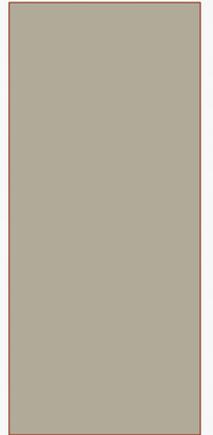
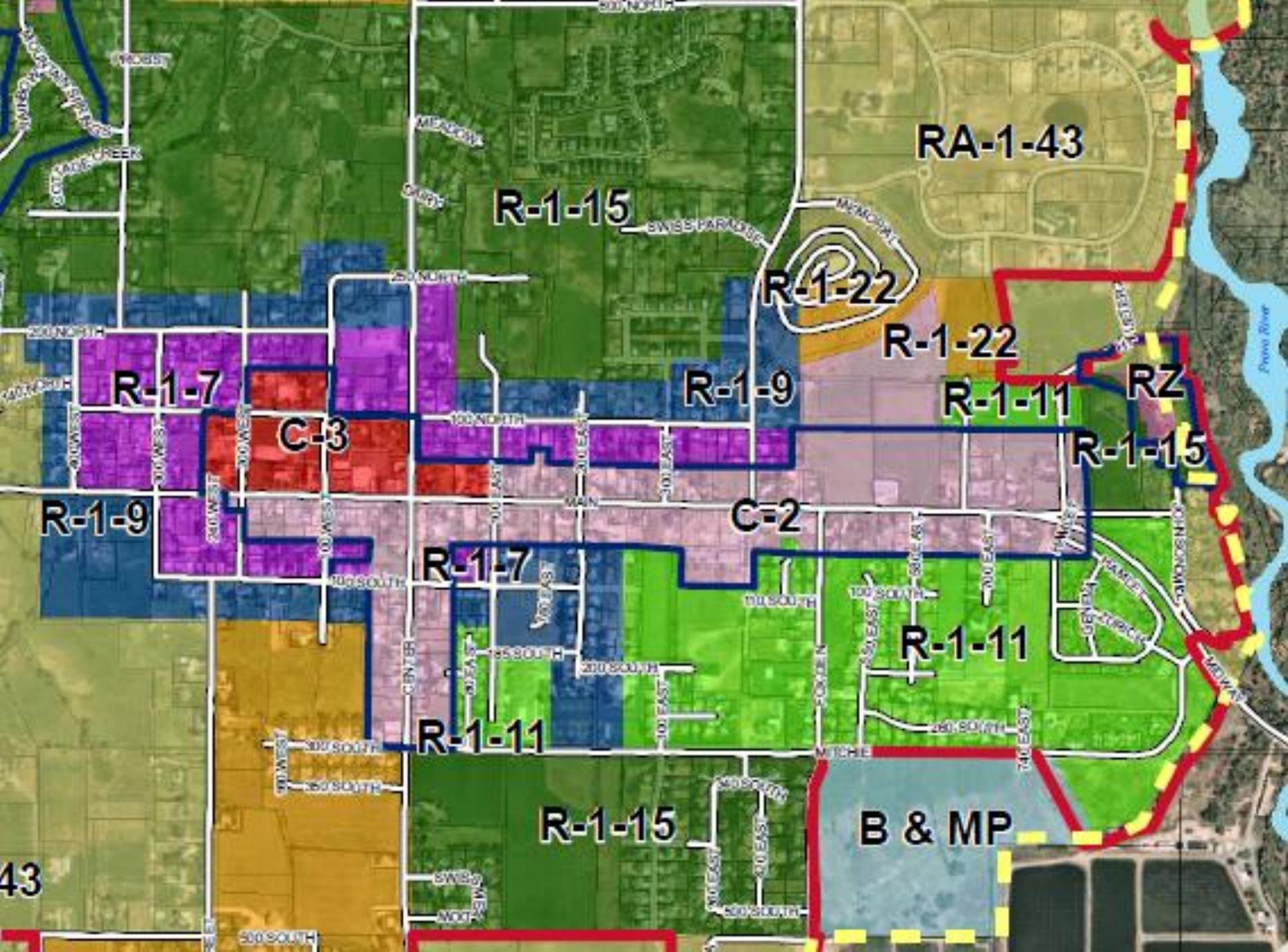


# COMMERCIAL ZONES DISCUSSION

CITY PLANNER





RA-1-43

R-1-15

R-1-22

R-1-22

R-1-7

R-1-9

R-1-11

RZ

C-3

R-1-15

R-1-9

C-2

R-1-7

R-1-11

R-1-11

R-1-15

B & MP

43

# MIDWAY GENERAL PLAN

- “Midway’s Main Street is the heart of the City and is a reflection of its residents. As the City grows, this main corridor has great potential to provide a public gathering place for residents and tourists to interact and coexist with one another. Future development in this area should integrate harmoniously along with the existing historic buildings, to create a lively and comfortable district. The area will cater to the pedestrian experience and incorporate access to open space such as plazas, street furniture, pocket parks, and trails. Architecture, characterized by a traditional Swiss/European influence, should be used to create a unique identity that suits both the people and the surroundings of Midway.”

# MAIN STREET GOALS & GUIDELINES

- Goal 1, Guideline 1: This commercial core should be developed as a distinctive shopping and business area emphasizing it as an attractive meeting place.
- Goal 1, Guideline 2: Future development in this area should integrate harmoniously along with the existing historic buildings, to create a lively and comfortable district.
- Goal 1, Guideline 5: Promote more outside dining and gathering areas through design criteria and incentives.
- Goal 1, Guideline 7: Consider Main Street as two distinctly designed areas.
- Goal 1, Guideline 14: Encourage new businesses to strengthen the downtown.

## 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
Grocery <del>(maximum 22,000 sq. ft. building footprint)</del> <del>Tobacco sales and e-cigarettes (no more than 5% of total retail)</del>	N	N
Professional offices and clinics <u>(maximum 6,000 sq. ft. building footprint)</u>	P	P (not allowed on ground level, must be below or above)
Auto detailing, gas stations and car washes	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	C	N
Retail, photo, art, and craft galleries, retail show rooms, antique shops (up to <del>15,000</del> <u>6,000</u> sq. ft building footprint)	P	P
Recreation activity business <u>that includes rentals of motorized vehicles (such as OHVs, ATVs, and RVs)</u> <del>(excluding rentals of OHVs, ATVs, and RVs)</del>	N	N
Engraving, publishing, and printing (must include 1,500 sq. ft. of retail area) <u>(up to 6,000 sq. ft. building footprint)</u>	P	N
Mortuaries	<del>P</del> <u>N</u>	N
New and used vehicle sales and rentals	N	N
Hospitals	N	N

<p>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 <u>(limited to two bedrooms per unit)</u><del>or less</del> and cannot contain kitchens unless one dwelling is approved as a mixed-use CUP. <u>No lockouts are permitted.</u> 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>P</p>	<p>P (shall not be located on the ground floor within 50' of the front property line)</p>
<p>Hotel/Motel</p>	<p>N</p>	<p>N</p>
<p>Cafes and restaurants <u>(up to 6,000 sq. ft. building footprint)</u></p>	<p>P</p>	<p>P</p>
<p>Public and quasi-public buildings</p>	<p>P</p>	<p>P</p>
<p>Police and fire stations</p>	<p>P</p>	<p>N</p>
<p>Barber, beauty shops, massage therapy, <del>and</del> day spas <u>and fitness center (up to 3,000 sq. ft. footprint)</u></p>	<p>P</p>	<p>P</p>
<p>Vehicle parking (not associated with another use) (shall be located 50' from the front property line)</p>	<p>C</p>	<p>C</p>

Repair shops <del>(other than auto) (no outside storage)</del>	N	N
Veterinarian and pet grooming services (no outside kennels or keeping of animals)	P	N
Mixed Use (See Section 16.05.3(I))	C	C
Commercial PUDs and commercial condominium projects (short-term rental units are limited to 8 units <u>limited to two bedrooms per unit</u> <del>or less</del> and cannot contain kitchens unless one dwelling is approved as a mixed-use CUP. <u>No lockouts are permitted.</u> Wet bars are allowed and are defined as the following: sink, refrigerator, dishwasher, and microwave but do not include a stove or oven)	C	C <u>(shall not be located on the ground floor within 50' of the front property line)</u>
Private academies/studios (education, art, dance, sports, etc.)	P	P
Carpentry and woodworking shops <del>(no outside storage)</del>	<del>EN</del>	N
Electrician shops <del>(no outside storage)</del>	N	N
Plumbing shops <del>(no outside storage)</del>	N	N

Residential Condominium in Mixed Use Projects (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)	C	C
Residential accessory structures (no living or sleeping space)	P	P
<del>Commercial accessory structures</del>	<del>C (Conditional if associated with a conditional use)</del>	<del>N</del>
Internal Accessory Dwelling Unit	<u>P (shall not be located on the ground floor within 50' of the front property line)</u>	<u>P (shall not be located on the ground floor within 50' of the front property line)</u>
<u>Event Centers</u>	<u>N</u>	<u>N</u>

# PROPOSED FINDINGS

- The proposed amendments to the C-2 and C-3 zones will better match the City's vision of Main Street as described in the General Plan.
- The addition of the proposed ordinance will better promote the City's Vision Statement.
- The proposed changes will help the scale of businesses to match the size of the community by requiring smaller retail and other commercial structures.
- Proposed changes will limit the location of some uses on the ground level so that uses that create vibrancy and activity are located near the sidewalk.