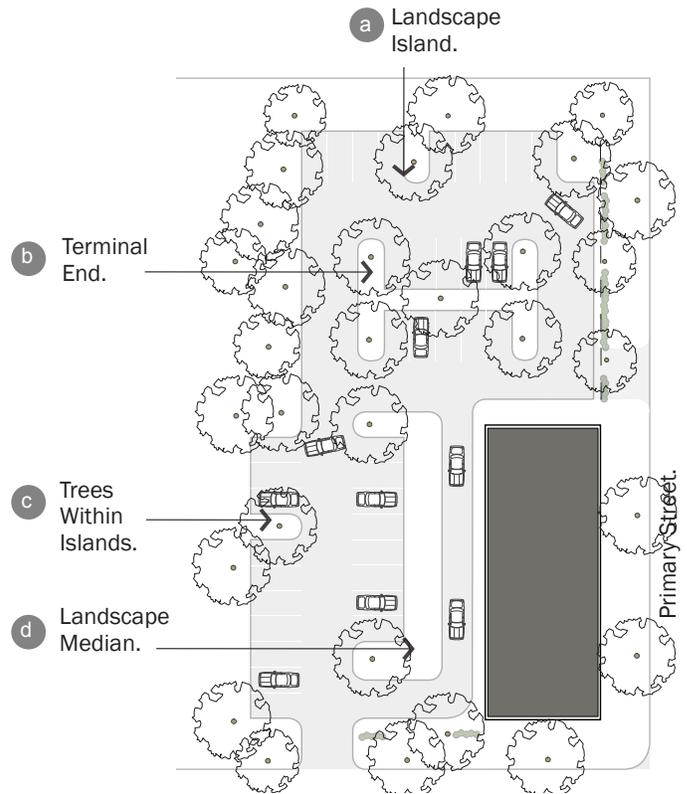


Figure 7.6 (1). Interior Parking Lot Landscaping.

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Very Small	150	under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

Table 7.6 (1). Estimated Canopy and Height at Maturity.

# 7.0 Landscape

## 7.7 Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

### 1. Intent & Applicability.

- (1) Intent. To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All dumpsters, open storage, refuse areas, and utility appurtenances in all Districts.

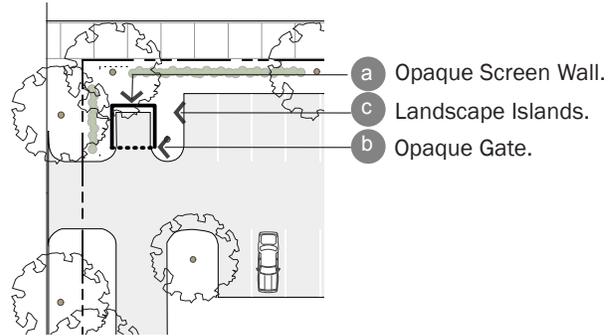


Figure 7.8 (1). Screening of Open Storage & Refuse Areas.

## 7.8 Screening of Open Storage, Refuse Areas, & Utility Appurtenances

### 1. Open Storage & Refuse Area Screening Requirements

<b>Location on the Site</b>	Not permitted in front or corner side yards
<b>Opaque Screen Wall</b> <sup>1</sup>	Required around 3 sides of the dumpster and trash bin area <span style="float: right;">a</span>
<b>Screen Wall Height</b>	Height shall be the higher of the following: 1. 6' 2. Height of use to be screened 3. Height as determined by City to accomplish objective of the screen
<b>Visible Openings</b>	Openings visible from the public way or adjacent properties must be furnished with opaque gates <span style="float: right;">b</span>
<b>Landscape Requirement</b>	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas <sup>2</sup> <span style="float: right;">c</span>

### 2. Utility Appurtenance Screening Requirements

<b>Large Private Mechanical Equipment</b> <sup>3</sup>	Shall be fenced with opaque wood or brick-faced masonry on all sides facing right-of-way
<b>Small Private Mechanical Equipment</b> <sup>4</sup>	Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center

Notes:

<sup>1</sup> Vertical structured barrier to visibility at all times such as a fence or wall

<sup>2</sup> This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements

<sup>3</sup> Large private mechanical equipment is equal to or greater than 4' in height-

<sup>4</sup> Small private mechanical equipment is smaller than 4' in height

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## **8.0 Parking**

# 8.0 Parking

## 8.1 General Requirements.

### 1. Intent.

The following provisions are established to accomplish the following:

- (1) Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of land uses.
- (2) Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning districts.
- (3) Provide specifications for vehicular site access.

### 2. Applicability.

This section shall apply to all new development and changes in use or intensity of use for existing development, in any District.

- (1) Compliance. Compliance with the standards outlined shall be attained in the following circumstances:
  - (a) Development of all new parking facilities, loading facilities, and driveways.
  - (b) Improvements to existing parking facilities, loading facilities, and driveways, including reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
  - (c) Change in use requiring a change in the amount of parking.
- (2) Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be reestablished based on the requirements of this section.
- (3) Site Plan Approval Required. Parking quantities and parking design and layout shall be approved through the Site Plan Approval process. Refer to 10.2.5 Site Plan Approval for more information.

## 8.2 Parking Requirements.

### 1. General Requirements for Parking.

Off-street parking spaces shall be provided in conformance with Tables 8.2 (1) Required Vehicular Parking and 8.2 (2) Bicycle Parking.

- (1) Required Accessible Parking. Parking facilities accessible for persons with disabilities shall be in compliance with or better than the standards detailed in the state Accessibility Code, including quantity, size, location, and accessibility.
- (2) Requirements for Unlisted Uses. Upon receiving a site plan approval, occupancy certificate, or other permit application for a use not specifically addressed in this section, the Zoning Administrator is authorized to apply off-street parking standards specified for the Use deemed most similar to the proposed Use. In instances where an equivalent may not be clearly determined, the Zoning Administrator may require the applicant to submit a parking study or other evidence that will help determine the appropriate requirements.

- (3) Private Off-Premises Parking. Where private off-site parking facilities are approved, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory
  - (a) Such possession may be either by deed or lease, guaranteeing availability of the parking commensurate with the use served by the parking.
  - (b) The agreement providing for the use of off-site parking, executed by the parties involved, shall be in a form approved by the City Attorney and filed with the Zoning Administrator.
  - (c) The deed or lease shall require the owner to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner.
  - (d) Location Parking. Any off-premise parking must be within 1,300 feet from the entrance of the use to the closest parking space measured along a dedicated pedestrian path.
- (4) Tandem Parking. Tandem parking is permitted with approval of the Zoning Administrator through the site plan review process.

**2. Required Vehicular and Bicycle Parking.** Tables 8.2 (1) and 8.2 (2) outline the required vehicular and bicycle parking requirements.

- (1) Organized by Use. The parking requirements are organized by use, in a similar fashion to Table 4.1 (1) Use Table in 4.0 Uses.
  - (a) Parking rates are provided for general use categories; these numbers are applicable for all of the uses within these categories.
  - (b) If a specific use requires a different parking rate than its use category, it is also listed in Tables 8.2 (1) and 8.2 (2) Required Vehicular and Bicycle Parking.
- (2) Vehicular Spaces Required. The vehicular spaces required column indicates the required off-street parking ratio, which may be subject to credits and other reductions and a maximum number, as are detailed in this section.
- (3) Maximum Allowable Vehicular Spaces. When a use requires more than 20 spaces, it is not permitted to provide greater than 10% over the minimum parking requirement.
  - (a) For those uses with no requirements, the maximum number of spaces required should be no more than the next level up of that use. For example, for Neighborhood Retail, the number of spaces should be no more than the requirements for General Retail.
- (4) Required Bicycle Parking. The Required Bicycle Parking Table 8.2 (2) indicates the minimum bicycle parking ratio for a given use.
- (5) Computation. Off-street parking spaces shall be calculated using the following information.
  - (a) Area Measurements. The following units of measurements shall be utilized to calculate parking requirements.

Use	Required Vehicle Space	
	Downtown Place Type	Station Area Place Type
<b>Residential</b>		
Single Family, all sizes, or Multifamily, 1 Bedroom	1 / Dwelling Unit	1.5 / Dwelling Unit
Multifamily, 2 Bedrooms	1.5 / Dwelling Unit	2 / Dwelling Unit
Multifamily, 3 or 3+ Bedrooms	2 / Dwelling Unit	2 / Dwelling Unit
Hotel & Inn	1 / Room & 1 / 200 sq.ft. Office and Dining Room	1 / Room & 1 / 200 sq.ft. Office and Dining Room
Residential Care	.33 / Unit & .66 / Employee	.33 / Unit & .66 / Employee
<b>Civic/Institutional</b>		
Assembly	1 / 5 Seats	1 / 4 Seats
Transit Station	Per Zoning Administrator	Per Zoning Administrator
Hospital	.20 / Bed & .66 / Employee	.20 / Bed & .66 / Employee
Library / Museum / Post Office (no distribution)	1 / 600 sq. ft.	1 / 400 sq. ft.
Police & Fire	Per Zoning Administrator	Per Zoning Administrator
Post Office (distribution)	1 / 400 sq. ft.	1 / 400 sq. ft.
School: Pre K to Jr. High	1 / Classroom & 1 / 200 sq. ft Office	1 / Classroom & 1 / 200 sq. ft Office
School: High School, Higher Education	1 / Classroom, 1 / 200 sq. ft Office, & .17 / Student	1 / Classroom, 1 / 200 sq. ft Office, & .17 / Student
<b>Retail</b>		
Neighborhood Retail	1 / 300 sf	1 / 300 sf
General Retail	1 / 300 sf	1 / 500 sf
Outdoor Sales Lot	1 / 250 sq. ft. of Sales Area, with 1 / 10 Vehicle Display	1 / 250 sq. ft. of Sales Area, with 1 / 10 Vehicle Display
<b>Service</b>		
Neighborhood Service	1 / 250 sf	1 / 250 sf
General Service	1 / 250 sf	1 / 250 sf
Eating & Drinking Establishments	1.0 / 3 seats + 1/3 number of employees	1.0 / 3 seats + 1/3 number of employees
Vehicle Services	2 / Service Bay & 1 / 200 sq.ft of retail	2 / Service Bay & 1 / 200 sq.ft of retail
<b>Office &amp; Industrial</b>		
Neighborhood, General Office	1 / 200 sf	1 / 300 sf
Craftsman Industrial	1 / 1,000 sq. ft. of Production Space & 1 / 500 sq. ft. of Retail Space	1 / 1,000 sq. ft. of Production Space & 1 / 500 sq. ft. of Retail Space
<b>Open Space &amp; Recreation</b>		
Open Space & Recreation	Per Zoning Administrator	Per Zoning Administrator

Table 8.2 (1). Required Off-Street Vehicular Parking.

Use	Bicycle Spaces
Multifamily	Minimum 2 spaces or .05 spaces / bedroom, whichever is greater
Civic/Institutional	Minimum 2 spaces, 1 / additional 10,000 sf
Retail	Minimum 2 spaces, 1 / additional 5,000 sf
Services	Minimum 2 spaces, 1 / additional 5,000 sf
Office	Minimum 2 spaces, 1 / additional 10,000 sf
Open Space	Per Zoning Administrator

Table 8.2 (2). Required Bicycle Parking.

# 8.0 Parking

- (i) Dwelling Unit. Parking standards for residential buildings shall be computed using dwelling unit as the unit of measure, unless otherwise stated.
- (ii) Gross Square Footage. Unless otherwise expressly stated, parking standards for non-residential Uses shall be computed on the basis of gross floor area in square feet.
- (iii) Occupancy- or Capacity-Based Measurements. Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.
- (iv) Bench Seating. For uses in which users occupy benches, pews, or other similar seating facilities, each 24 inches of such seating shall be counted as one seat.
- (b) Fractions. When computation of the number of required off-street parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
- (c) Multiple Uses on a Lot. When there are multiple uses on a lot, required spaces shall be calculated as an amount equal to the total requirements for all uses on the lot, unless the uses qualify for shared, cooperative, or other credits to reduce parking. Refer to 8.2 (3).

### 3. Multiple Use Reductions.

The following reductions may be taken for multiple non-residential uses.

- (1) Shared Vehicular Parking. An arrangement in which two or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
  - (a) General Provisions. Through review of the site plan the Zoning Administrator may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice versa.
  - (b) Approval. In order to approve a shared parking arrangement, the Zoning Administrator must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
  - (c) Description of Uses with Weekday, Nighttime, and Sunday Peak Parking.
    - (i) The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the Zoning Administrator.
    - (ii) The following uses are typically considered predominantly nighttime or Sunday uses: eating and drinking establishments, assembly uses, and other similar uses with peak activity at night or on Sundays, as authorized by the Zoning Administrator.
- (2) Cooperative Vehicular Parking. When two or more categories of non-single family residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:
  - (a) General Provisions. Cooperative parking will be approved in accordance with the following. Refer to Table 8.2 (3).
    - (i) For each applicable land use category, calculate the number of spaces required as if it were the only use. Refer to Table 8.2 (1).

Use Category	Weekdays			Weekends		
	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight
Residential	100%	50%	80%	100%	80%	80%
Retail & Service	5%	100%	80%	5%	100%	60%
Hotel & Inn	100%	65%	100%	100%	65%	100%
Place of Worship	0%	30%	50%	0%	100%	75%
Eating & Drinking Establishment	50%	70%	100%	70%	60%	100%
Office	5%	100%	5%	5%	5%	5%
Theater / Entertainment	5%	30%	100%	5%	80%	100%

Table 8.2 (3). Cooperative or Shared Vehicular Parking Spaces.

- 
- (ii) Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in Table 8.2 (3). This table establishes six time periods per use.
  - (iii) For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
  - (iv) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required and use that as the total number of parking spaces required for the site on a share parking basis.
- (b) Uses in Different Buildings. Through review of the site plan the Zoning Administrator may approve the cooperative agreement if any of the uses are not located in the same structure or building.
  - (c) Location of Cooperative Parking. Any cooperative parking must be within 660 feet from the entrance of the use to the closest parking space within the cooperative parking lot, measured along a dedicated pedestrian path.
  - (d) Off-Site Cooperative Parking Agreement. An agreement approved by the City Attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the Zoning Administrator during review of the site plan.
    - (i) Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.
    - (ii) If the agreement is no longer in force, then parking must be provided as otherwise required in this section.

#### **4. Parking Credits.**

Vehicular parking standards in Table 8.2 (1) may be reduced by achieving one or all of the following credits.

- (1) On-Street Parking Credit. For all non-residential uses, on-street parking spaces that meet the following shall be credited one for one against the parking requirement.
  - (a) Spaces shall be designated on-street parking available 24 hours of every day.
  - (b) On-street space must be located a minimum of 50% adjacent to the property line of the lot.
- (2) Public Parking Credit. For all non-residential uses, public parking spaces located within 660 feet of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.
- (3) Transit Credit. For all uses, vehicular parking requirements may be reduced with proximity to any commuter rail station or transit line with up to 30 minutes headways. Proximity is measured along a walking path from any point along the property line to the platform or transit stop.
  - (a) Within 500 feet. A reduction of 15% of the required off-street parking.
  - (b) Within 1,000 feet. A reduction of 10% of the required off-street parking.
- (4) Car-Share Parking Credit. The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows.
  - (a) Per each car-share parking space provided, required parking spaces shall be reduced by four spaces.
  - (b) Required parking spaces may be reduced up to 40%.
  - (c) Approval. Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.
- (5) Other Parking Reductions. Additional reductions may be approved by the Zoning Administrator with the submittal of a parking study illustrating the reduction.

# 8.0 Parking

## 8.3 Parking Design Standards.

### 1. Vehicular Off-Street Parking Lots.

The design or redesign of all off-street parking facilities shall be subject to the site plan approval procedure.

- (1) Vehicular Parking Space Dimensions. The appropriate dimensions for parking spaces are outlined in Table 8.3 (1) Parking Space Dimensions and Figure 8.3 (1) Parking Lot Layout.
  - (a) The width of a parking space shall be measured from the center of a stripe.
  - (b) Each space shall have a vertical clearance of at least seven feet.
- (2) Wheel Stops. Install wheel stops or bumper guards when parking is adjacent to a pedestrian pathway to limit vehicle overhang that reduces the sidewalk width. Such stops or guards shall be properly anchored or secured.

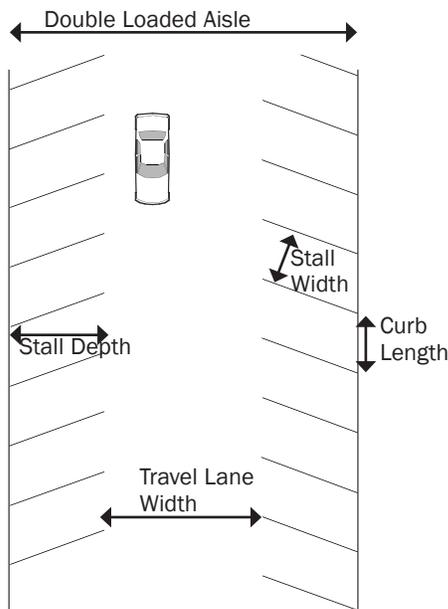


Figure 8.3 (1). Parking Lot Layout.

- (3) Location of Parking. Refer to 5.0 Building Type Standards for information on the location of parking facilities.
- (4) Access. All off-street parking and loading facilities shall open directly onto an aisle, alley, or driveway designed to provide safe access to such facilities. Exceptions include:
  - (a) Tandem Parking. No more than two spaces may be included in a tandem parking spot, and the rear space must meet the access requirement.
  - (b) Parking Lifts. The lift exit shall meet the access requirement.
- (5) Edge of Lot and Drives. All curb and gutter shall be located a minimum of 3 feet from any adjacent property line or right-of-way.
- (6) Slopes. All parking and driveway or sidewalk access shall meet the requirements of the Utah Accessibility Code.
- (7) Landscape Screening. All parking areas shall meet the requirements of in 7.0 Landscape Standards.
- (8) Landscape Areas. Areas not used specifically for sidewalks, parking spaces, driving aisles, loading, or refuse shall not be paved. Areas striped with diagonal striped islands are not permitted.

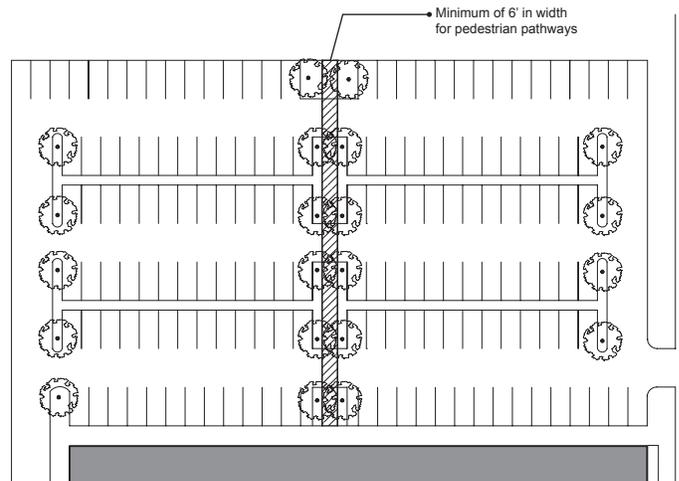


Figure 8.3 (2). Parking Lot Pedestrian Walkway.

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)	Travel Lane Width: One-Way (feet)	Travel Lane Width: Two-Way (feet)
0	20	7	-	12	20
45	12	8.5	17	12	20
60	10	8.5	18	18	20
90	9	8.5	18 <sup>1</sup>	22	22

Note  
<sup>1</sup> Stall depth may be reduced 2' when stall directly abuts an interior parking lot median that includes an additional area beyond the minimum width outlined in 6.14.3, permitting the overhang of the adjacent parked vehicle's front bumper.

Table 8.3 (1). Parking Space Dimensions.

- 
- (9) Pavement Construction. All parking and driveways shall be constructed using asphalt, concrete, pavers, or other semi-pervious material approved by the Zoning Administrator.
  - (10) Illumination. All off-street parking lots or parking structures shall provide a level of illumination at any point in the parking lot or structure not less than one foot-candle measured at the pavement. All lighting shall be shielded or otherwise optically controlled to provide glare-less illumination and limit trespass on adjacent properties.

## 2. Pedestrian Access.

All parking lots with two or more double-loaded aisles shall provide internal pedestrian pathway(s) within the parking area and outside of the parking drive aisle.

- (1) Dimension. The pathway shall be a minimum of six feet in width.
- (2) Quantity. One pathway is required for every three double loaded aisles.
- (3) Location. The pathway shall be centrally located within the parking area to serve a maximum number of parking stalls.
  - (a) Pathways shall provide direct connections to the principal structure(s) entrances from the spaces furthest from the entrance.
  - (b) At least one pathway shall provide a direct connection between adjacent vehicular rights-of-way and/or trails and the principal structure's entrance.
- (4) Pathway Delineation. Pedestrian pathways should be clearly marked with striping or through the use of alternative materials, such as pavers. Refer to Figure 8.3 (2).

## 3. Bicycle Parking Design.

Bicycle parking (refer to Table 8.2 (2) Required Bicycle Parking for quantity required) shall be designed and located as follows.

- (1) Dimensions.
  - (a) Required bicycle parking spaces shall have minimum dimensions of two feet in width and six feet in length.
  - (b) An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
  - (c) A minimum of two feet shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.
  - (d) Racks shall be installed a minimum of two feet from any wall or other obstruction.
- (2) Location. Bicycle parking should be located within 50 feet of the entrance of the use.
  - (a) Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
  - (b) Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
  - (c) Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation,

distance or physical barrier, such as curbs, wheel stops, poles or other similar features.

- (3) Racks and Structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.
- (4) Bicycle Storage. In multifamily or office uses bicycle storage shall be lockable and enclosed.
- (5) Surface. The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials, so that the bicycle parking area is clearly demarcated and the rock material is contained.
- (6) Signage. If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.
- (7) Long Term Parking. For multifamily residential uses, half of the bicycle parking spaces should be provided as long term parking, safe and secure from vandalism and theft, and protected from the elements.

# 8.0 Parking

## 8.4 Loading Requirements.

### 1. General Requirements.

All loading facilities shall adhere to the following requirements, unless otherwise approved during Site Plan Approval (refer to Section 10.2.5).

- (1) Use of Off-Street Loading Areas. Space allocated to any off-street loading use shall not be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- (2) Location. Unless otherwise specified, all required loading facilities shall be located on the same lot as the use to be served. No loading space shall block or project into a street, alley, access drive, or parking area.
- (3) Building Frontage. Loading facilities shall be located per 5.0 Building Type requirements.
- (4) Access. Loading facilities shall have clear access onto an alley or be connected to an alley or street via a driveway.
  - (a) Direct access to a public way, other than an alley, is prohibited.
  - (b) Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

### 2. Loading Requirements.

All uses except in the residential & lodging, open space, and civic & institutional categories shall provide off-street loading spaces in compliance with Table 8.4 (1) Required Loading Facilities.

### 3. Computation.

Loading facilities shall be calculated using the following information.

- (1) Gross Square Footage. Unless otherwise expressly stated, loading standards for non-residential buildings shall be computed on the basis of gross floor area in square feet.
- (2) Fractions. When computation of the number of required off-street loading spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.

Gross Floor Area (sq. ft.)	Loading Spaces Required
Under 5,000	0
5,000 to 20,000	1
20,001 to 40,000	2
40,001 to 70,000	3
70,001 to 100,000	4
100,001+	4 + 1 for each 100,000 over 100,001

Table 8.4 (1). Required Loading Facilities.

- (3) Shared or Central Loading Facilities. Shared or central loading facilities are permitted if the following conditions are met.
  - (a) Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys.
  - (b) Total off-street loading spaces provided shall meet the minimum requirements herein specified, based on the sum of the several types of uses served unless reviewed and approved by the Zoning Administrator through site plan review.
  - (c) No zoning lot served shall be more than 500 feet from the central loading area.

### 4. Dimensions.

A standard off-street loading space shall be a minimum of ten feet in width by 26 feet in length and an oversized loading space shall be a minimum of 12 in width and 40 feet in length, exclusive of aisle and maneuvering space and shall have a minimum vertical clearance of 15 feet.

## 8.5 Site Access and Driveways.

### 1. General Requirements.

These standards shall supplement the provisions for access provided in 5.0 Building Type Standards. Each driveway providing site access from a street, alley, or other vehicular right-of-way shall be designed, constructed, and permanently maintained as follows.

### 2. Quantity of Driveways.

The number of driveways permitted for each Building Type is located in 5.0 Building Type Standards.

### 3. Dimensions and Design.

- (1) Driveway Width at Property Line. All driveways shall have a maximum width of 22 feet as measured at the property line (Figure 8.5 (1) Driveway Width) except as stated below.
  - (a) Maximum width for one-way driveways is 12 feet at the property line.
- (2) Maximum Width. When a garage door is located on the front facade of the structure, the driveway shall be no more than two feet wider than the garage door at any location.
- (3) Shared Access. When possible, adjacent developments should share points of access to minimize impervious surface.
  - (a) Shared Driveway Width. When access is shared between

three or more non-residential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway width from 22 feet to 32 feet provided that a traffic impact study states its necessity.

- (4) Sidewalk Pavement. Sidewalk pavement elevation, width, design, scoring, material, and design shall extend continuously over the driveway pavement with the intent of prioritizing the sidewalk path over the driveway. If the driveway and sidewalk are of the same material, the sidewalk path shall be scored or designated linearly over the driveway.

### 4. Location.

Specific location information can be found in 5.0 Building Type Standards. Refer to Figure 8.5 (1)

- (1) Driveways accessing rear yard garages are permitted within the side or rear yard setback, no closer than two feet from a side or rear property line, unless the driveway is shared.
- (2) Driveways shall not be closer than 25 feet from the intersection of two streets (corner), unless otherwise stated in 5.0 Building Type Standards.

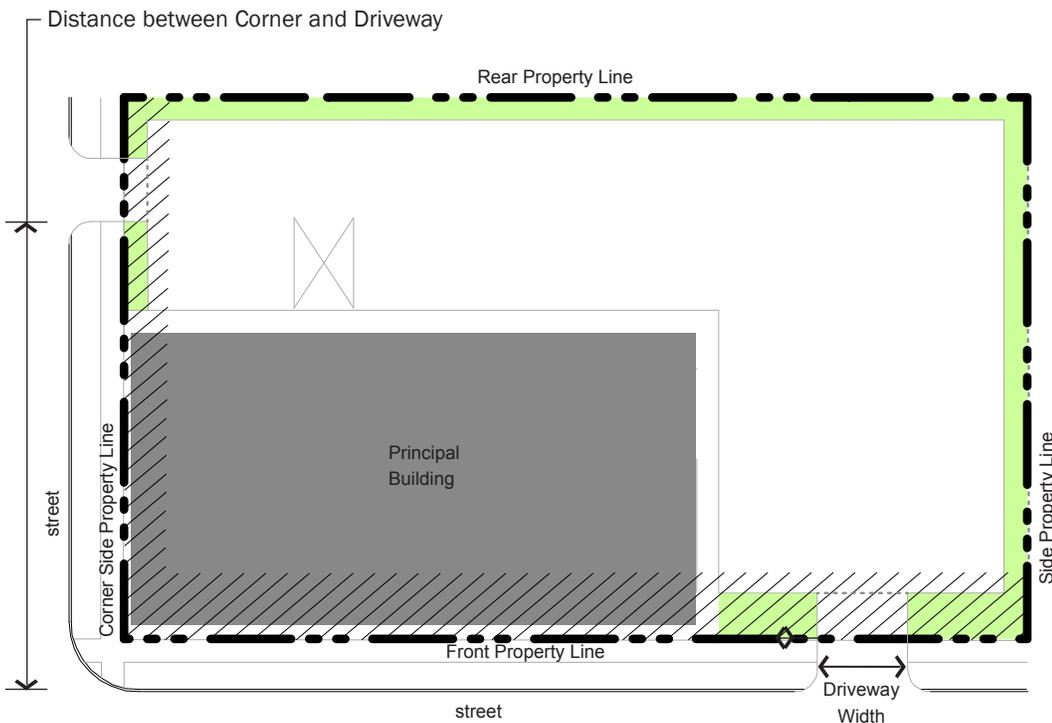


Figure 8.5 (1). Driveway Width and Location.

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## **9.0 Sign Types**

# 9.0 Sign Types

## 9.1 General Requirements.

### 1. Intent.

This section seeks to enhance the economy and aesthetic appeal of the Downtown and Station Area Place Types through the reasonable, orderly, safe, and effective display of signage.

### 2. Applicability.

These standards shall apply to signage in all zoning districts for non-residential uses only.

### 3. General Compliance.

Compliance with the regulations outlined shall be attained under the following situations.

- (1) Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- (2) Change in Use for Single Business Signage. For signage serving one business, whenever the existing Use is changed to a new Use resulting in a change in signage, including rewording.
- (3) Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- (4) Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.

### 4. Prohibited, Temporary, Exempt Signage

Refer to Title 13 of the Roy City Code for information on Prohibited, Temporary, and Exempt Signs.

### 5. Sign Permit Process.

Refer to 10.2.6 for information on the Sign Permit Process.

### 6. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign types may extend beyond a property line into the right-of-way or public property with permission from the City and in accordance with the regulations outlined in this section.
- (2) No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.

- (4) No Sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.

### 7. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be illuminated only by steady, stationary light sources directed solely at the Sign or internal to it, except as permitted for Electronic Message Boards.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, except as permitted for Electronic Message Boards or unless otherwise stated.
- (3) When an external artificial light source is used to illuminate a Sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
  - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
  - (b) If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property.
  - (a) Signs located within Downtown "Core A" and "Core B" Districts are exempt from this standard.
- (5) Electronic Message Center (EMC) Signs are allowed as part of some sign types. See Roy City Sign Code 13-4-3 (4) for EMC regulations.

### 8. Construction Specifications.

Refer to Title 13 of the Roy City Code for information on Sign Construction Specifications.

### 9. Computation.

The following standards generally apply to computing the area of signs by type and by building lot. Refer to the Sign Types 9.3 - 9.11 for more information.

- (1) Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified.
- (2) Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.

- (3) For the purposes of determining area, lot width or frontage is measured along the front property line.
  - (a) If the lot is a corner lot, the width shall be measured along the front yard.
  - (b) Building frontage is the width of the front facade of a building.

- (i) Permitted Sign Types are a wall, projecting, or awning sign.
- (ii) Maximum sign area is 30 square feet.
- (iii) Permitted location is either the side or rear facade along a parking lot.
- (c) Through Lots. In addition to the maximum amount of signage permitted per lot, through lots may incorporate an additional 30 square feet of signage permitted for the Lot located in either the rear yard or along the rear facade.

## 9.2 Sign Types.

### 1. Sign Type Requirements.

The following pertain to specific sign types detailed in this section.

- (1) Permitted Quantity of Signage by District. Table 9.2 (1) details the maximum permitted amount of signage on a lot within each district. Refer to 3.0 Establishment of Districts for more information on each district.
  - (a) Window Signs. Window Signs shall not count towards a lot's maximum permitted amount of signage. Refer to 9.8 Window Signs.
  - (b) Signs Located on Parking Lots. One sign is permitted in addition to the maximum Signage quantities detailed in Table 9.2 (1) provided the following.
    - (2) Exempt/Temporary Signs. Table 9.2 (1) does not apply to exempt or temporary signs unless otherwise specified.
    - (3) Iconic Sign Elements. Iconic Sign Elements of three dimensional symbols or logos are permitted under the following conditions.
      - (a) Symbol or Logo Size. The symbol may not be larger than four feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
      - (b) No moving parts or external illumination of the symbol may be provided.
      - (c) Text. The text component of the sign may not be more than 30% of the overall area of the sign.

Place Type	Maximum Permitted Quantity of Signage Per Lot	
	Core Districts & Innovation District	General Districts
Downtown Place Type	3 square feet per 1 linear foot of lot width with a maximum of 150 square feet	2 square feet per 1 linear foot of lot width with a maximum of 150 square feet
Station Area Place Type	2 square feet per 1 linear foot of lot width with a maximum of 100 square feet	2 square feet per 1 linear foot of lot width with a maximum of 75 square feet

Table 9.2 (1). Permitted Quantity of Signage by Place Type & District.

# 9.0 Sign Types

## 9.3 Wall Sign.

### 1. Description.

Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 9.3 (1) and 9.3 (2).

### 2. General Requirements.

Wall Signs shall be developed according to the standards in Table 9.3 (1).

- (1) Building Openings. Wall Signs shall not cover windows or other building openings.
- (2) Architectural Features. Wall Signs shall not cover architectural building features.
- (3) Murals. Murals, a type of Wall Sign painted onto the building face displaying the business name or activity, are prohibited on front facades.

### 3. Computation.

The area of a Wall Sign is calculated using the following information.

- (1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9.3 (2).
  - (a) Area Credit. All areas that utilize individual alphanumeric characters or logos (including only those using wood, wood substitute, metal, or masonry) may use a total area of 90% of the calculation as outlined above.
- (2) Mural Sign. Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

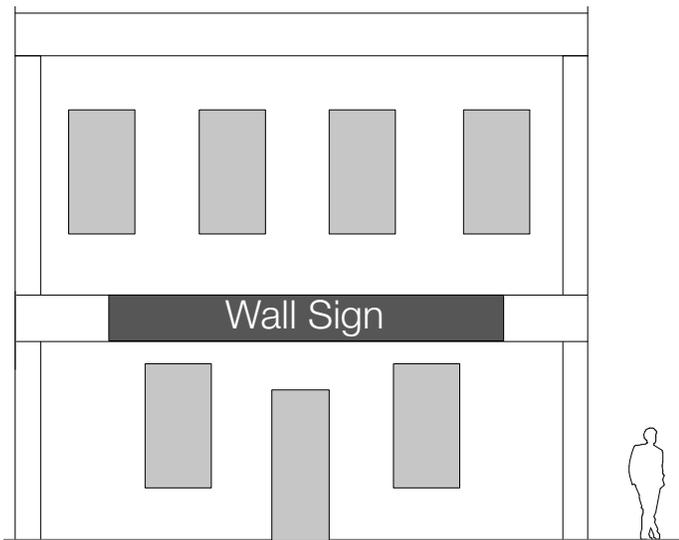


Figure 9.3 (1). Wall Sign.

Wall Sign Requirements	
Permitted Districts	All districts
Sign Area	No maximum area for sign type; Refer to Table 9.2 (1) for maximum per lot
Height	2' maximum letter or element height
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	1' maximum projection from building face
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9.3 (1). Wall Sign Requirements.



Figure 9.3 (2). Measuring Wall Signs.

## 9.4 Projecting Sign.

### 1. Description.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 9.4 (1).

### 2. General Requirements.

Projecting Signs shall be developed according to the standards in Table 9.4 (1).

### 3. Computation.

The area of a Projecting Sign is equal to the area of one of the sign's faces.

## Projecting Sign Requirements

<b>Permitted Districts</b>	All districts
<b>Sign Area</b>	No maximum area for sign type; Refer to Table 9.2 (1) for maximum per lot
<b>Height</b>	8' maximum sign length, 8' minimum clearance to walk required
<b>Location on the Building or Site</b>	Permitted on all facades; Sign and structural supports shall not extend above the eave or parapet
<b>Placement on the Building or Site</b>	Shall not project closer than 3' from back of curb
<b>Quantity</b>	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
<b>Internal Illumination</b>	Permitted for individual letters and logos
<b>Materials</b>	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9.4 (1). Projecting Sign Requirements.

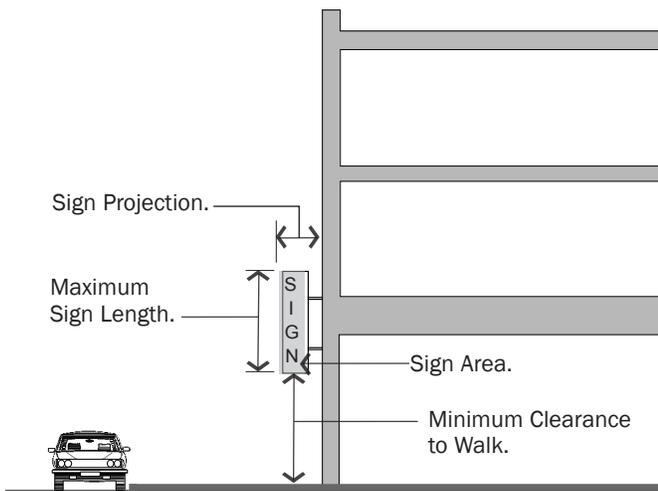


Figure 9.4 (1). Projecting Sign.

# 9.0 Sign Types

## 9.5 Projecting Marquee Sign.

### 1. Description.

A Projecting Marquee Sign is a projecting sign designed to have manually changeable copy and two to three sign faces. Refer to Figure 9.5 (1).

### 2. General Requirements.

Projecting Marquee Signs shall be developed according to the standards in this section and Table 9.5 (1).

- (1) Manually Changeable Copy Boards. Manually Changeable Copy Boards are permitted on Projecting Marquee Signs in the Core Districts by right, provided the following conditions are met:
  - (a) The area of the boards cannot equal greater than 30% of the area of the sign face on which it is located or 32 square feet, whichever is less.
  - (b) One sign of any type containing a Manually Changeable Copy Board is permitted per lot.

### 3. Computation.

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

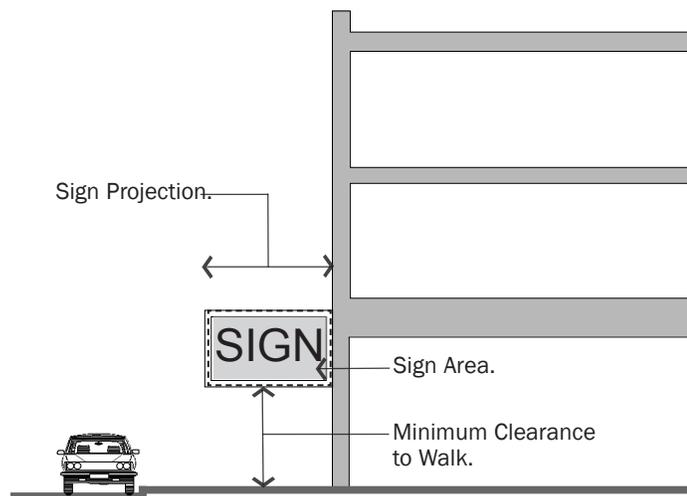


Figure 9.5 (1). Projecting Marquee Sign.

Projecting Marquee Sign Requirements	
Permitted Districts	Downtown "Core A", Downtown "Core B"
Sign Area	No maximum area for sign type; minimum two faces per sign. Refer to Table 9.2 (1) for maximum per lot
Height	8' minimum clearance to walk required
Location on the Building or Site	Front & corner side facades only
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 1' from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only on Sign face; Electronic Message Center and Manually Changeable Copy Boards permitted with conditions.

Table 9.5 (1). Projecting Marquee Sign Requirements.

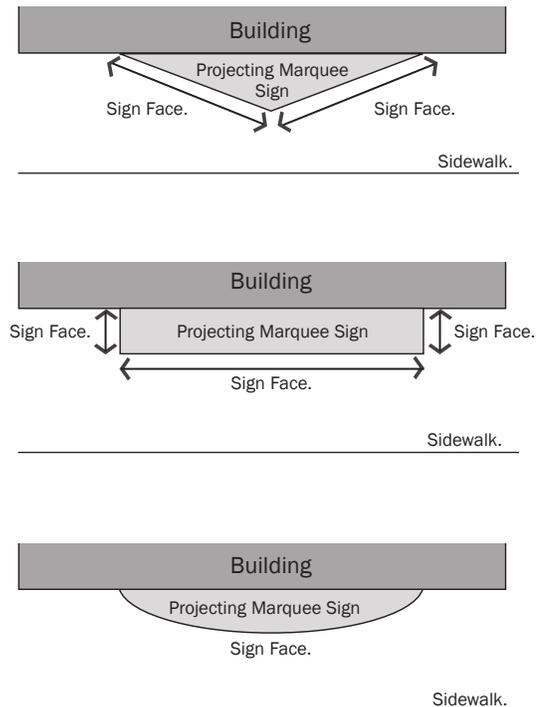


Figure 9.5 (2). Projecting Marquee Sign Plan.

## 9.6 Awning Sign.

### 1. Description.

A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 9.6 (1) and 9.6 (2).

### 2. General Requirements.

Awning Signs shall be developed according to the standards in Table 9.6 (1).

### 3. Computation.

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 9.6 (2).

### Awning Sign Requirements

<b>Permitted Districts</b>	All districts
<b>Sign Area</b>	Up to 50% of the awning may be used for Signage; Refer to Table 9.2 (1) for maximum per lot
<b>Height</b>	8' minimum clearance to walk required
<b>Location on the Building or Site</b>	Permitted on all facades
<b>Placement on the Building or Site</b>	Maximum projection from building is 6'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof.
<b>Quantity</b>	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
<b>Internal Illumination</b>	Not permitted
<b>Materials</b>	Cloth, canvas, metal, or wood; All supports shall be made of metal or wood

Table 9.6 (1). Awning Sign Requirements.

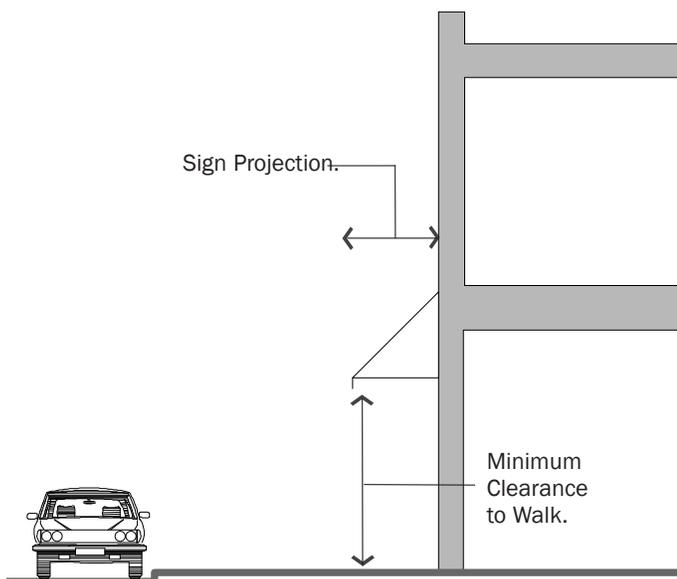


Figure 9.6 (1). Awning Sign.

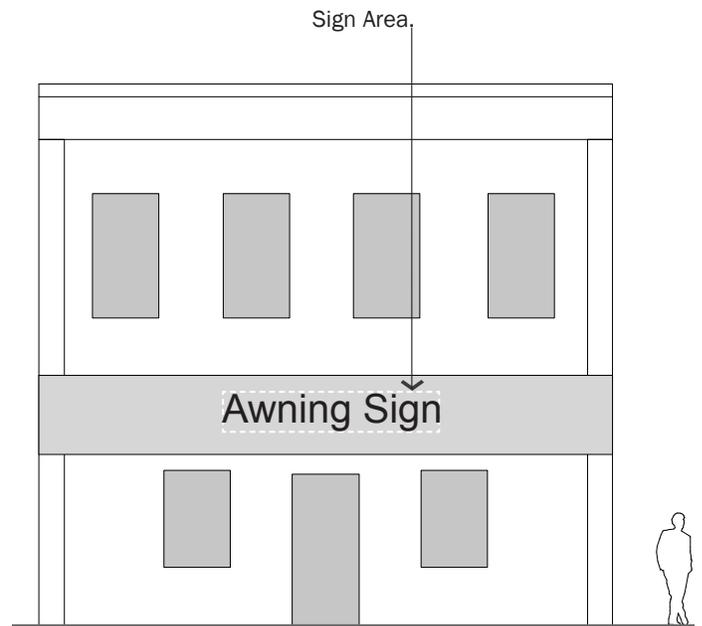


Figure 9.6 (2). Measuring Awning Signs.

# 9.0 Sign Types

## 9.7 Canopy-Mounted Sign.

### 1. Description.

A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy. Refer to Figures 9.7 (1) and 9.7 (2).

### 2. General Requirements.

Canopy-Mounted Signs shall be developed according to the standards in Table 9.7 (1).

### 3. Computation.

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 9.7 (2).

### Canopy-Mounted Sign Requirements

<b>Permitted Districts</b>	All districts
<b>Sign Area</b>	No maximum area for sign type; Refer to Table 9.2 (1) for maximum per lot
<b>Height</b>	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
<b>Location on the Building or Site</b>	Permitted on all facades; not intended for the principal roof of the building
<b>Placement on the Building or Site</b>	Shall not project beyond the front edge of the canopy; Shall not block any window, door, or the building roof.
<b>Quantity</b>	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
<b>Internal Illumination</b>	Permitted for individual letters and logos
<b>Materials</b>	Solid wood, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9.7 (1). Canopy-Mounted Sign Requirements.

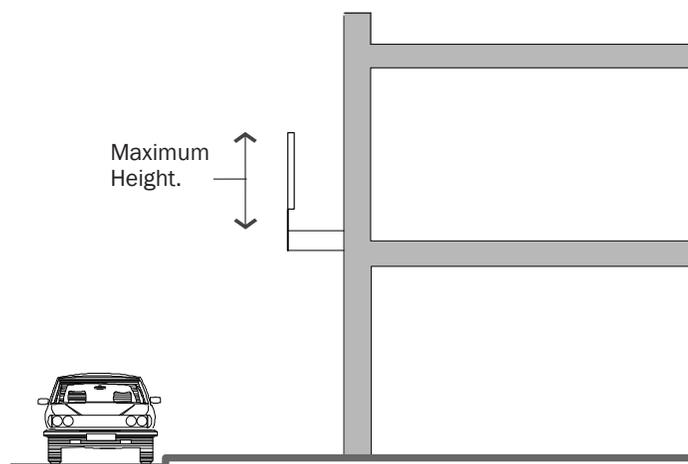


Figure 9.7 (1). Canopy-Mounted Sign.

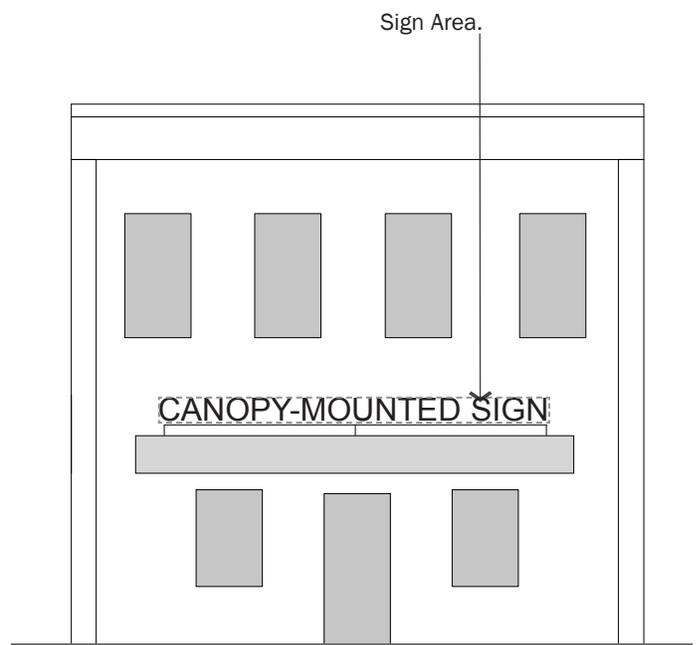


Figure 9.7 (2). Measuring Canopy-Mounted Signs.

## 9.8 Window Sign.

### 1. Description.

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Refer to Figure 9.8 (1).

### 2. General Requirements.

Window Signs shall be developed according to the standards in Table 9.8 (1).

### 3. Computation.

A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) Measurement. To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 9.8 (1).
- (2) Maximum Allowance. Window Signs are not counted toward a site's maximum signage allowance.
- (3) Exempt Signs. Address and hours of operation are considered exempt Signs and are not counted in the Window Sign area calculation. Refer to 9.2.1 (2) Exempt Signs.
- (4) Temporary Window Signs. Temporary Window Signs must be included in the total percentage of signage per window calculation. Refer to 9.2.1 (2) Temporary Signs.
- (5) Window Signs may not be internally illuminated except for neon or similar illuminated window signs.

### Window Sign Requirements

<b>Permitted Districts</b>	All Districts
<b>Sign Area</b>	Up to 30% of a set of continuous windows may be covered with signage; No more than 50% of any one window panel may be covered with signage
<b>Height</b>	No maximum
<b>Location on the Building or Site</b>	Permitted on all facades
<b>Placement on the Building or Site</b>	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
<b>Quantity</b>	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories
<b>Internal Illumination</b>	Not permitted, except on neon or similarly illuminated window signs
<b>Materials</b>	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted

Table 9.8 (1). Window Sign Requirements.

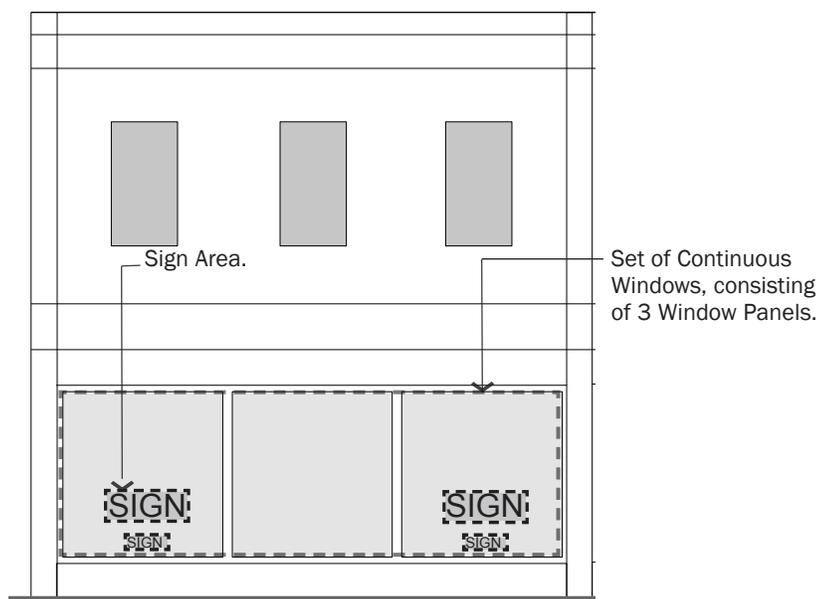


Figure 9.8 (1). Measuring Window Signs.

# 9.0 Sign Types

## 9.9 Monument Sign.

### 1. Description.

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figures 9.9 (1) and 9.9 (2).

### 2. General Requirements.

Monument Signs shall be developed according to the standards in Table 9.9 (1).

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
  - (a) Up to two Monument Signs on one frontage.
  - (b) Signs shall be at least 150 feet apart.
- (2) Pole-Mounted Signs. Monument Signs may not be pole-mounted.
- (3) Manually Changeable Copy. The area of any Manually Changeable Copy cannot equal greater than 50% of the area of the sign face on which it is located or 20 square feet, whichever is less.

### 3. Computation.

The area of a two-sided Monument Sign is equal to the area of one Sign face. The area of a three- or four-sided Monument Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

### Monument Sign Requirements

<b>Permitted Districts</b>	All Districts
<b>Sign Area</b>	Maximum 70 sq ft per Sign face
<b>Height</b>	Maximum height 6'
<b>Location on the Building or Site</b>	Front or Corner Yards
<b>Placement on the Building or Site</b>	10' Setback from driveways & side property line; 3' Setback <sup>1</sup> from front & corner property lines
<b>Quantity</b>	1 per public ROW frontage
<b>Internal Illumination</b>	Permitted for individual letters and logos
<b>Materials</b>	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face; Electronic Message Center permitted in all Downtown Place Type Districts and Innovation District.

<sup>1</sup> If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.

Table 9.9 (1). Monument Sign Requirements.

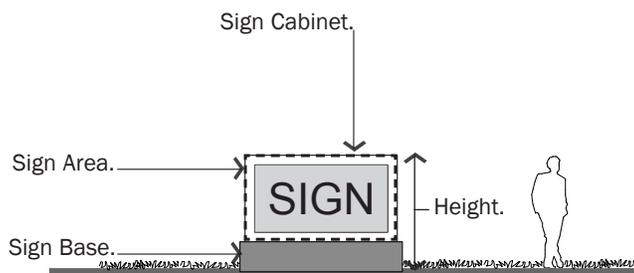


Figure 9.9 (1). Monument Sign.

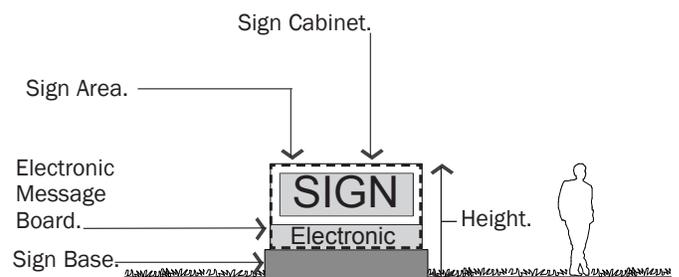


Figure 9.9 (2). Monument Sign with EMB.

## 9.10 Pedestrian-Scale Pole-Mounted Sign.

### 1. Description.

A Pedestrian-Scale Pole-Mounted Sign is freestanding and may be mounted on one or two poles. Three configurations are permitted. Refer to Figure 9.10 (1).

- (1) A sign mounted onto a double set of poles.
- (2) A sign mounted on a single pole.
- (3) A sign hanging from a single pole.

### 2. General Requirements.

Pedestrian-Scale Pole-Mounted Signs shall be developed according to the standards in Table 9.10 (1).

### 3. Computation.

The area of a Pole-Mounted Sign is equal to the area of one sign face, including the Electronic Message Center.

### Ped-Scale Pole-Mounted Sign Requirements

<b>Permitted Districts</b>	All Districts
<b>Sign Area</b>	8 sq ft maximum area per sign face
<b>Height</b>	8' maximum height for sign mounted or hanging on a single pole; 5' for sign mounted on double set of poles; Each pole shall have a maximum size of 3.5" by 3.5"
<b>Location on the Building or Site</b>	Front or Corner Yards
<b>Placement on the Building or Site</b>	2' setback from front & corner property lines; Cannot overhang property lines
<b>Quantity</b>	1 per lot
<b>Internal Illumination</b>	Permitted for individual letters and logos
<b>Materials</b>	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face

Table 9.10 (1). Pedestrian-Scale Pole-Mounted Sign Requirements.

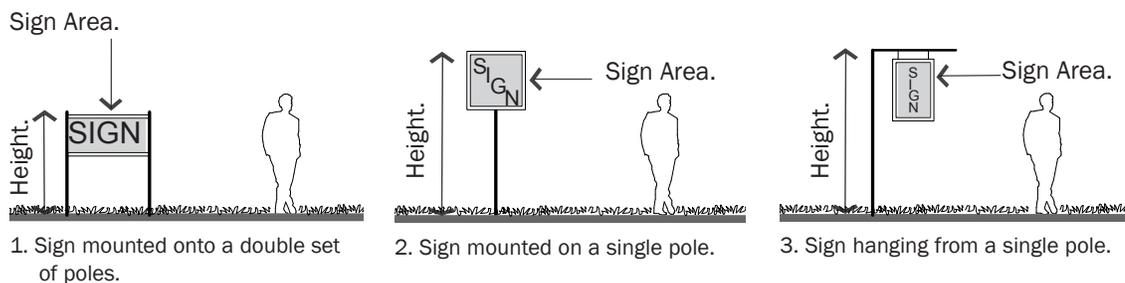


Figure 9.10 (1). Three Types of Pedestrian-Scale Pole-Mounted Signs.

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# 10.0 Administration

# 10.0 Administration

## 10.1 General Provisions.

### 1. Purpose.

It is the intent of this code to promote public health, safety, and general welfare of the community, reflecting the goals established within the Wasatch Choice for 2040 plan. It includes but is not limited to the specific purposes below.

- (1) To achieve mixed use development that is appropriate in scale and intensity for the neighborhoods and sites proximate to transit stops and stations.
- (2) To establish a relationship between buildings, streets, and open spaces that is pedestrian, bicycle, and transit-oriented.
- (3) To preserve and enhance the City's natural resources, energy, water, and open spaces, and to promote innovative development that sustainably addresses these issues, including stormwater runoff management and urban heat island effect mitigation.
- (4) To ensure that a variety of housing types and sizes can be developed to meet the needs of the entire community.
- (5) To promote a variety of transportation options for residents and visitors.

### 2. Scope of Regulations.

- (1) New Development. All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.
- (2) Renovated Structures. All building renovations affecting greater than 30% gross square footage of a structure within the limits of this code shall be subject to all applicable regulations of this code.
- (3) In-Process Development. Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy or zoning certificate (provided all conditions are met) provided the following.
  - (a) Work or construction is begun within one year of the effective date of this code.
  - (b) Work or construction continues diligently toward completion.
- (4) Nonconformance. After the effective date of this code, existing buildings and uses that do not comply with the regulations of this code shall be considered nonconforming and are subject to the standards of 10.4 Nonconformances.

### 3. Administration & Enforcement.

The provisions of this code shall be administered and enforced by the Zoning Administrator unless otherwise specifically stated. For the

purposes of this code, the term Zoning Administrator shall be inclusive of his or her designees.

Where provisions of this code differ from the City's Code, the requirements of this code shall apply.

### 4. Development Application.

Applications (form, fees, and plan sets) shall be filed with the Zoning Administrator.

- (1) Application Form. Application forms are available from the City.
- (2) Fees. Fee amounts are available from the City and are due at the time the application is made; the application will be considered incomplete if fees are not paid.
- (3) Plan Set Requirements. Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital format using NAD1983 state plane coordinates.
- (4) Filing Deadline. Filing deadlines are established by the City and available at City location.
- (5) Withdrawal of Application. Applicant may withdraw application whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for reapplication.
- (6) Records on File. Applications and the resulting recommendations and rulings shall be kept on file by the Zoning Administrator and shall be considered public record.
- (7) Notice requirements for each process are detailed in City Code.

### 5. Zoning Map.

The areas and boundaries of the districts listed in 3.0 are hereby established to scale as shown on the map entitled Zoning Map of the city/county and referred to herein as "Zoning Map".

### 6. Process.

Any development within an established District shall be administered in accordance with the procedures defined in 10.2. and Title 10 of the City Code.

- (1) The application shall include the following processes
  - (a) Pre-Application Meeting. Refer to 10.2.2.
  - (b) Site Plan Approval, including building, site, and streetscape. Refer to 10.2.5.

### 7. Planning Commission.

The Planning Commission shall serve approve, deny, or approve with conditions all submittals for Regulating Plans and Site Plans within the established Districts upon review by a Development Review Committee.

- (2) The Planning Commission shall meet regularly to process applications within the time lines established by 10.2.1 through 10.2.7.
- (3) The decision regarding approval or denial of a Site Plan shall state in writing the reasons for approval or denial.
- (4) If a Site Plan is denied by the Zoning Administrator, the applicant may appeal the decision. See Roy City Code Title 10 Chapter 28 for appeals process.

**8. Development Review Committee.**

The Development Review Committee (DRC) is a technical committee, which is established to assure proposed development within the Districts listed in 3.0 is consistent with the City’s General Plan, requirements of this Ordinance, and all other applicable Ordinances, Statutes, and provisions.

- (1) The Development Review Committee shall consist of persons representing City Departments, and other persons, as may be designated by the Zoning Administrator.
- (2) The Development Review Committee shall act under the direction of the Zoning Administrator and have the following duties and responsibilities.
  - (a) Before any application is considered by the Commission, Council, or Zoning Administrator the DRC shall review the application to determine its consistency with General Plan and compliance with all applicable City Ordinances.
  - (b) The DRC shall provide a report identifying the consistency with General Plan and compliance with all applicable Ordinances for any application for an approval, permit, or license, required by this Ordinance, prior to a final decision being made by the Commission, Council, or Zoning Administrator.
  - (c) The DRC shall present findings or recommend conditions for consideration by the Commission, Council, or Zoning Administrator upon request by the Commission, Council, or Zoning Administrator.
  - (d) The DRC may establish procedures for the preparation and conduct of Development Review Committee meetings, the scheduling of meetings, and the conduct of meetings and field trips, such procedures being reviewed and approved by the City Manager before taking effect.

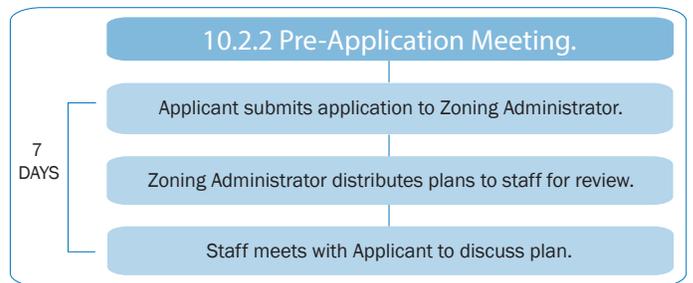
**10.2 Development Review Procedures.**

**1. General Requirements.**

The processes included in this section, 10.2, are required for approval of new development in the Downtown Place Type and Station Area Place Type.

- (1) Appeal. If any application is disapproved, applicant may appeal the decision through the appeals process (refer to existing City Code Title 10.28).

- (2) Expiration of Approval. Approval of any application shall expire 12 months from the date of approval, if permits for development have not been submitted for review or construction has not begun.
  - (a) Applicant can request an extension if done so in writing to the Zoning Administrator at least 7 days prior to the end of the 12 month period.
  - (b) Failure to act within the 12 month period shall require a new application, including all forms, fees, and plan sets.
- (3) Review Criteria. All Site Plan and Exception applications shall be reviewed using the following criteria.
  - (a) Plan complies with the standards within the intents of the General Plan.
  - (b) Plan’s design is consistent with the intent, character, and planning criteria of any plan in place.
  - (c) Plan’s design meets all of the requirements of this code.
  - (d) Proposed development is sufficiently served by or provides essential public facilities, such as access and open space, and services, such as utilities and emergency services.
  - (e) Plan is designed with regard to preserving the lot’s natural features and topography.



**2. Pre-Application Meeting.**

- (1) Intent. To afford the applicant an opportunity to receive the advice and assistance of the professional staff before preparing formal plans and making an official application.
- (2) Eligible Applicant. Applicant is strongly encouraged to apply for a pre-Application meeting prior to submitting an application for Regulating Plan Approval, Exception, or Variance.
- (3) Application. Applicant shall submit the following.
  - (a) Application, Form, and Applicable Fees.
  - (b) Sketch Plan. A sketch plan or plans shall detail the proposal, including the following.
    - (i) General rough layout of block, and lots, with types of streets and Open Space Type noted.
    - (ii) Existing conditions such as topography, water bodies, aerial photograph, and food plain.
    - (iii) Approximate distribution of Districts, Building Types, and Uses.
    - (iv) Anticipated method of achieving parking requirements.
    - (v) Site survey if available.
  - (c) Exceptions or Variances. A description of any desired Exception or Variance (per 10.3).

# 10.0 Administration

- (4) Pre-Application Meeting. Staff shall meet with the Applicant to discuss the proposed plan within 7 days of receipt of the complete application.

### 3. Rezoning Process.

Refer to the City’s Code for information on the rezoning process.

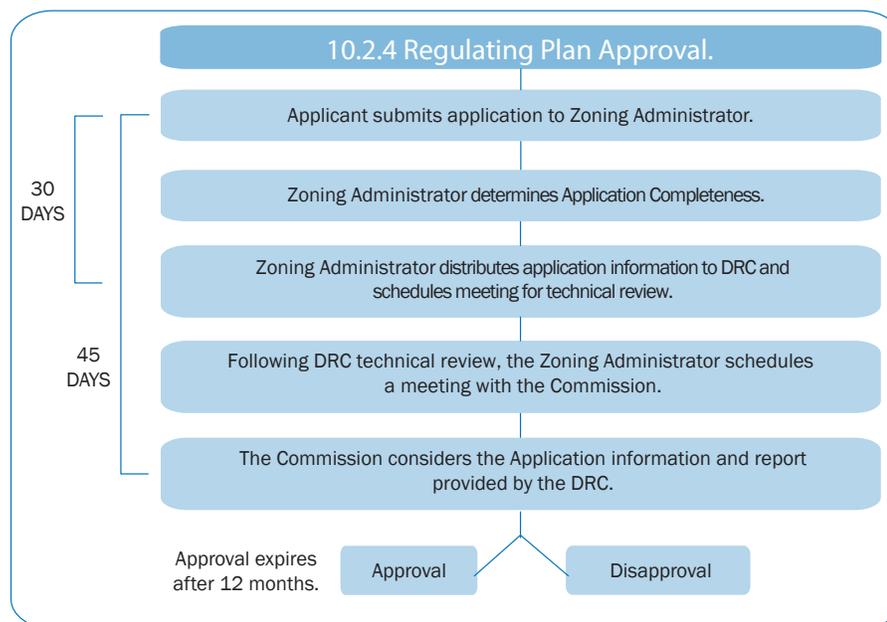
### 4. Subdivision Plat Approvals.

Refer to Title 11 in the City Code for information on the subdivision plat approvals processes.

### 5. Site Plan Approval.

- (1) Intent. To establish a process that allows the City staff to administratively review development and redevelopment of sites and Building Types, uses, and other site requirements within the Downtown Place Type and Station Area Place Type to ensure that the full standards and intents of this code are met.
- (2) Eligible Applicant. Applicant shall apply for Site Plan Approval for all projects within established Districts.
- (3) Application. The following information shall constitute a complete application. Application shall be submitted with 6 large copies (24” x 36”) , 1 small copy (11” x 17”), and 1 digital copy.
  - (a) Complete Application, Form, and Applicable Fees.
  - (b) Applicant shall submit the following in compliance with the requirements of 3.0 Districts, 4.0 Uses, 5.0 Building Types, 6.0 Open Space Types (when submitting an application for development of a Open Space Type), 7.0 Landscape, 8.0 Parking, and 9.0 Sign Types. All maps and plans shall include date of preparation, north arrow, and scale.
    - (i) Site Location Map , Legal Description/Limits of Plan.

- (ii) Survey Plat. Dimensions of property lines, easements, rights-of-way.
- (iii) Development Boundaries and Proposed Phasing, if applicable.
- (iv) Existing Conditions Plan. Existing on-site and adjacent off-site structures, streets, utilities, easements, pavement noted either on an aerial photograph or site survey.
- (v) Existing Natural Conditions Plan. Existing topography, vegetation, drainageways, floodplain/way, or other unique features either on an aerial photograph or site survey.
- (vi) Site Plan. A Site Plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.
- (vii) Building Plan(s). Floor plans for all buildings illustrating compliance with the requirements of 5.0 Building Types.
- (viii) Table of Uses. A table of uses is required on the Building Plan delineating locations and gross square footages of categories of uses, and illustrating compliance with 4.0 Uses.
- (ix) Building Elevations. Building elevations of all facades, rendered to illustrate compliance with the requirements of 5.0 Building Types.
- (x) Landscape Plan. Landscape Plan illustrating compliance with the requirements of 7.0 Landscape. All ground plane vegetation shall be illustrated. For sites with less than ten percent landscape area, the Landscape Plan may be combined with the Site Plan.
- (xi) Parking Plan. Parking layout plan with table of spaces keyed to plan, illustrating compliance with 8.0 Parking. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with 8.0 Parking.



- (xiii) Open Space Plan, if Open Space is included. Open Space Plan shall define all paving, structures, site furnishings, and landscape areas.
- (4) Application Process Timeline. Upon submittal of a complete application, the application will be reviewed using the following process and timeline.
- (a) Development Review Committee. The Development Review Committee shall review and make recommendations on the application within 30 days of the submission of the complete application.
  - (b) The Commission shall render a decision to approve or disapprove the application within 45 days of the submission of the complete application.
    - (i) 45 days may be extended with the applicant's written consent.
    - (ii) The Commission may approve, approve with conditions, or disapprove the application, providing the reasons for disapproval or any conditions for approval in writing.
- (5) Procedure for Site Plan Adjustments. The Commission may permit Minor Adjustments to an approved site plan, if the revisions are within the scope and intent of the original approval.
- (a) Process. The process to review plan adjustments is as follows.
    - (i) Applicant shall submit a revised plan and letter of explanation detailing the change to the Commission.
    - (ii) The Commission shall review the request and notify the applicant of the decision.
    - (iii) If the Commission deems the change to be a Major Adjustment to the plan, applicant must resubmit for Site Plan Review for approval of the new plan, including a new application (forms, fees, and plan sets).
    - (iv) If the Commission deems the changes to be Minor Adjustments and approves them as within the scope and intent of the original approval, the Applicant shall revise the plan providing copies to the Commission for filing prior to applying for building or construction permits.
  - (b) Minor Adjustments are limited to the following, while still meeting the requirements of this code. All other adjustments are considered Major.
    - (i) Changes in dimensions or quantities less than ten percent of previous amounts.

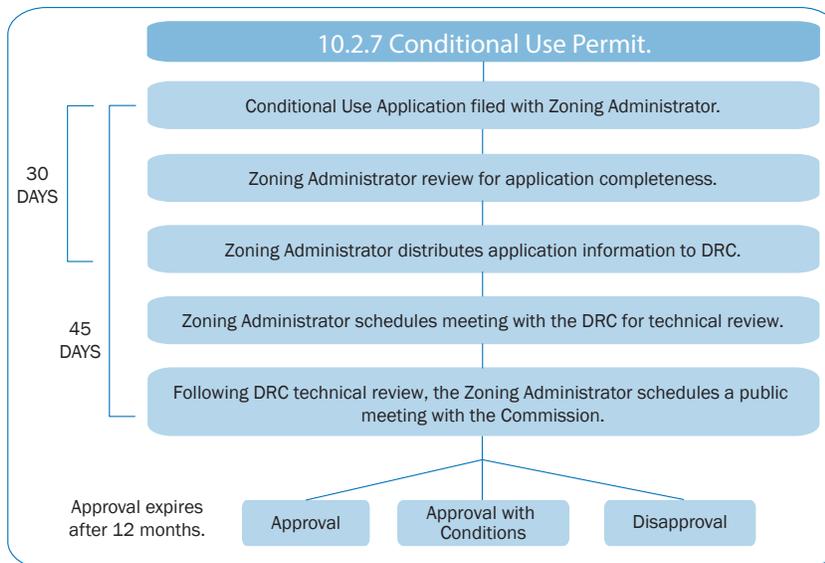
## 6. Sign Application for Permit.

- (1) Application for a permit for the construction, alteration, or relocation of a sign shall be made to the Department upon a form provided by the Department and shall include the following information.
- (a) Name and address of the owner of the sign.
  - (b) Proof of current Roy City Business License.
  - (c) Street address or location of the property on which the sign is to be located, along with the name, phone number and address of the property owner.
  - (d) Contractor information; to include license number, phone number and address.
  - (e) Value of sign.
  - (f) The type of sign or sign structure as defined 9.0 Sign Types.
  - (g) For wall signs.
    - (i) Scale drawings showing square foot dimensions of both the building and the sign, sign composition, and type of illumination.
    - (ii) A profile drawing of how the sign will appear from the street/parking area and on the building.
    - (iii) Detail sign construction and attachment including electrical plan.
  - (h) For monument or freestanding sign.
    - (i) Number of acres and length of lineal frontage of property.
    - (ii) A site plan showing the relationship of sign to buildings, property lines, setback from public rights-of-way, intersections, easements and driveways along with the locations and square footage areas of all existing signs on the same premises and adjacent premises within one hundred (100) feet.
    - (iii) Specifications and scale drawing showing the materials, design, dimensions, structural supports, method of attachment and electrical components of the proposed sign.
- (2) Permit Fees. All applications for permits filed with the Department shall be accompanied by a payment of the initial permit fee for each sign according to a fee schedule set by resolution of the Roy City Council.
- (3) Permit Conditions and Penalties
- (a) A permit issued by the Department becomes null and void if work is not commenced within one hundred eighty (180) days of issuance. If work authorized by the permit is suspended or abandoned for one hundred eighty (180) days, the permit must be renewed with an additional payment one-half of the original fee.
  - (b) If any sign is installed or placed on any property prior to receipt of a permit, the specified permit fee shall be doubled. However, payment of the doubled fee shall not relieve any person of any other requirements or penalties prescribed in this title.

# 10.0 Administration

## 7. Conditional Use Permit.

- (1) Intent. To establish a process to review requests for the following.
  - (a) Development of Uses permitted within a Zoning District, but that may not be appropriate for development on every lot within that District because of potential negative impacts associated with the Use.
- (2) Eligible Applicant. Applicant shall apply for a Conditional Use Permit prior to the development, installation, or opening of a use in any District, designated as a Conditional Use in 4.0.
- (3) Application. The following information shall constitute a complete application. Application shall be submitted with 6 large copies (24" x 36"), 1 small copy (11" x 17"), and 1 digital copy.
  - (a) Complete Application, Form, and Applicable Fees.
  - (b) Applicant shall submit the following in compliance with the requirements of 4.0 Uses.
    - (i) Site Location Map , Legal Description/Limits of Plan.
    - (ii) Survey Plat. Dimensions of property lines, easements, rights-of-way.
    - (iii) Development Boundaries and Proposed Phasing, if applicable.
    - (iv) Map of existing category of uses and use descriptions on parcel and all adjacent parcels within 600 feet, utilizing nomenclature found in 4.0.
    - (v) Map of proposed category of uses and use descriptions,utilizing nomenclature found in 4.0.
    - (vi) Statement of Intent. Statement describing existing and proposed Use and zoning classification.
- (4) Application Process and Timeline. Upon submittal of a complete application, the application will be reviewed using the following process and timeline.
  - (a) An application for a Conditional Use Permit shall be considered by the Zoning Administrator for application completeness.
  - (b) The Zoning Administrator shall submit copies of the complete Conditional Use Application to the DRC or public agencies providing utilities or services to the proposed site for review and compliance with City Ordinances, building codes, or other development requirements.
    - (ii) Review shall be completed within 30 days of submission.
  - (c) Commission Decision. The Commission shall consider the reports by the DRC, and all other input received on the application. The Commission may approve, approve with conditions, or deny the Conditional Use Application.
    - (i) Commission Decision shall be made within 45 days of the submission of a complete application.
    - (ii) 45 days may be extended with the applicant's written consent.
  - (d) If a Site Plan Approval is being sought for the same property, the Conditional Use Permit shall be submitted concurrently and the timelines shall match.



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## 10.3 Exceptions and Variances.

### 1. Exceptions.

- (1) Intent. To establish relief and flexibility in standards that may be administratively reviewed and approved, if certain criteria are met.
- (2) Eligible Applicant. Applicant is eligible to apply for an Exception to the code upon submittal of an application for Regulating Plan or Site Plan Approval, in cases that involve such standards as the following:
  - (a) Regulating Plan Requirements
    - (i) Distribution of permitted Districts within 100' of required amount. (Substitution of districts is not permitted.)
    - (ii) Block Size within 100' of required dimensions and with the provision of a Mid-Block Pedestrianway (refer to 1.0)
    - (iii) Street Type Requirements within one foot of required dimensions. (refer to 2.0)
    - (iv) Open Space Requirement within 100' of required distance for no more than ten units and with the availability of two Open Spaces within that dimension. (refer to 1.0 and 6.0)
    - (v) Building Type Requirements within one foot of required dimensions. (refer to 5.0)
  - (b) Site Plan Requirements
    - (i) Landscape Requirements within one foot of required dimensions. (refer to 7.0)
    - (ii) Parking and Loading Facilities within one foot of required dimensions. (refer to 8.0)
    - (iii) Sign Type Requirements within one foot of required dimensions. (refer to 9.0)
    - (iv) Building Type Requirements within one foot of required dimensions. (refer to 5.0)
- (4) Application Process Time Line. An Application for Exception shall be submitted concurrently with the process seeking exception from, either Regulating Plan Approval or Site Plan Approval.
  - (a) Staff Review Committee. The Staff Review Committee shall review and make recommendations on the application within the same time line as the applicable process, Regulating Plan or Site Plan approval.
  - (b) The Zoning Administrator shall render a decision to approve or disapprove the application within the same time line as the applicable process, Regulating Plan or Site Plan approval.

### 2. Variances.

Refer to Title 10-25 of the Roy City Code for information on the variance process.

## 10.4. Nonconformances.

### 1. General Requirements.

- (1) Intent. To provide a set of regulations for legal nonconforming buildings and uses and to specify those circumstances and conditions under which those nonconformances shall be gradually eliminated.
- (2) Applicability. The standards in this section apply as follows.
  - (a) The provisions detailed in this section apply to all structures, uses, or site characteristics that lawfully existed prior to the adoption of or Amendment to this code, but that may not occur under the current provisions of this code.
  - (b) Structures, uses, and site characteristics that did not lawfully exist prior to the effective date or amendment to this code shall not be considered legal nonconformances and therefore are not protected under the provisions of this section.
- (3) Continuation. All nonconformances are permitted to continue subject to the restrictions outlined in this section.
- (4) Maintenance. All nonconformances shall be maintained as required by law to protect public health safety, and welfare, provided said maintenance does not result in the expansion of the nonconformity.

### 2. Nonconforming Structures.

- (1) Intent. To provide regulations for the continuation of a structure that was legally constructed prior to the adoption or amendment to this code, but that could not occur under the current provisions of this code.
- (2) Restrictions on Continuation. A nonconforming structure may continue based upon the following conditions.
  - (a) Alterations. The standards of this code shall apply to alterations under the following circumstances.
    - (i) Where the renovation includes an addition of more than 30 percent in gross building square footage, the building shall be brought into conformance.
    - (ii) When a renovation of the front facade occurs with no added building square footage, the street facade Requirements and Entrance Type Requirements (refer to 5.9) shall be met when the existing building front or corner facade is located within the build to zone and the renovation includes any one of the following:
      - i. Installation of additional doors or a change in location of a door.
      - ii. Expansion or change in location of 30% of windows on any street façade.
      - iii. Replacement of 30% or more of facade materials on any street facing facade with a different facade material.

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- (iii) When a renovation of the shape or style of the roof occurs with no added building square footage, the Roof Type Requirements (refer to 5.10) shall be met when the existing building front or corner facade is located within the build-to zone.
- (b) Ordinary Repairs. Ordinary repairs required for safety and continued use of the structure, such as replacement of window or door glass; and interior alterations that do not affect the exterior of the building do not trigger conformance to this code.
- (c) Impact on Nonconformity. No alteration or repair shall expand the existing or create a new nonconformity unless otherwise permitted by this section, 10.4.2 Nonconforming Structures.
- (d) Damage or Destruction. A nonconforming structure may be repaired and its use continued if damaged by any means not within the control of the owner per the Utah Code.
- (e) Abandonment. The right to utilize a nonconforming structure shall be terminated if the structure is not utilized or is abandoned for a period of 12 consecutive months.
  - (i) If the owner is actively seeking another tenant for the use or structure, the 12 month period may be extended up to an additional 12 months with permission of the City Council.
  - (ii) To obtain this extension, the owner must provide evidence of this activity, including solicitation, showing the site to potential tenants, and maintenance of utilities and other site facilities for reuse; simply listing the site as available real estate is not sufficient.

### 3. Nonconforming Uses.

Refer to Title 10-23 of the City Code for information on the nonconforming uses.

### 4. Nonconforming Lots.

Refer to Title 10-23 of the City Code for information on the nonconforming lots.

### 5. Nonconforming Site Characteristics.

- (1) Intent. To establish regulations for the continuation of site characteristics, such as impervious site coverage, curb cut quantity, signage, parking, landscaping, or other non-structural, physical characteristics of a site, that was legally constructed or installed prior to the approval or amendment of this code, but that cannot be created under the provisions of this code.
- (2) Restrictions to Continuation. A nonconforming site characteristic may continue based upon the following conditions.
  - (a) 10% Percent Exception. A site characteristic is not considered nonconforming if the size of the nonconformance is 10% or less of this code's requirement.
  - (b) Change in Associated Use. The right to continue shall be terminated if the associated use changes or changes in

intensity through such additions as an increase in the dwelling units, gross floor area, or capacity by 15% or more.

- (i) Single or individual business signs within a multiple business center are exempt from this standard. A new tenant is permitted to install an individual business sign even if the signage on the lot as a whole is nonconforming, provided that the new sign does not increase the lot's nonconformance.
- (c) Change in Associated Structure. The right to continue shall be terminated if the associated structure is altered to increase its gross floor area by 15% or more.
- (d) Abandonment. The right to continue shall be terminated if the associated Use or structure, conforming or not, is abandoned for a period of 12 consecutive months.

## 10.5 Definitions.

### 1. Graphics.

The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and graphics and tables shall control graphics.

### 2. Defined Terms.

For the purposes of this code, the following terms shall have the following meanings.

- (1) **Animal.** All non-human members of the animal kingdom, including domestic and livestock species.
- (2) **Applicant.** The owner of a subject property or the authorized representative of the owner on which a land development application is being made.
- (3) **Block.** The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.
- (4) **Block Depth.** A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.
- (5) **Block Ends.** The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed use development.
- (6) **Block Face.** The aggregate of all the building facades on one side of a block.
- (7) **Block Length.** A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
- (8) **Build-to-Zone.** An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property

- line. Refer to Figure 10.5 (2) Build-to Zone vs. Setback Line.
- (9) **Building Type.** A structure defined by the combination of configuration, form, and function. Refer to 5.0 Building Types for more information and the list of permitted Building Types.
  - (10) **Courtyard.** An outdoor area enclosed by a building on at least two sides and is open to the sky.
  - (11) **Coverage, Building.** The percentage of a lot developed with a principal or accessory structure.
  - (12) **Coverage, Impervious Site.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.
  - (13) **Critical Root Zone.** Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or DBH throughout this code).
  - (14) **Dedication.** The intentional appropriation of land by the owner to the City for public use and/or ownership.
  - (15) **Density.** The number of dwelling units located in an area of land, usually denoted as units per acre.
  - (16) **Dwelling Unit.** A room or group of rooms connected together that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner occupied, rented, or leased.
  - (17) **Easement.** A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.
  - (18) **Eave.** The edge of a pitched roof; it typically overhangs beyond the side of a building.
  - (19) **Entrance Type.** The permitted treatment types of the ground floor Facade of a Building Type. Refer to 5.9 for more information and a list of permitted Entrance Types.
  - (20) **Expression Line.** An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.
  - (21) **Facade.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.
  - (22) **Family.** Family is defined as one of the following.
    - (a) Two or more persons, each related to the other by blood, marriage, or adoption together with usual domestic servants and not more than one bona fide guest, all living together as a common household unit.
    - (b) Up to three persons all of whom are not necessarily related to each other by blood, marriage, or adoption, and their children living together as a common household unit.
    - (c) For the purposes of this code, an unrelated family shall not include persons living together in a residential care home or transitional treatment facility in accordance with the requirements of this code.
  - (23) **Grade.** The average level of the finished surface of the ground story adjacent to the exterior walls of a building.
  - (24) **Gross Floor Area.** The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.
  - (25) **Impervious Surface.** Also referred to as impervious material. Any hard surface, man-made area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.
  - (26) **Landscape Area.** Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.
  - (27) **Lot.** Also referred to as parcel. A plot of land intended to be separately owned, developed, or otherwise used as a unit. Refer to Figure 10.5 (1) Lots.
  - (28) **Lot, Corner.** A parcel of land abutting at least two vehicular rights-of-way, excluding an alley, at their intersection. Refer to Figure 10.2 (1) Lots.
  - (29) **Lot, Interior.** A parcel of land abutting a vehicular Right-of-Way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.
  - (30) **Lot, Through.** Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an alley. Refer to Figure 10.5 (1) Lots.
  - (31) **Lot Area.** The computed area contained within the property lines; it is typically denoted in square feet or acres.
  - (32) **Lot Depth.** The smallest horizontal distance between the Front and Rear Property Lines measured approximately parallel to the Corner and/or Side Property Line. Refer to Figure 10.5 (1) Lots.
  - (33) **Lot Frontage.** The horizontal distance between the Side Property Lines, measured at the Front Property Lines. Refer to Figure 10.5 (1) Lots.
  - (34) **Nonconformance.** A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or Amendment to this code, but that cannot be constructed, platted, or operated after the effective date of or Amendment to this code.

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- (35) **Occupied Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- (36) **Open Space Type.** The permitted and regulated types of open spaces in this code. Refer to 6.0 Open Space Types for more information and a list of the permitted types.
- (37) **Open Water.** A pond, lake, reservoir, or other water feature with the water surface fully exposed.
- (38) **Owner.** The legal or beneficial title-holder of land or holder of a written option or contract to purchase the land.
- (39) **Pedestrianway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.
- (40) **Pervious Surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
- (41) **Plat.** A map or chart of a division and/or combination of lots.
- (42) **Primary Street.** A street designated on the Zoning Map that receives priority over other streets in terms of setting front property lines and locating building entrances.
- (43) **Property Line.** Also referred to as lot line. A boundary line of a parcel of land or lot. Refer to Figure 10.5 (1) Lots.
- (44) **Property Line, Corner.** A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public Right-of-Way, other than an alley or railroad. Refer to Figure 10.5 (1) Lots.
- (45) **Property Line, Front.** The boundary abutting a right-of-way, other than an Alley, from which the required setback or build-to zone is measured, with the following exceptions.
- (a) Corner and Through Lots that abut a Primary Street shall have the front property line on that Primary Street.
  - (b) Corner and Through Lots that abut two Primary Streets or do not abut a Primary Street shall utilize the orientation of the two directly adjacent lots, or shall have the front property line determined by the Zoning Administrator.
- (46) **Property Line, Rear.** The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley. Refer to Figure 10.5 (1) Lots.
- (47) **Property Line, Side.** The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way. Refer to Figure 10.5 (1) Lots.
- (48) **Right-of-Way.** Land dedicated or utilized for a Street Type, trail, pedestrianway, utility, railroad, or other similar purpose.
- (49) **Roof Type.** The detail at the top of a building that finishes a Facade, including a pitch roof with various permitted slopes and a parapet. Refer to 5.10 for more information and a list of the permitted Roof Types.
- (50) **Scale.** The relative size of a building, street, sign, or other element of the built environment.
- (51) **Semi-Pervious Surface.** Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.
- (52) **Setback.** The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this code. Refer to Figure 10.5 (2) Build-to Zone vs. Setback Line.
- (53) **Sign.** An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field score boards are not considered signs.
- (54) **Solar Reflectance Index (SRI).** A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100. To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.
- (55) **Story.** A habitable level within a building measured from finished floor to finished floor.
- (56) **Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

- (57) **Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
- (58) **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
- (59) **Street Face.** The facade of a building that faces a public right-of-way.
- (60) **Street Frontage.** Also refer to lot frontage. The portion of a building or lot directly adjacent to a vehicular right-of-way.
- (61) **Street Type.** The permitted and regulated types of streets in this code. Refer to 2.0 Street Types for more information and a list of the permitted Street Types.
- (62) **Streetwall.** The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.
- (63) **Structure, Accessory.** The general term for a subordinate structure detached from, but located on the same Lot as the Principal Structure; it may or may not be inhabitable.
- (64) **Structure, Principal.** Also referred to as the principal building. A building that contains the dominant Use of the Lot. It is typically located toward the front of the Lot in the front Build-to Zone or behind the Front Yard Setback.
- (65) **Swale.** A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.
- (66) **Tree Canopy.** The uppermost area of spreading branches and leaves of a tree.
- (67) **Tree Canopy Coverage.** The area of ground covered or shaded by a tree's canopy, measured in square feet.
- (68) **Use.** Also referred to as land use. A purpose or activity that may occur within a building or a lot.
- (69) **Use, Accessory.** A use customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.
- (70) **Use, Principal.** The specific, primary purpose for which a lot or building is utilized.
- (71) **Use, Special.** A use that may not be appropriate in certain locations based on the potential negative impacts associated with the use and requires approval of a Special Use Permit.
- (72) **Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.



Figure 10.5 (1). Lots.

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- (73) **Water Body.** A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.
- (74) **Yard.** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without a structure do not have yard designations. Refer to Figure 10.5 (3) Yards.
- (75) **Yard, Corner Side.** A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.
- (76) **Yard, Front.** A yard extending from the front facade of the principal structure along the full length of the front property line, between the side property lines or side and corner side property lines. Figure 10.5 (3) Yards.
- (77) **Yard, Rear.** A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards. Figure 10.5 (3) Yards.
- (78) **Yard, Side.** A yard extending from the side building facade along a side property line between the front yard and rear property line. Figure 10.5 (3) Yards.
- (79) **Zoning District.** A designation given to each lot within the city that dictates the standards for development on that Lot. Refer to 3.0 Zoning Districts for more information and a list of permitted Zoning Districts.

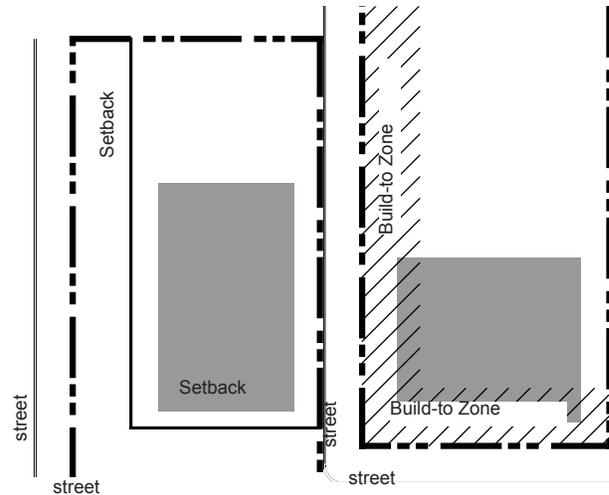


Figure 10.5 (2). Setback Line vs. Build-to Zone.

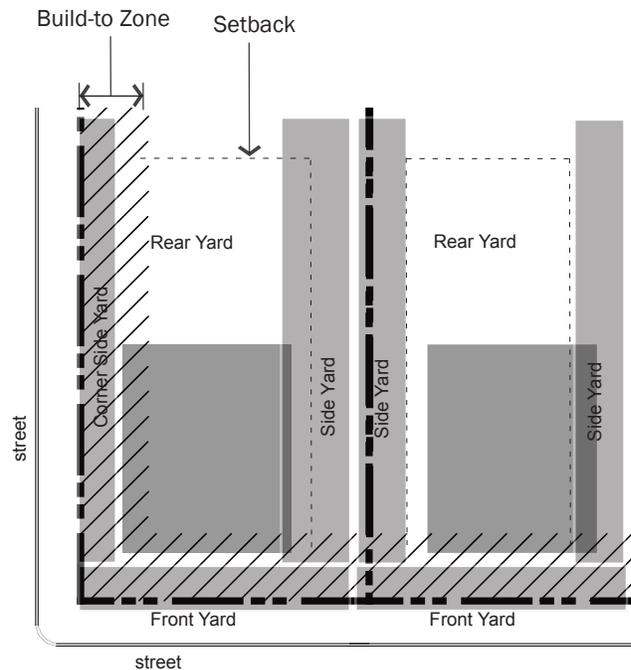


Figure 10.5 (3). Yards.

## OPEN AND PUBLIC MEETINGS ACT SYNOPSIS

- Creation:** Act was created by the Utah State Legislature
- Purpose:** Municipalities should deliberate and take their actions openly
- When does it apply:** When the Council convenes, with a quorum present, for the purpose of discussing, receiving comments, or acting on matters over which the council has jurisdiction or advisory power. Also, the Act applies to work sessions, executive sessions, planning commission and committees etc.
- Quorum:** Where more than 2 council members and the Mayor are present.
- Does not apply to:** Chance meetings or social gatherings.
- Law:** Meetings are to be open to the public with certain limited exceptions.
- Requirements for meetings:**
1. 24 hour public notice must be given for all meetings except for emergency meetings. Additionally, public notice must be given at least once a year of the council's annual regular meetings schedule
  2. Written minutes and recordings are required
- Exceptions to open meetings:**
- Closed meetings are allowed when the meeting concerns discussion on:
1. The character and competency or health of an individual(s)
  2. Collective bargaining
  3. The purchase, sale exchange or lease of real property if the discussion would disclose the value or the appraised value of the property or would prevent the city from completing the transactions on the best possible terms
  4. Deployment of security
  5. Investigative proceedings regarding allegations of criminal misconduct.
  6. Review of ethics complaints
- Requirements for closed meetings:**
1. A roll call vote must be taken in an open meeting with a quorum present.
  2. The reason for the closed meeting and the location must be stated in the motion.

3. At least 2/3 of the members present must vote to close

**At the Meeting:**

1. The meeting must be recorded and detailed minutes kept which shall include the date, time, place and names of all council members present and absent and all others attending.

2. Recordings and minutes are not required when the closed meeting discussion covers character, competency or health of an individual or security issues. However, in lieu of a recording, the presiding official must sign an affidavit affirming the sole purpose of closing the meeting.

3. Discussion in the meeting shall be limited to the purpose of the meeting.

4. Ordinance, resolutions, and contracts cannot be approved at a closed meeting.

5. Cannot interview a person applying for an elected position.

**Enforcement:**

Any final action taken in violation of the act is voidable, if commenced within 90 days.

A suit may be commenced by any person denied a right under this act

City could be liable for court costs and attorney's fees

May be enforced by attorney general and county attorneys

**Criminal Penalty:**

Any person who violates any of the closed meeting provisions is guilty of a class B misdemeanor.

**Disclosure:**

Disclosure of information discussed in a closed meeting without the permission of the council may be a violation of GRAMA or the Municipal Officers and Employees Ethics Act.

**Electronic Meetings:**

A Councilmember who cannot be present may participate electronically.