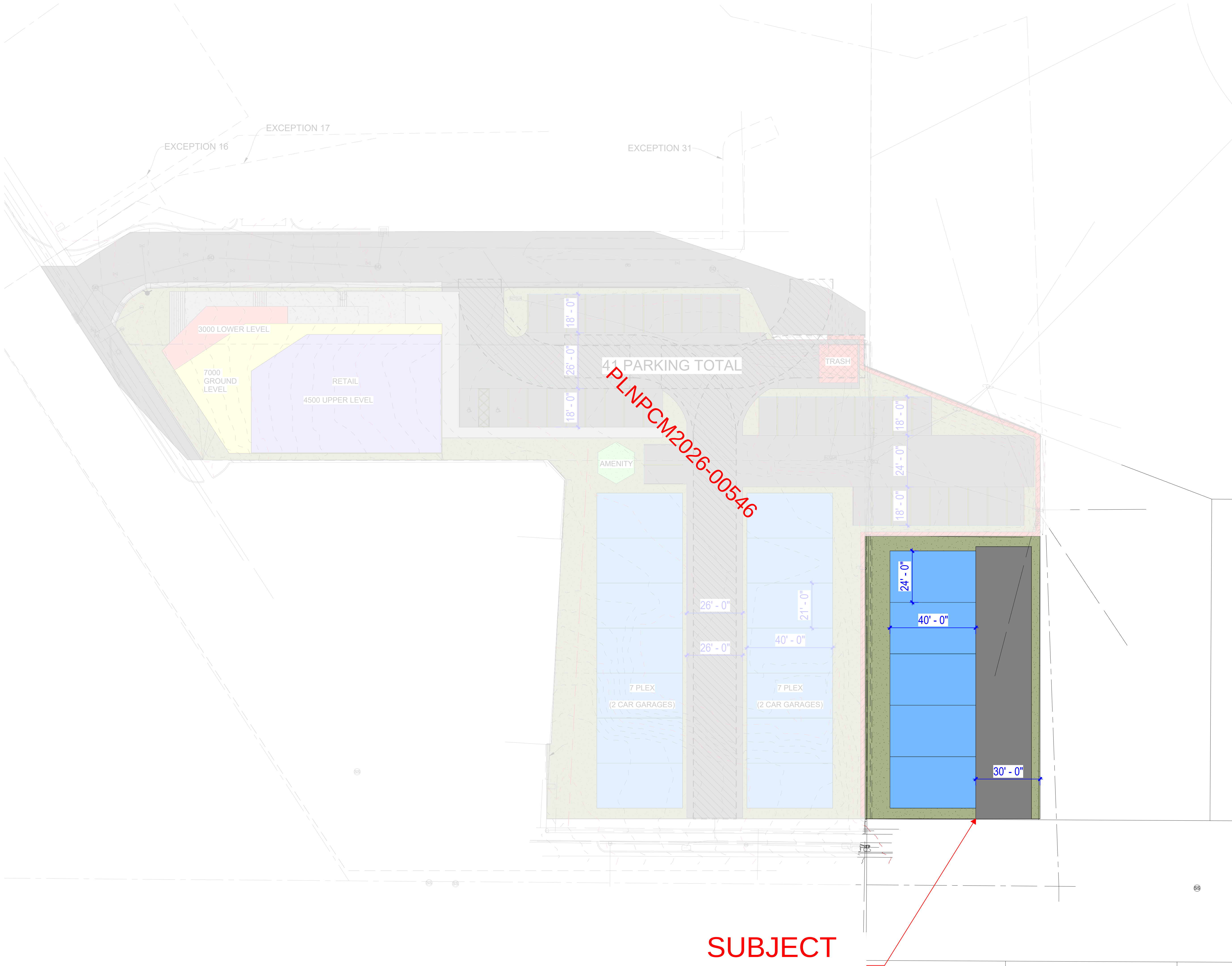




PARCEL INFORMATION / ZONING REQUIREMENTS

PARCEL #S:
16-15-258-027-0000
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1.29 ACRES IN 5 PARCELS
ZONING : REZONE TO MU-3

ZONING REQUIREMENTS

2. ROW HOUSE BUILDING FORM STANDARDS: TABLE 21A.26.030.C.2
HEIGHT: MAXIMUM: 35 FEET.

FRONT AND CORNER SIDE YARD:

1. MINIMUM: 5 FEET.
2. LANDSCAPE YARD: PROVIDED YARDS EXCEEDING THE MINIMUM SHALL BE LANDSCAPE YARDS, SUBJECT TO SUBSECTION 21A.48.060 .C.

INTERIOR SIDE YARD: MINIMUM: 4 FEET.

REAR YARD: MINIMUM: 10 FEET.

BUILDING FORM SEPARATION:
WHEN MULTIPLE BUILDING FORMS ARE LOCATED ON A SINGLE LOT, EACH BUILDING FORM MUST BE SEPARATED BY AT LEAST 6 FEET, MEASURED FROM THE EXTERIOR WALLS.

OPEN SPACE AREA: AS REQUIRED IN SUBSECTION 21A.25.010 .D.

MIDBLOCK WALKWAY:
ALL NEW BUILDINGS SHALL PROVIDE A MIDBLOCK WALKWAY IF A MIDBLOCK WALKWAY ON THE SUBJECT PROPERTY HAS BEEN IDENTIFIED IN AN ADOPTED CITY PLAN, SUBJECT TO THE REQUIREMENTS OF SUBSECTION 21A.25.010 .E. MIDBLOCK WALKWAYS.

MAXIMUM LOT WIDTH:
THE WIDTH OF A NEW LOT SHALL NOT EXCEED 110 FEET. THIS MAY BE MODIFIED THROUGH THE DESIGN REVIEW PROCESS (CHAPTER 21A.59) OR THE PLANNED DEVELOPMENT PROCESS (CHAPTER 21A.55).

BUILDING SIZE LIMITS:
BUILDINGS IN EXCESS OF 7,500 GROSS SQUARE FEET OF FLOOR AREA ON THE FIRST FLOOR OR IN EXCESS OF 15,000 GROSS SQUARE FEET OF FLOOR AREA OVERALL SHALL BE ALLOWED ONLY THROUGH THE DESIGN REVIEW PROCESS (CHAPTER 21A.59). THIS INCLUDES ANY ADDITIONS THAT BRING THE FLOOR AREA ABOVE THESE THRESHOLDS. AN UNFINISHED BASEMENT USED ONLY FOR STORAGE OR PARKING SHALL BE ALLOWED IN ADDITION TO THE TOTAL SQUARE FOOTAGE.

COMPATIBILITY:
IF SUBJECT TO DESIGN REVIEW, THE PROPOSED HEIGHT AND WIDTH OF NEW BUILDINGS AND ADDITIONS SHALL BE VISUALLY COMPATIBLE WITH BUILDINGS FOUND ON THE BLOCK FACE.

3. MULTIFAMILY RESIDENTIAL, STOREFRONT, AND VERTICAL MIXED-USE BUILDING FORM STANDARDS: TABLE 21A.26.030.C.3

HEIGHT:
MAXIMUM: 35 FEET.
ADDITIONAL HEIGHT: AN ADDITIONAL 5 FEET MAY BE PERMITTED THROUGH THE DESIGN REVIEW PROCESS OF CHAPTER 21A.59 .

FRONT AND CORNER SIDE YARD:

1. MINIMUM: 5 FEET.
2. LANDSCAPE YARD: PROVIDED YARDS EXCEEDING THE MINIMUM SHALL BE LANDSCAPE YARDS, SUBJECT TO SUBSECTION 21A.48.060 .C.
3. EXCEPTION: ROOF COVERINGS FOR OUTDOOR DINING ARE ALLOWED TO ENCROACH INTO THE REQUIRED SETBACK.

INTERIOR SIDE YARD: MINIMUM: NONE.

REAR YARD: MINIMUM: NONE

WHEN THE REAR YARD ABUTS AN R-1, R-2, FR, SR, OR FB-UN1 ZONE ALONG A REAR LOT LINE, THE MINIMUM IS 20 FEET.

OPEN SPACE AREA: AS REQUIRED IN SUBSECTION 21A.25.010 .D.

MIDBLOCK WALKWAY:
ALL NEW BUILDINGS SHALL PROVIDE A MIDBLOCK WALKWAY IF A MIDBLOCK WALKWAY ON THE SUBJECT PROPERTY HAS BEEN IDENTIFIED IN AN ADOPTED CITY PLAN, SUBJECT TO THE REQUIREMENTS OF SUBSECTION 21A.25.010 .E. MIDBLOCK WALKWAYS.

MAXIMUM LOT WIDTH:

THE WIDTH OF A NEW LOT SHALL NOT EXCEED 110 FEET.
THIS STANDARD MAY BE MODIFIED THROUGH THE DESIGN REVIEW PROCESS (CHAPTER 21A.59) OR THE PLANNED DEVELOPMENT PROCESS (CHAPTER 21A.55).

BUILDING SIZE LIMITS:
BUILDINGS IN EXCESS OF 7,500 GROSS SQUARE FEET OF FLOOR AREA ON THE FIRST FLOOR OR IN EXCESS OF 15,000 GROSS SQUARE FEET OF FLOOR AREA OVERALL SHALL BE ALLOWED ONLY THROUGH THE DESIGN REVIEW PROCESS (CHAPTER 21A.59). THIS INCLUDES ANY ADDITIONS THAT BRING THE FLOOR AREA ABOVE THESE THRESHOLDS. AN UNFINISHED BASEMENT USED ONLY FOR STORAGE OR PARKING SHALL BE ALLOWED IN ADDITION TO THE TOTAL SQUARE FOOTAGE.

COMPATIBILITY:
IF SUBJECT TO DESIGN REVIEW, THE PROPOSED HEIGHT AND WIDTH OF NEW BUILDINGS AND ADDITIONS SHALL BE VISUALLY COMPATIBLE WITH BUILDINGS FOUND ON THE BLOCK FACE.

VEHICULAR ACCESS:
IF SUBJECT TO DESIGN REVIEW, NEW BUILDINGS AND ADDITIONS SHALL PROVIDE A CONTINUOUS STREET WALL OF BUILDINGS WITH MINIMAL BREAKS FOR VEHICULAR ACCESS.

FACADE DESIGN:
IF SUBJECT TO DESIGN REVIEW, FACADE TREATMENTS SHALL BE USED TO BREAK UP THE MASS OF LARGER BUILDINGS, SO THEY APPEAR TO BE MULTIPLE, SMALLER-SCALE BUILDINGS. VARIED ROOFLINES, VARIED FACADE PLANES, UPPER STORY STEP BACKS, OR LOWER BUILDING HEIGHTS FOR PORTIONS OF BUILDINGS NEXT TO ZONING DISTRICTS WITH A MAXIMUM HEIGHT OF 30 FEET OR LESS MAY BE USED TO REDUCE THE APPARENT SIZE OF THE BUILDING.

STEPBACKS:
IF SUBJECT TO DESIGN REVIEW, WHEN ABUTTING SINGLE-STORY DEVELOPMENT OR A PUBLIC STREET, THE PLANNING COMMISSION MAY REQUIRE THAT ANY STORY ABOVE THE GROUND STORY BE STEPPED BACK FROM THE BUILDING FOUNDATION AT GRADE TO ADDRESS COMPATIBILITY ISSUES WITH THE OTHER BUILDINGS ON THE BLOCK FACE AND/OR USES.

DESIGN STANDARDS FOR ROWHOUSE BUILDING TYPES IN MU-3 ZONE

☐ GROUND FLOOR USE: ACTIVE USE (%) (21A.37.050 .A1)	75%
☐ BUILDING MATERIALS: GROUND FLOOR (%) (21A.37.050 .B3)	50%
☐ BUILDING MATERIALS: UPPER FLOORS (%) (21A.37.050 .B4)	50%
☐ GLASS: GROUND FLOOR (%) (21A.37.050 .C1)	15%
☐ GLASS: UPPER FLOORS (%) (21A.37.050 .C2)	15%
☐ REFLECTIVE GLASS (21A.37.050 .C3)	0%
☐ BUILDING ENTRANCES (21A.37.050 .D)	REQUIRED
☐ BLANK WALL: MAXIMUM LENGTH (FEET) (21A.37.050 .E)	15 FEET
☐ STREET FACING FACADE: MAXIMUM LENGTH (FEET) (21A.37.050 .F)	110 FEET
☐ UPPER FLOOR STEP BACK: LOWER LEVEL (21A.37.050 .G3)	NOT REQUIRED
☐ LIGHTING: EXTERIOR (21A.37.050 .H)	REQUIRED
☐ LIGHTING: PARKING LOT (21A.37.050 .I)	REQUIRED
☐ SCREENING OF MECHANICAL EQUIPMENT (21A.37.050 .J)	REQUIRED
☐ SCREENING OF SERVICE AREAS (21A.37.050 .K)	REQUIRED
☐ PARKING GARAGES OR STRUCTURES (21A.37.050 .L)	NOT REQUIRED
☐ PUBLIC IMPROVEMENTS (21A.37.050 .M)	REQUIRED

DESIGN STANDARDS FOR STOREFRONT AND VERTICAL MIXED USE BUILDING TYPES:

☐ GROUND FLOOR USE: ACTIVE USE (%) (21A.37.050 .A1)	
☐ BUILDING MATERIALS: GROUND FLOOR (%) (21A.37.050 .B3)	
☐ BUILDING MATERIALS: UPPER FLOORS (%) (21A.37.050 .B4)	
☐ GLASS: GROUND FLOOR (%) (21A.37.050 .C1)	
☐ GLASS: UPPER FLOORS (%) (21A.37.050 .C2)	
☐ REFLECTIVE GLASS (21A.37.050 .C3)	
☐ BUILDING ENTRANCES (21A.37.050 .D)	
☐ BLANK WALL: MAXIMUM LENGTH (FEET) (21A.37.050 .E)	
☐ STREET FACING FACADE: MAXIMUM LENGTH (FEET) (21A.37.050 .F)	
☐ UPPER FLOOR STEP BACK: UPPER LEVEL FRONT (FEET) (21A.37.050 .G1)	
☐ UPPER FLOOR STEP BACK: LANDMARK (21A.37.050 .G2)	
☐ UPPER FLOOR STEP BACK: LOWER LEVEL INTERIOR (21A.37.050 .G3)	
☐ LIGHTING: EXTERIOR (21A.37.050 .H)	
☐ LIGHTING: PARKING LOT (21A.37.050 .I)	
☐ SCREENING OF MECHANICAL EQUIPMENT (21A.37.050 .J)	
☐ SCREENING OF SERVICE AREAS (21A.37.050 .K)	
☐ PARKING GARAGES OR STRUCTURES (21A.37.050 .L)	
☐ PUBLIC IMPROVEMENTS (21A.37.050 .M)	

PARKING REQUIREMENTS: (21A.44) MU-2 AND MU-3

☐ MULTIFAMILY:	
STUDIO AND 1 BED: 1 SPACE PER DWELLING UNIT (DU)	
2+ BEDROOMS: 1.25 SPACE PER DU	
☐ RETAIL - (GOODS AND SERVICES)	
2 SPACES PER 1,000 SQ. FT.	

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REVISIONS:

TITLE:

CONCEPTUAL SITE PLAN

5/26/2026 4:22:50 PM

Project Status

A001

1 **CONCEPTUAL SITE**
1" = 20'-0"