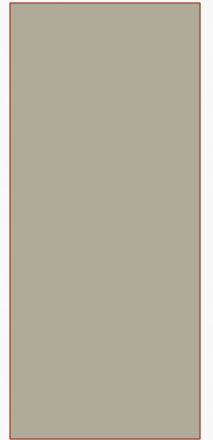


COMMERCIAL ZONES DISCUSSION

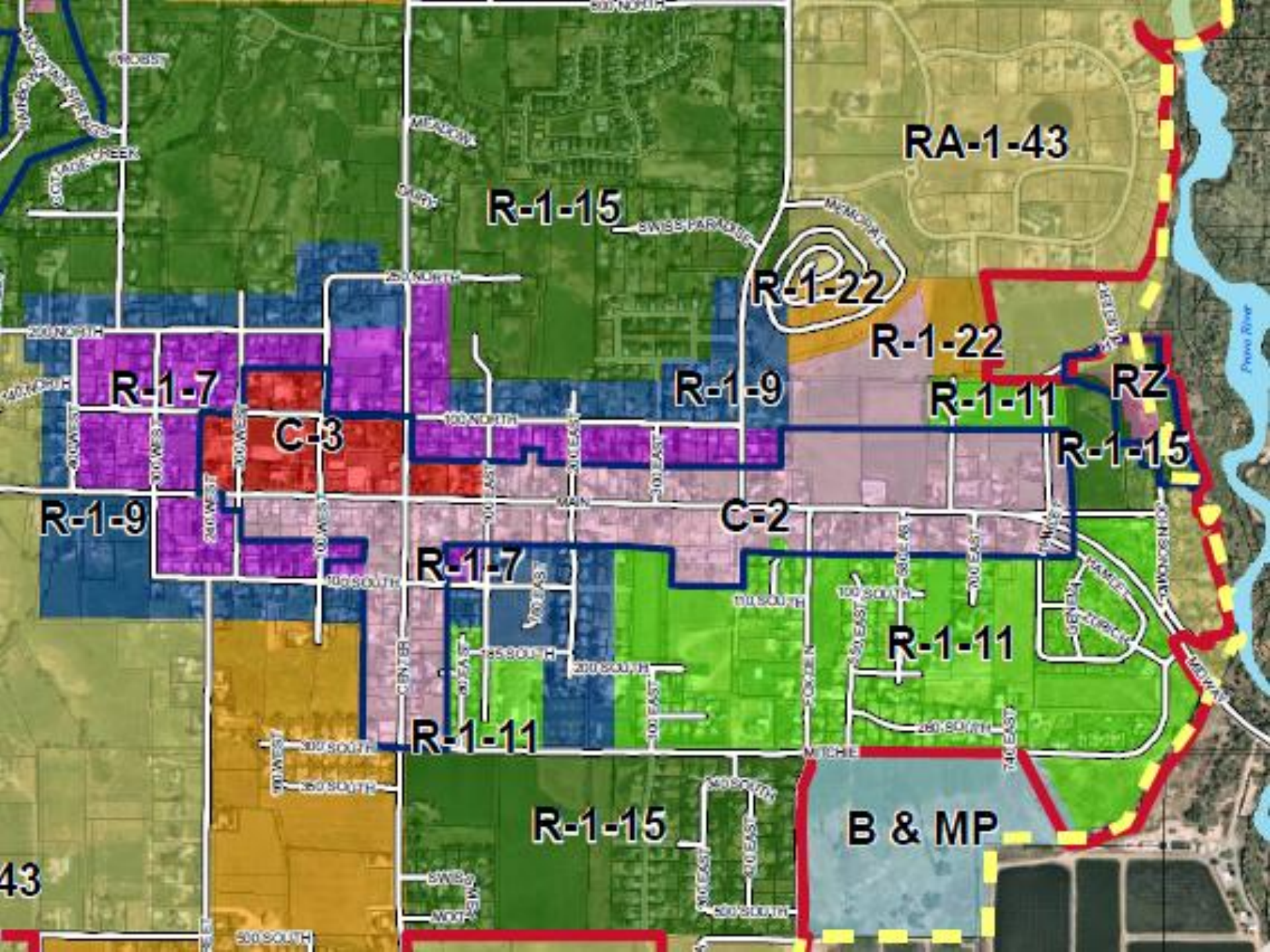
CITY PLANNER



MIDWAY GENERAL PLAN

- Main Street:

“as a distinctive shopping and business area emphasizing it as an attractive meeting place and staging area for festivals, special events, celebrations, and a variety of community activities which will produce a vibrant and healthy community centerpiece.”



16.05.010 OBJECTIVES AND CHARACTERISTICS

- These zones have been established as districts in which the primary use of the land is for planned and integrated commercial and service uses. It is intended that these zones shall be characterized by a harmonious grouping of a variety of stores, shops, office buildings, or other permitted uses in an organized development. These zones have also been established to create new development which is characterized by well landscaped frontages, safe access and egress, proper parking design, coordinated site planning, and buildings which follow the objectives of the City Master Plan and resort architectural requirements. **Emphasis in the approval of plans in the C-2 zone shall be to protect the appearance of the entrances to the City. Development in the C-3 zone is intended to create a shopping and financial center for the City and surrounding territory.** Another objective of the commercial zones is to mitigate potential negative impacts upon residential zones caused by commercial activity. The City commercial zones are surrounded by residential areas on all sides and buffering restrictions are necessary.

USES	C-2	C-3
Retail, g Grocery, and service stores (up to 25 maximum 22 ,000 sq. ft. <u>building footprint</u>) Tobacco sales and e-cigarettes (no more than 5% of total retail)	P	P
Professional offices and clinics	P	P <u>(not allowed on ground level, must be below or above)</u>
Auto detailing, gas stations and car washes	C N	N
Alcohol dispensing establishments (with local consent)	C	C

Rest Homes/Nursing/Convalescent Facilities/Assisted Living (limited to 8 residents and must be part of a mixed-use development or in an existing dwelling)	P	P
Day Care	<u>PC</u>	<u>PN</u>
Retail, R recreational activity businesses (including recreational rentals such as OHVs, does not include RVs), photo, art, and craft galleries, retail <u>show rooms</u> , <u>antique shops (up to 15,000 sq. ft building footprint)</u>	P	P
Engraving, publishing, and printing (must include 1,500 sq. ft. of retail area)	P	<u>PN</u>
Mortuaries and wedding chapels	P	<u>PN</u>
New and used vehicle sales and rentals	<u>GN</u>	N
Hospitals	<u>PN</u>	<u>PN</u>
Short-term lodging facilities (must be in the TROD and limited to 8 units or less) (excludes hotels and motels) (short-term rental units are limited to 8 units or less and cannot contain kitchens unless one dwelling is approved as a mixed-use CUP. Wet bars are allowed and are defined as the following: sink, refrigerator, dishwasher, and microwave but do not include a stove or oven)	P	P (shall not be located on the ground floor within 50' of the front property line)
<u>Hotel/Motel</u>	<u>N</u>	<u>N</u>
Cafes and restaurants	P	P
Public and quasi-public buildings (police/fire stations)	P	P
<u>Police and fire stations</u>	<u>P</u>	<u>N</u>
Barber, beauty shops, massage therapy and day spas	P	P
Vehicle parking (not associated with another use) (shall be located 50' from the front property line)	C	C
Repair shops (other than auto) (no outside storage)	<u>PC</u>	<u>PN</u>
Veterinarian and pet grooming services (no outside kennels or <u>keeping of animals</u>)	P	<u>PN</u>

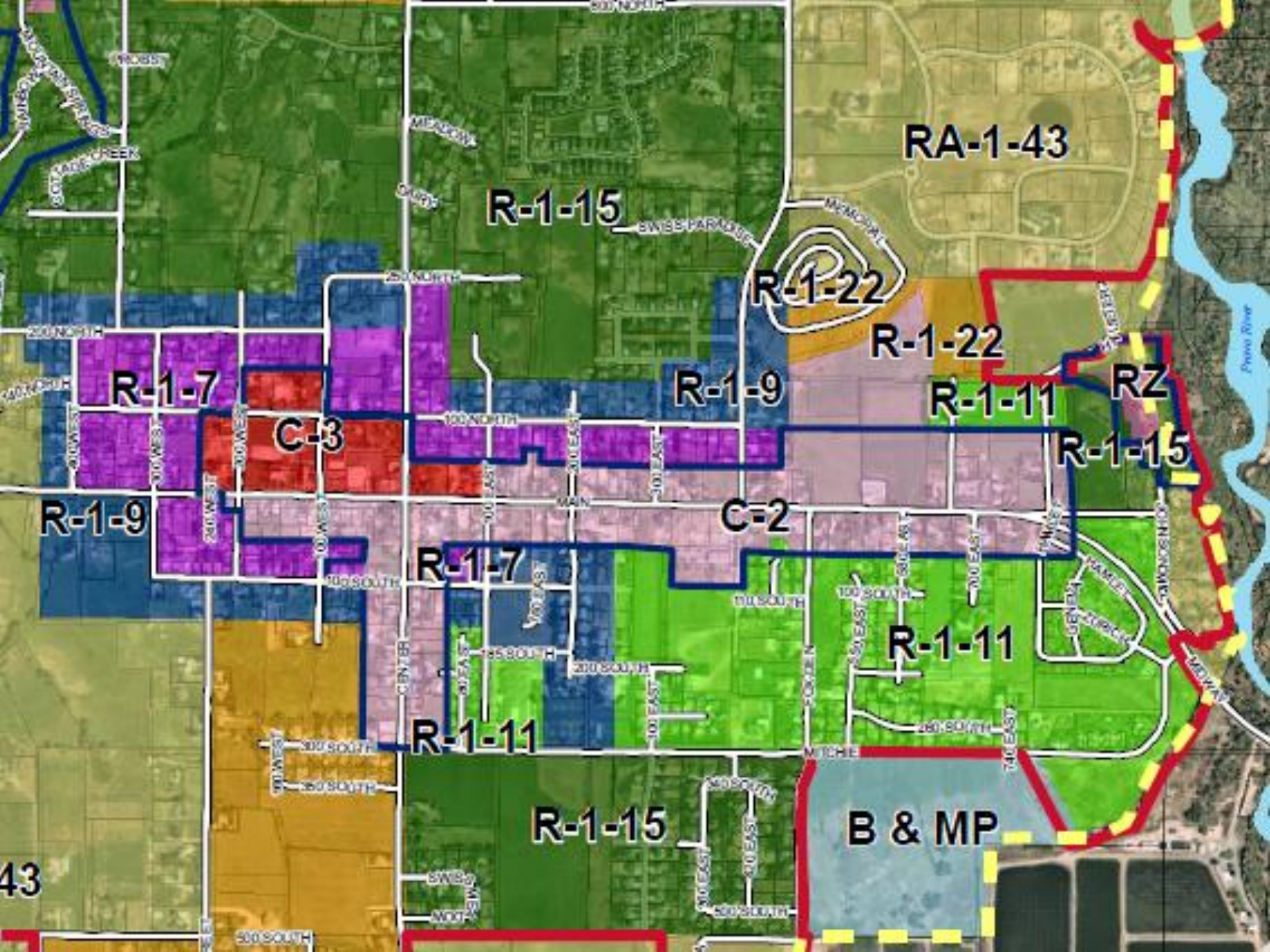
Mixed Use (See Section 16.05.3(l))	C	C
Commercial PUDs and commercial condominium projects <u>(short-term rental units are limited to 8 units or less and cannot contain kitchens unless one dwelling is approved as a mixed-use CUP. Wet bars are allowed and are defined as the following: sink, refrigerator, dishwasher, and microwave but do not include a stove or oven)</u>	C	C
Private academies/studios (education, art, dance, sports, etc.)	P	P
Carpentry and woodworking shops (no outside storage)	C	CN
Electrician shops (no outside storage)	PC	PN
Plumbing shops (no outside storage)	PC	PN
Residential Condos in Mixed Use Projects <u>(shall not be located on the ground floor within 50' of the front property line fronting on a State road. Other permitted and conditional uses must occupy ground floor between the front property line and the residential condo when fronting on a State road)</u>	C	C
Residential accessory structures (no living or sleeping space)	P	P
Commercial accessory structures <u>(maximum 10,000 sq. ft. building footprint)</u>	PC (Conditional if associated with a conditional use)	PN (Conditional if associated with a conditional use)
Internal Accessory Dwelling Unit	P	P

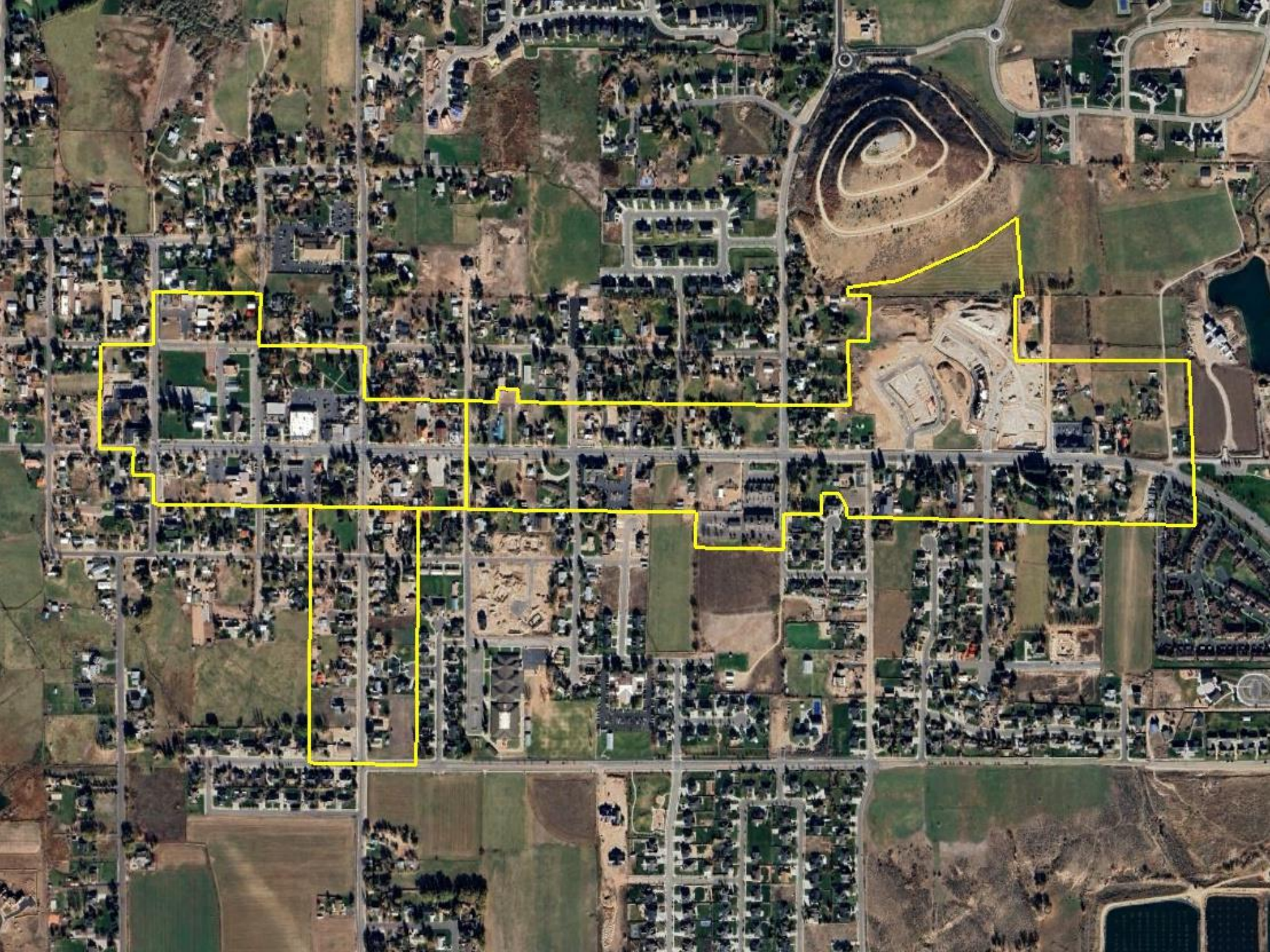
MAIN STREET GOALS & GUIDELINES

- Consider Main Street as two distinctly designed areas.
- As older homes transition into businesses along Main Street, preserve the green areas around these buildings by not overbuilding parking.
- Midway must work with UDOT to assure that Main Street becomes more walkable by lowering speeds and creating more crosswalks, including raised crosswalks that will increase pedestrian safety. This is especially important in the area around the Town Square, specifically on Main Street on the south side of Town Square and on 200 West on the west side of Town Square. This area should be developed for walkability and safety so the town core can develop as a community gathering area that will act as a community plaza.

COMMERCIAL ZONES

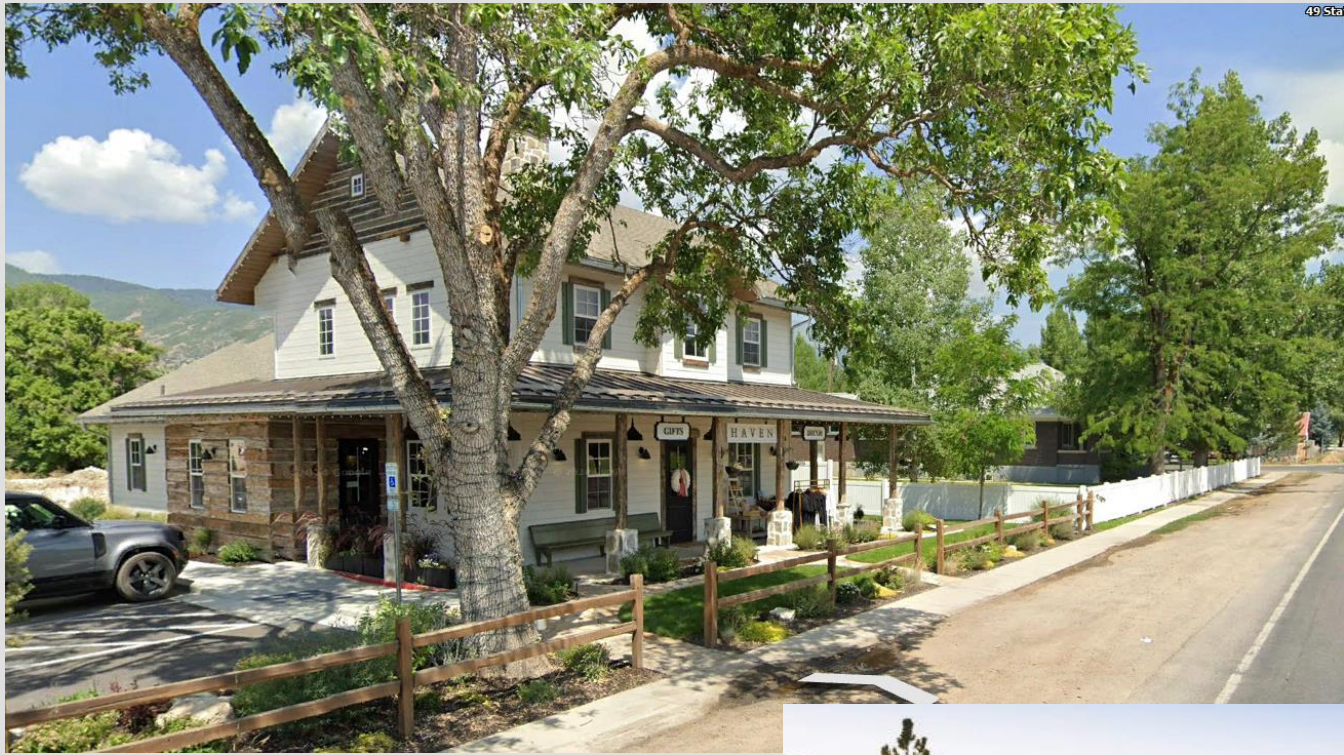
- Look and Feel of Main Street
 - Adjust the C-2 and C-3 zone boundary
 - Create a walkable C-3 zone with minimal setbacks
 - Create a “rural” C-2 zone with limits on building volume and require greater setbacks and landscaping





C-3 ZONE (“WALKABLE MAIN STREET”)

- 1. Front: 10' minimum and 30' maximum from the property line.
- 2. Side: None
- 3. Rear: None
- 4. Setback from residential zones: 15 feet
- 5. Commercial structure setback from existing residential uses: none
- 6. Residential structure setback as part of a mixed-use development (single-family and apartments): none



C-2 ZONE (“RURAL MAIN STREET”)

- Impervious surface (buildings, pavement, concrete, and pavers) is limited to 70% of the parcel or lot area. The remaining 30% shall be landscaped.
- Building volume is limited to a maximum floor area ratio (FAR) (total floor area/lot area) of 0.3. For example, a building on a 15,000 square foot lot is limited to 4,500 square feet.
- Street facing walls shall have “steps” with portions of the building having a staggered setback. The maximum length of a street facing wall is 40’ before a required 10’, or greater, staggered setback.

COMMERCIAL ZONES

- Require buildings to have “steps” with portions of the building having a staggered setback to break up the feel of wide structures

580 EAST

670 EAST

5 SPACES

8 SPACES

11 SPACES

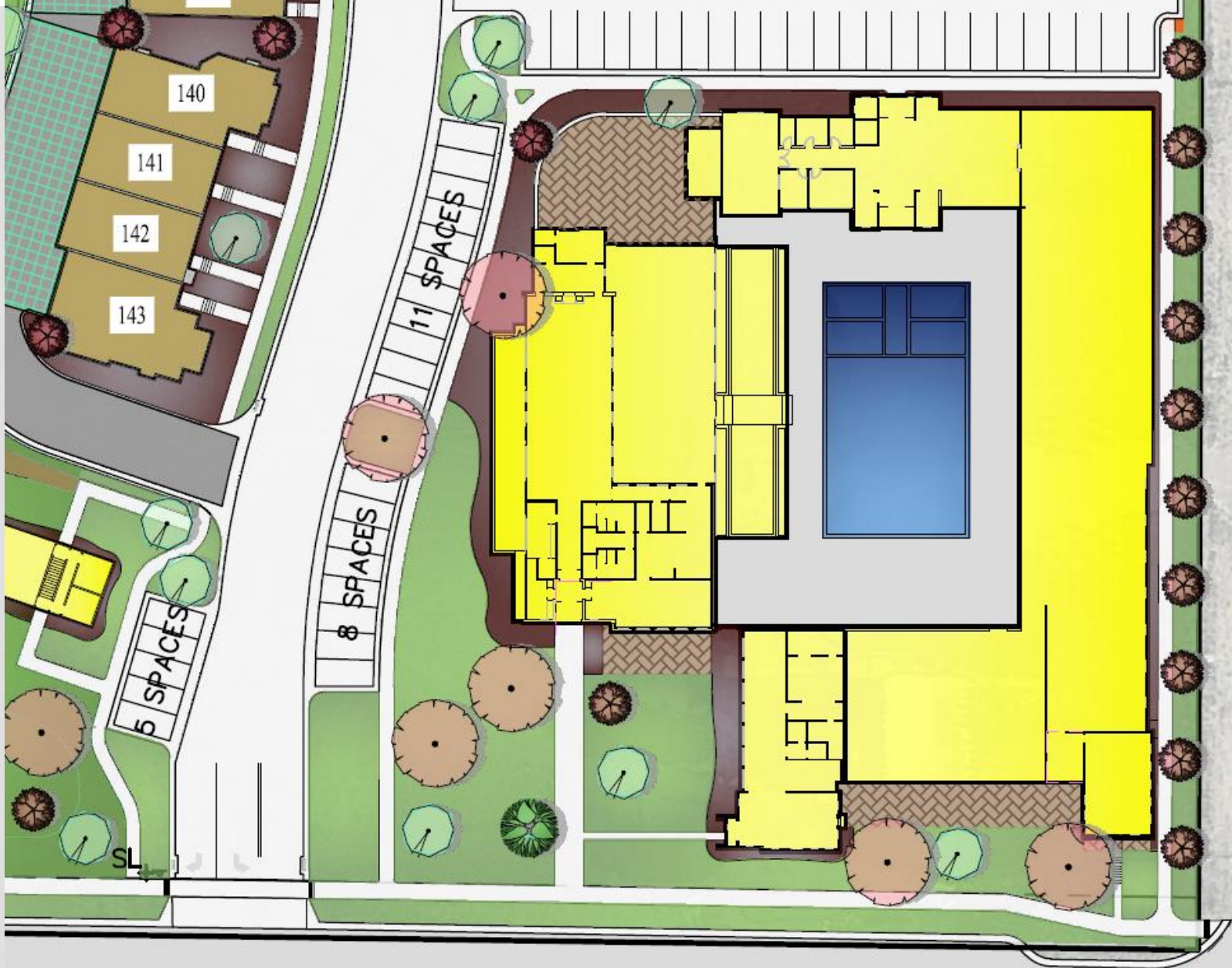
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DESIGN

- Using proper design standards such as staggered setbacks, staggered rooflines, storefronts size, building volume, fenestration, and placement will improve the overall appearance and walkability. Authentic designs and materials should be required. Please see Midway City design and architectural guidelines for more information.

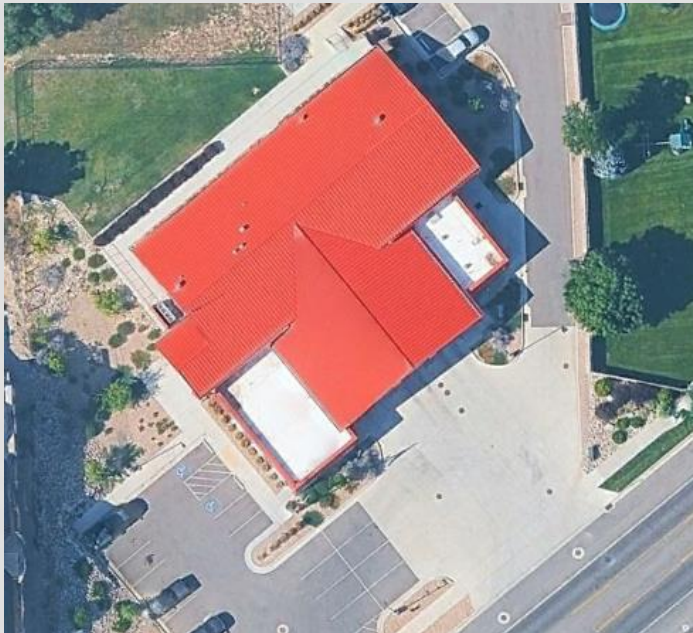
COMMERCIAL ZONES

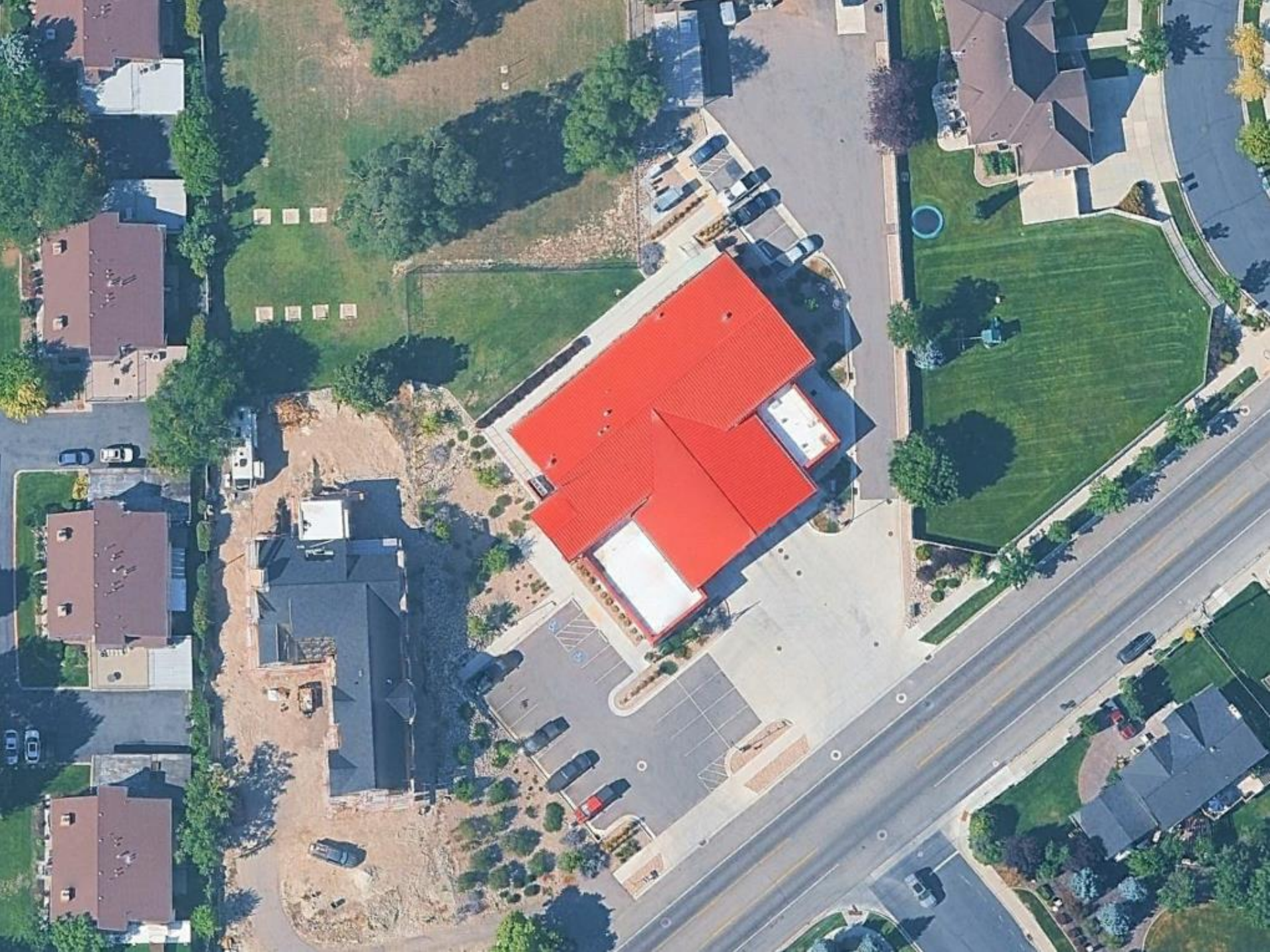
- Fenestration - Street level fenestration (design, construction, or presence of openings in a building. Fenestration includes windows, doors, louvres, vents, wall panels, skylights, storefronts, and slope glazed systems) requirements may be applied to only seventy-five percent (75%) of the primary facade and will be evaluated during the VAC review process for compatibility with the overall intents and purposes of the zone.



COMMERCIAL ZONES

- Roofing shall not be of vivid primary colors (i.e., red, blue or yellow). Rooftop equipment shall be screened by roof components, parapets, cornices or other architectural features. Galvanized hoods and vents shall be painted to match the roof color.







POINTS OF DISCUSSION

- Divide Main Street into a walkable area and a “rural” area
 - Walkable areas would allow more hard surface and smaller setbacks (add landscaping requirement to code)
 - Rural would require more landscaping and greater setbacks
- Limit impervious area on commercial property
- Limit building volume
- Require staggering for walls and/or fenestration (the arrangement, proportioning, and design of windows and doors in a building)

POINTS OF DISCUSSION

- Allow historic structures to have perpendicular parking on side streets that is partially in the City's right-of-way
- Consider the permitted, conditional, and uses that are not allowed
- Consider allowed densities
- Consider allowing historic dwellings, that have transitioned to commercial businesses, to return to dwellings

OPEN SPACE

- The strategic location of open spaces along the corridor draws pedestrians to the area and encourages them to stay longer. These can be parks, patios, plazas, playgrounds and natural open space. It is important to support the preservation of the traditional pastures that have been used for grazing livestock along Main Street. Preserving some of the open space parcels along Main Street will help maintain the small town and village feel of Midway.

PARKING

1. Modify parking requirements by possibly decreasing the number of stalls required in conjunction with the creation of public parking lots.
2. Encourage businesses to develop shared parking partnerships that combine parking and reduce overall land consumption
3. Explore creating community parking lots in strategic locations, preferably in the middle of the blocks, that can be funded through user fees, grants and funds from commercial development that pay for parking stalls in public lots instead of building their own off-street parking.
4. Develop good pedestrian access to Main Street from other parts of Midway to help reduce the number of vehicles that require parking stalls.

COMMERCIAL ZONES

- Density
 - Consider allowing historic dwellings that have been converted to businesses to return to being dwellings
 - Consider increasing density
 - Consider increasing density only for affordable housing
 - Define affordable housing
 - Determine the details such as a required term or if in perpetuity
 - Consider allowing increased density (possibly only for affordable housing) only if a historic structure is preserved
 - Consider allowing increased housing (possibly only for affordable housing) on vacant parcels under specific requirements such as open space preservation

TRANSITION

- As the community grows and demand for commercial property increases, properties along Main Street will continue to change. Many residential structures and other historic properties will transition to other uses. Guiding this transition in harmony with historic preservation, economic growth and community character is very important to the City. Every effort should be made to preserve historic structures to help maintain the uniqueness of Midway. Several residences have transitioned to commercial use and this trend will continue.