

# C-2 & C-3 Zone Map Amendment

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**Midway**  
C.A.R.E.S.

# Proposed Zone Map Amendment

Proposal:

- Adjust the boundary between the C-2 & C-3 zones

Which zone will increase in area?

- The C-3 zone will increase in area, and the C-2 will decrease

What is the difference between the two zones?

- The C-3 zone is more compact and potentially more walkable
- The C-2 zone is also walkable but has greater setbacks and more required landscaping

Why make this change?

- The concept is to consolidate the town square and part of Main Street as a unified town core zone.



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# Proposed Zone Map Amendment

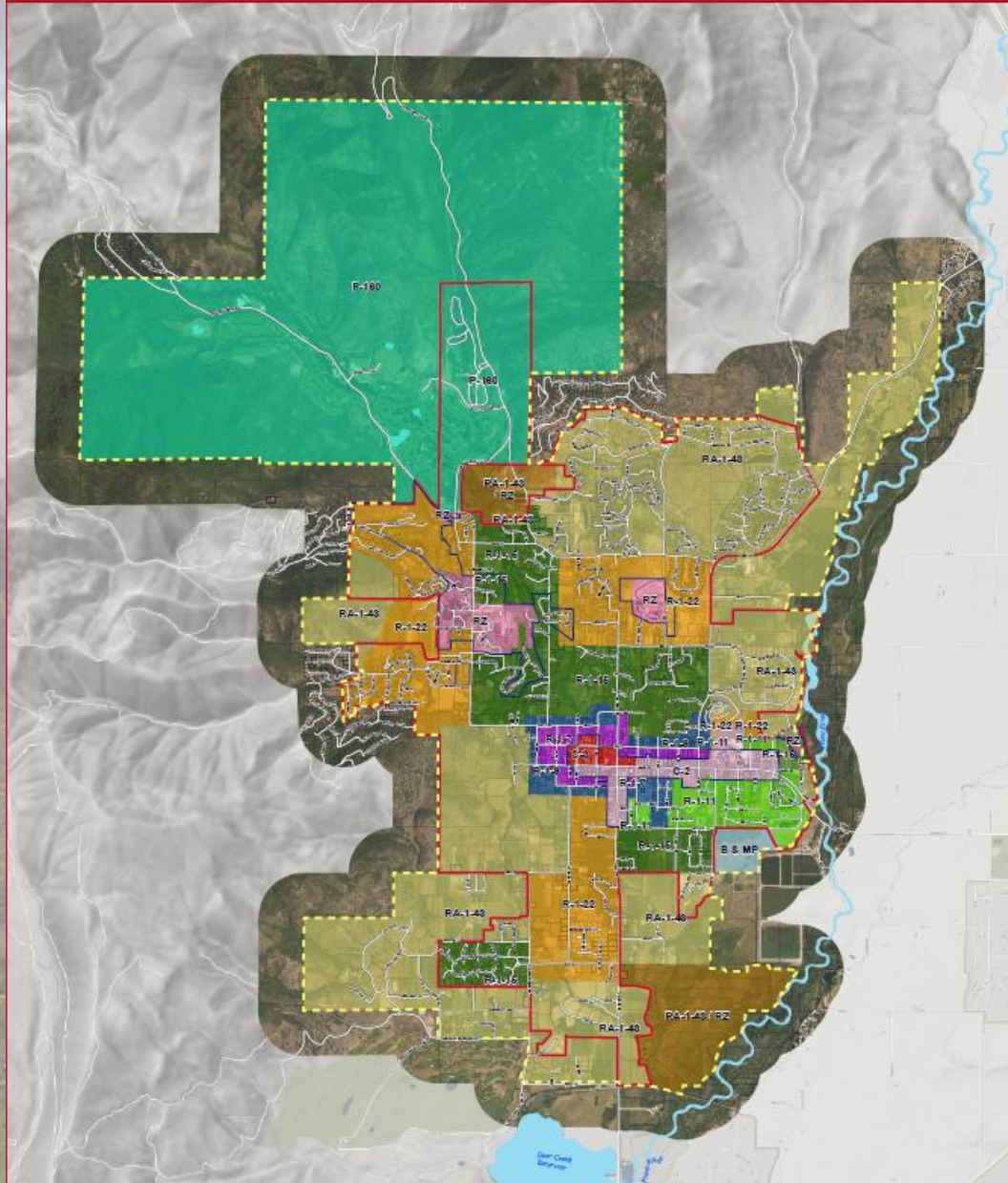
- 12 acres of C-2 would become C-3
- 20 properties are in the proposal
- Two rounds of letters were sent to all 20 property owners
- Some property owners did reach out to staff and ask questions





# Midway, Utah - Land Use

4/1/2025



## Legend Zoning

|        |        |              |                        |
|--------|--------|--------------|------------------------|
| B & MP | R-1-7  | R-1-22       | Midway City Boundary   |
| C-2    | R-1-9  | RA-1-43      | Midway Growth Boundary |
| C-3    | R-1-11 | RA-1-43 / RZ | TRD                    |
| P-160  | R-1-15 | RZ           | Roads                  |



Midway



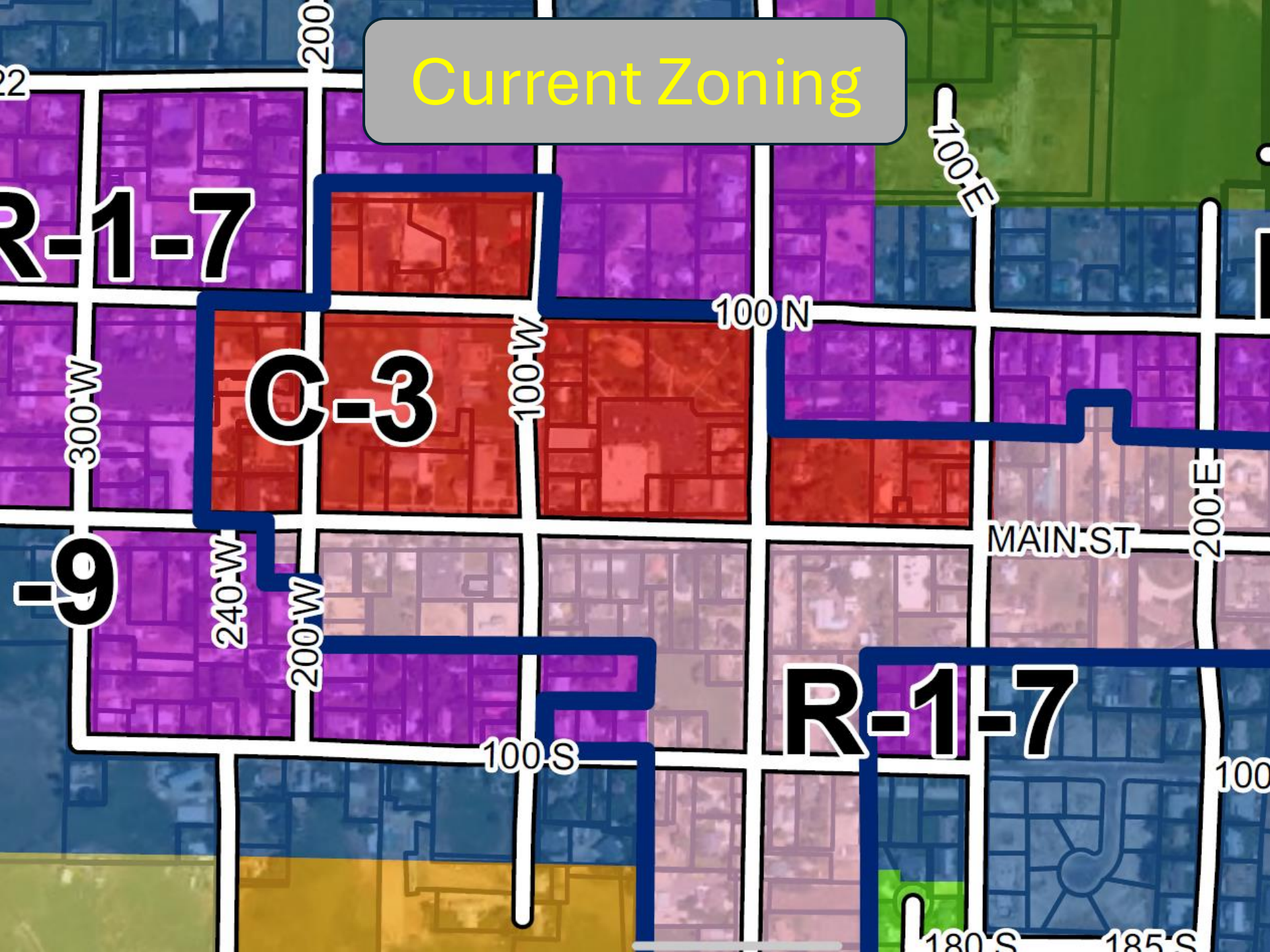
0 0.25 0.5 0.75 1 Miles

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# Current Zoning



# Proposed C-3 Expansion

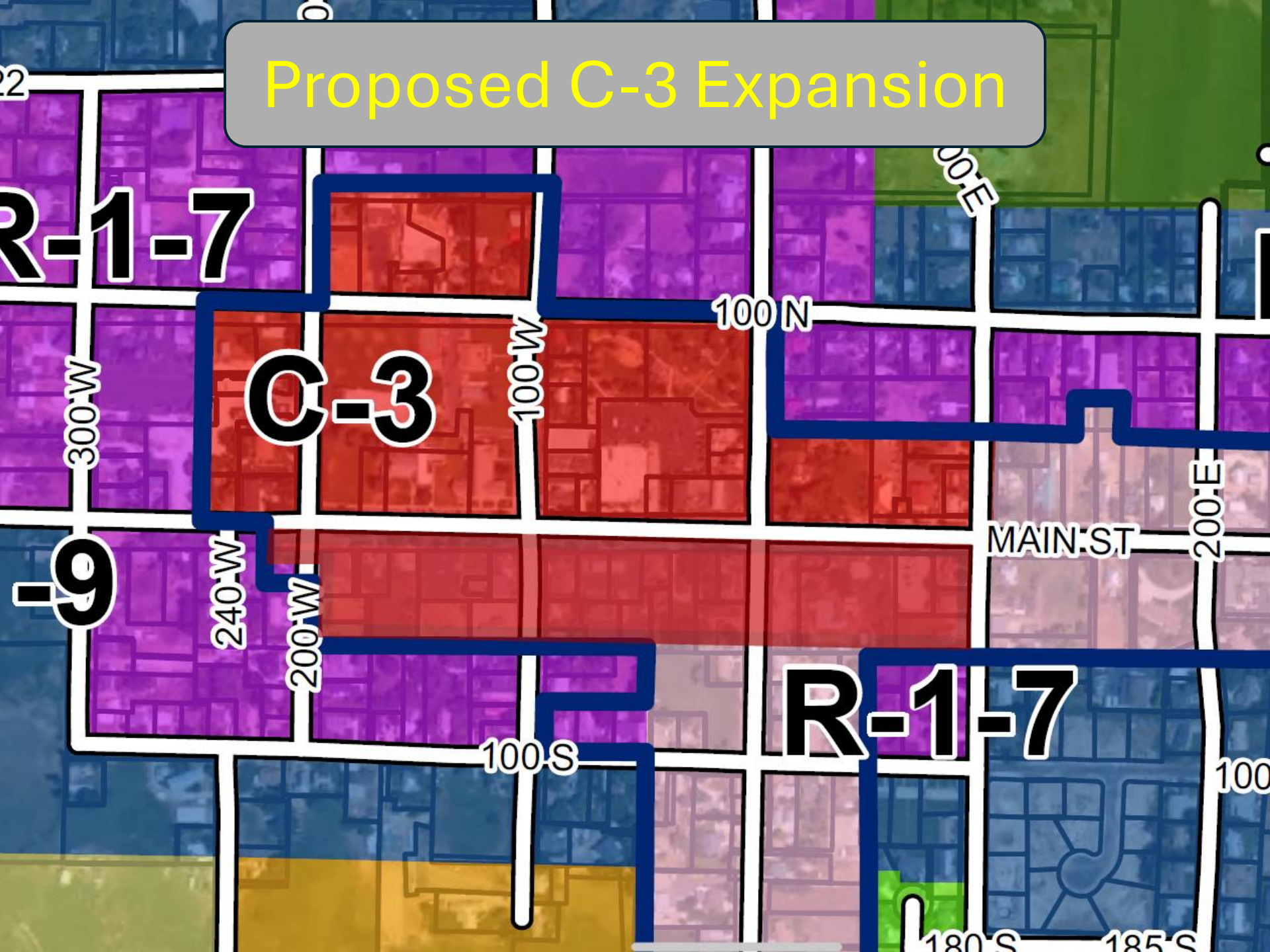
R-1-7

C-3

R-1-7

-9

22



# C-2 & C-3 Zones

- **Setbacks and Spacing:** Side setbacks will be increased in the C-3 zone to ensure greater separation between structures, preserving an open feel. However, the front setback in the C-3 zone will remain shallower than the newly proposed front setback for the C-2 zone to maintain a tight, pedestrian-friendly storefront streetscape.
- **Density vs. Open Feel:** The C-3 zone is designed to be more compact, featuring a higher concentration of commercial businesses with no strict open space or landscaping minimums. Conversely, the adjacent C-2 zone will adopt strict building footprint and impervious surface limitations, resulting in a more open, landscaped, and "rural" aesthetic along Main Street from 100 East to Hamlet Park.
- **Land Use Regulations:** The permitted and conditional uses in both zones are generally similar, but the C-3 zone is slightly more restrictive than the C-2 zone. Additionally, the location of short-term lodging facilities, within a building, is more restrictive in the C-3 zone than the C-2 zone.



# VILLAGE SCALE ARCHITECTURE

AUTHENTIC • TIMELESS • HUMAN SCALE

These building types are inspired by historic Swiss, Austrian and New England village architecture. Buildings are modest in scale, detached, and oriented to the street with porches, gardens and mature trees.

## A. SWISS VILLAGE MERCANTILE



- 1½ story with front gable
- Deep porch for shade and entry
- Wood siding, shutters, simple trim
- Small scale sign, integrated into the building

## B. AUSTRIAN FARMHOUSE SHOP



- Steep roof with wide overhangs
- Window boxes, wood details
- Entry porch, welcoming and sheltered
- Building resembles a home first

## C. MIDWAY HERITAGE COMMERCIAL



- Inspired by early Midway homes
- Traditional proportions and materials
- Porch and picket fence create a residential feel
- Commercial use discreet and compatible

## D. SCANDINAVIAN VILLAGE CAFÉ



- Simple rectangular form
- Vertical wood siding, minimal trim
- Covered porch for outdoor seating
- Modest signs and lighting

## E. VILLAGE CLUSTER / COURTYARD PATTERN



A collection of small buildings creates a village over time.

- Buildings range from 1,500 – 3,000 sq. ft.
- Set among landscaping, walkways, and gathering spaces
- Each building has its own identity yet feels related
- Encourages local character and walkability

### KEY DESIGN PRINCIPLES

- Human scale and walkability
- Buildings that look like homes
- Natural materials and textures
- Porches, gardens and shade trees
- Modest signage and lighting
- Timeless over trendy



## TYPICAL ROOF FORMS & DETAILS



Front Gable



Cross Gable



Front Gable  
with Shed Roof Porch



Gable with Deep Eaves



Metal Roof



Fence & Landscape

### NOTES

These sketches are intended as design inspiration for new construction, additions, or adaptive reuse in our village areas.

# Possible Findings in Support

- The proposed zone map amendment complies with and implements the specific goals and guidelines of the Midway City General Plan, specifically Main Street Goals and Guidelines (page 69).
- The map amendment satisfies the General Plan's mandate to "consider Main Street as two distinctly designed areas" (Goal 1, Guideline 7) by formalizing the geographic boundaries between the compact town center and the surrounding rural corridor.



# Possible Findings Against

- The proposed zone map amendment does not comply with the specific goals and guidelines of the Midway City General Plan.
- The zone map amendment is unnecessary and negatively impacts the existing property owners in the area by creating an unneeded change.

