



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: September 20, 2026

NAME OF APPLICANT: Midway City

AGENDA ITEM: Code Text Amendment to Title 16.05: Commercial C-2 & C-3 Zones

ITEM: 8

Midway City is proposing a code text amendment to Section 16.05: Commercial C-2 and C-3 Zones. The proposed changes would amend various requirements of code including, but not limited to, setbacks, landscaping, building size, building design, lot impervious surface limitations, and other requirements.

BACKGROUND:

The look and feel of Main Street (including all the C-2 & C-3 zones) is determined by the uses, spacing of structures (setbacks), open space, landscaping, and the preservation of historic structures. These are all major components of the commercial zones, and they will be reviewed and revised during 2026. How we handle these items will help us implement the vision of the Main Street as described in the General Plan.

The General Plan envisions the Main Street and the commercial area as the following:
“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.” Modifications to the code will help us to better develop Main Street as envisioned in the General Plan.

The purpose of this item is to review and revise the regulations of the C-2 and C-3 zones to assure that the vision described in the General Plan is required by code. Attached is the proposed code that will require new construction to match the vision. Some of the elements that are proposed for revision are spacing of structures (setbacks), open space, landscaping, size of structures, impervious surface restrictions, roofing pitch and color, location of parking, structure design, and the preservation of historic structures.

The General Plan promotes Main Street as two distinctly designed areas and the proposed amendments to the code will help accomplish this. The idea with the C-3 zone is to create a walkable area around the Town Square full of restaurants and retail, which creates a community gathering area in the town core. The proposed code will require greater setbacks than what is currently required but the front setback in the C-3 zone will be less than the proposed front setback in the C-2 zone. Side setbacks will also be increased which will require more spacing between structures creating a more open feel. This will be taken further in the C-2 zone by limiting building size and impervious surface per lot which will create a more open feel and will require more landscaped areas. The C-3 zone will also expand to the south side of Main Street from 200 West to 100 East and to 50 South, which will be part of a separate legislative action on a future agenda.

The proposed code will also make other important changes that will affect the look and feel of the commercial zones. To create a Main Street with character, buildings will be required to have “steps” which are staggered setbacks that will be required break up long walls. Building design will also be affected by proposed changes. This includes requiring a minimum roof pitch and fenestration on street facing facades. Fenestration including windows, doors, wall panels, and other similar features will be required on 30% of street facing walls.

A code text amendment is a legislative action, which means that the City Council has broad discretion. The City Council may approve as proposed, deny, or approve a modified code different from what is being proposed.

ANALYSIS:

The General Plan promotes preserving the charm and feel of Midway and it also promotes creating a commercial core with distinctive retail and eateries creating an attractive meeting place. The Midway General Plan states the following regarding these issues:

Main Street Goals and Guidelines (page 69)

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.

Again, this proposal is a legislative in nature and the City Council has full discretion in this matter. The City Council may deny the request, approve as presented, or approve any modifications the City Council finds necessary to promote the health, safety, and welfare of the community.

PLANNING COMMISSION RECOMMENDATION:

Motion by Commissioner Facer: “I’ll make a motion that we consider the Code Text Amendment to Section 16.05 for Commercial C-2 and C-3 and that the amendment would change various requirements of code, including but not limited to setbacks, landscaping, building size, building design, lot impervious surface limitations, and other requirements, and as mentioned by the staff.”

Seconded: Commissioner Winegar

Ayes: Commissioners Probst, Facer, Winegar, Dougherty, Farrell

Nays: None

Motion: Passed

Motion to adjourn: Commissioner Probst; **Second:** Commissioner Facer

POSSIBLE 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.

ALTERNATIVE ACTIONS:

1. Approval. This action can be taken if the City Council finds that the proposed language is an acceptable amendment to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
2. Continuance. This action can be taken if the City Council would like to continue exploring potential options for the amendment.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Denial. This action can be taken if the City Council finds that the proposed amendment is not an acceptable revision to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

16.05.030 Site Development Standards ~~for the C-3 zone~~

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1. Minimum lot area: None
2. Minimum building setback from property line for all ~~commercial~~ structures.
 1. Front: ~~10'20' minimum and 30' maximum setback~~ from the property line; ~~however, an accessory or secondary building may be allowed by the City Council to be set back further provided all provision of this Title are met. Covered, open aired, single-story porches may have a 15' setback so long as the structure complies with the 20' setback.~~
 2. Side: ~~10'None~~
 3. Rear: ~~10'None~~
 - ~~4. Fuel pumps: 20 feet from any street~~
 - ~~5.4. Setback from residential zones: 15 30' feet~~
 - ~~6. Commercial structure setback from existing residential uses: 8 feet~~
 - ~~7. Residential structure setback as part of a mixed-use development (single-family and apartments):~~
 - ~~— Mixed-Use Structures. The commercial area of the structure must comply with the commercial structure setback requirements. The residential area of the structure located behind the commercial must comply with the residential structure setback requirements. Residential areas located above commercial may use the commercial structure setback requirements.~~
 - ~~8.5. Residential use (dwelling and short-term rentals) as part of a mixed-use development shall not be located on the ground floor within 50' of the front property line. Other permitted and conditional uses must occupy the ground floor between the front property line and a residential unit).~~
 - ~~9.6. The City Council, upon an applicant's request, may approve a setback different than listed in this section based on specific circumstances of the site and building orientation or specific use of a proposal.~~
3. Building Heights.
 1. Minimum: 8 feet (see Section 16.13.110)
 2. Maximum: 35 feet (see Section 16.13.100)
4. All building sizes and setbacks are also subject to the requirements of the building code adopted by the City Council. Building heights shall be subject to this Title.
5. All parking shall be located at the side or rear of the main building on each commercial zoning lot. ~~The City Council, upon an applicant's request, may approve a parking plan different than listed in this section based on specific circumstances of the site and building~~

~~orientation or specific use of a proposal.~~ Parking shall not be located between the main building and a State road.

6. Each newly constructed ~~edion~~ commercial building must have ~~a door~~ the primary public access facing ~~Main Street~~ the street if the lot fronts ~~Main Street~~ a State road.
7. Continuous street-facing building envelopes shall incorporate structural offsets to break up massing. The maximum linear length of any street-facing wall plane shall not exceed 40 feet. At or before this limit, a minimum 10-foot deep staggered setback is required. This recessed wall plane must maintain a minimum continuous length of 40 feet before projecting back to the primary building line. The City Council, upon an applicant's request, may approve a setback different than listed in this section based on specific circumstances of the site and building orientation or specific use of a proposal.
8. Street wall facing fenestration (design, construction, or presence of openings in a building.) Fenestration including windows, doors, wall panels and other similar features are required on 30% of street facing facades.
- ~~6-9.~~ Roofing shall not be of vivid colors. 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. The roofs of all structures shall have a minimum average pitch of nine to twelve inches (9":12") or steeper. Covered, open aired, single-story porches are not required to have a minimum roof pitch, and the roof area of the porch shall not be part of the calculation of the minimum average pitch of the structure. The City Council, upon an applicant's request, may approve a roof pitch different than listed in this section based on specific circumstances of the proposed structure.
- ~~7-10.~~ Notwithstanding any other provision contained herein, structures and setbacks must comply with Section 16.13.150: Clear View Triangle of Intersecting Streets.
- ~~8-11.~~ A landscaping plan is required for all permitted and conditional uses in the commercial zones. The plan will be reviewed by the Visual and Architectural Committee during the approval process and must meet the requirements found in Section 16.13.220.
- ~~9-12.~~ Mixed-Use Standards.
 1. Lots less than one acre.
 1. Frontage: 70 feet
 2. One single-family dwelling (above, behind or detached)
 3. A minimum of 20 percent of the gross square feet of all structures on the lot must be ~~deed restricted as~~ commercial.
 2. Lots greater than one acre.
 1. Frontage: 200 feet
 2. Up to one residential unit per acre

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3. A minimum of 20 percent of the gross square feet of all structures on the lot must be ~~deed-restricted as~~ commercial.

3. Lot greater than 25 acres.

1. Frontage: 200 feet
2. Up to one residential unit per acre
3. A minimum of 20 percent of the gross square feet of all structures (excluding residential garages) in the development must be ~~deed restricted as~~ commercial.

(2010-32, Section Amended, eff. 12/08/2010; 2015-04, Section Replaced eff. 7/8/2015; 2016-15, Section Amended eff. 11/2/2016; 2021-31, Section Amended, eff. 10/6/2021)

HISTORY

Amended by Ord. [2021-41](#) on 3/16/2022

16.05.040 Site Development Standards for the C-2 zone

13. Minimum lot area: None

14. Minimum building setback from property line for all structures.

1. Front: 30 feet

2. Side: 20 feet

3. Rear: 30 feet

4. Residential use (dwelling and short-term rentals) as part of a mixed-use development shall not be located on the ground floor within 50' of the front property line. Other permitted and conditional uses must occupy the ground floor between the front property line and a residential unit).

15. The City Council, upon an applicant's request, may approve a setback different than listed in this section based on specific circumstances of the site and building orientation or specific use of a proposal.

16. Building Heights.

1. Minimum: 8 feet (see Section 16.13.110)

2. Maximum: 35 feet (see Section 16.13.100)

17. All building sizes and setbacks are also subject to the requirements of the building code adopted by the City Council. Building heights shall be subject to this Title.

18. All parking shall be located at the side or rear of the main building on each commercial zoning lot. Parking shall not be located between the main building and a State road.

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19. Each new construction commercial building must have the primary public access facing the street if the lot fronts a State road.
20. Impervious surface (buildings, pavement, concrete, and pavers) is limited to 70% of the parcel or lot area. The remaining 30% shall be landscaped.
21. Building area 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.
22. Continuous street-facing building envelopes shall incorporate structural offsets to break up massing. The maximum linear length of any street-facing wall plane shall not exceed 40 feet. At or before this limit, a minimum 10-foot deep staggered setback is required. This recessed wall plane must maintain a minimum continuous length of 40 feet before projecting back to the primary building line. The City Council, upon an applicant's request, may approve a setback different than listed in this section based on specific circumstances of the site and building orientation or specific use of a proposal.
23. Street wall facing fenestration (design, construction, or presence of openings in a building.) Fenestration including windows, doors, wall panels and other similar features are required on 30% of street facing facades.
24. Roofing shall not be of vivid colors. 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. The roofs of all structures shall have a minimum average pitch of nine to twelve inches (9":12") or steeper. Covered, open aired, single-story porches are not required to have a minimum roof pitch, and the roof area of the porch shall not be part of the calculation of the minimum average pitch of the structure. The City Council, upon an applicant's request, may approve a roof pitch different than listed in this section based on specific circumstances of the proposed structure.
25. Notwithstanding any other provision contained herein, structures and setbacks must comply with Section 16.13.150: Clear View Triangle of Intersecting Streets.
26. A landscaping plan is required for all permitted and conditional uses in the commercial zones. The plan will be reviewed by the Visual and Architectural Committee during the approval process and must meet the requirements found in Section 16.13.220.
27. Mixed-Use Standards.
 1. Lots less than one acre.
 1. Frontage: 70 feet
 2. One single-family dwelling (above, behind or detached)
 3. A minimum of 20 percent of the gross square feet of all structures on the lot must be commercial.
 2. Lots greater than one acre.
 1. Frontage: 200 feet

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2. Up to one residential unit per acre

3. A minimum of 20 percent of the gross square feet of all structures on the lot must be commercial.

3. Lot greater than 25 acres.

1. Frontage: 200 feet

2. Up to one residential unit per acre

3. A minimum of 20 percent of the gross square feet of all structures (excluding residential garages) in the development must be commercial.

(2010-32, Section Amended, eff. 12/08/2010; 2015-04, Section Replaced eff. 7/8/2015; 2016-15, Section Amended eff. 11/2/2016; 2021-31, Section Amended, eff. 10/6/2021)

HISTORY

Amended by Ord. 2021-41 on 3/16/2022

16.05.04050 Residential Accessory Structures (No Living Or Sleeping Space)

1. Residential accessory structures must be visually compatible with the dwelling on the same property. Staff will review and approve the proposed structure if it is found that the structure is visually compatible. If staff finds the proposed structure is not visually compatible with the dwelling, then the VAC will review the structure to assure compatibility.
2. Location Requirements.
 1. Front Setback. All residential accessory structures shall be setback at least forty-five (45) feet from the front lot line or fifteen (15) feet farther back than the front facade of the dwelling, whichever is greater.
 2. Side Setback. All residential accessory structures shall be setback from the side property lines a distance of at least three (3) feet. On corner lots, the side setback from any street shall not be less than thirty (30) feet.
 3. Rear Setback. All residential accessory structures shall be setback from the rear property line a distance of at least three (3) feet.

(2020-05, Section Added, eff. 5/7/20)

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 CAFE



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

E. VILLAGE CLUSTER / COURTYARD PATTERN

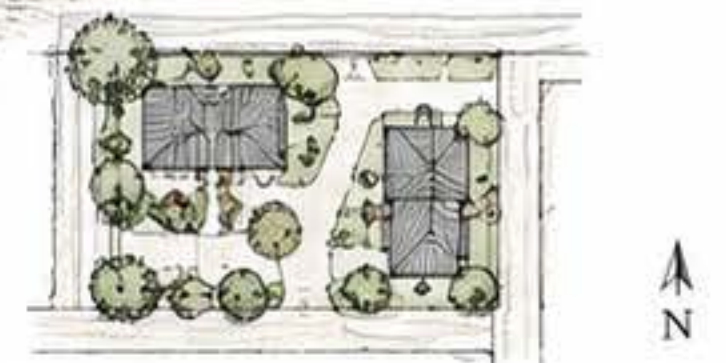


A collection of small buildings creates a village over time.

- 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.



ORDINANCE 2026-27

AN ORDINANCE AMENDING CHAPTER 16.05 OF THE MIDWAY CITY MUNICIPAL CODE TO REVISE SITE DEVELOPMENT STANDARDS FOR THE C-3 COMMERCIAL ZONE; ESTABLISH SITE DEVELOPMENT STANDARDS FOR THE C-2 COMMERCIAL ZONE; RENUMBER THE RESIDENTIAL ACCESSORY-STRUCTURE PROVISIONS; CORRECT A RELATED CROSS-REFERENCE; AND PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Midway City (the "City") is a municipality of the State of Utah and exercises its legislative and land-use authority under Utah Code Sections 10-3-701, 10-3-702, and 10-20-101; and

WHEREAS, the City desires to update its commercial-zone standards to promote development compatible with Midway's scale and character, appropriate transitions to residential zones, pedestrian-oriented street frontages, coordinated building design, landscaping, and orderly development within the C-2 and C-3 zones; and

WHEREAS, after providing notice as required by Utah Code Section 10-20-205, the Midway City Planning Commission held a public hearing on _____, 2026, considered the proposed amendments, and forwarded a favorable recommendation to the City Council as required by Utah Code Section 10-20-502; and

WHEREAS, after providing notice as required by law, the Midway City Council considered the proposed amendments at a public meeting held on _____, 2026, together with the Planning Commission's recommendation and the public record; and

WHEREAS, the City Council has considered the impact this Ordinance may have on family health, stability, and formation as required by Utah Code Section 10-3-702.1; and

WHEREAS, the City Council finds that the amendments further the purposes and policies of the Midway City General Plan and advance the public health, safety, welfare, prosperity, peace, good order, comfort, convenience, and aesthetics of the City and its inhabitants.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MIDWAY CITY, UTAH, AS FOLLOWS:

Section 1. Findings. The recitals set forth above are incorporated into this Ordinance as findings of the City Council.

Section 2. Amendment of Section 16.05.020. In the use table in Subsection 16.05.020(2), the cross-reference in the entry for "Mixed Use" is amended to read: "See Sections 16.05.030(N) and 16.05.040(P), as applicable."

Section 3. Amendment of Section 16.05.030. Section 16.05.030 of the Midway City Municipal Code is amended and restated as set forth in Exhibit A, which is attached to and incorporated into this Ordinance.

Section 4. Enactment of Section 16.05.040. A new Section 16.05.040, establishing site development standards for the C-2 Commercial Zone, is enacted as set forth in Exhibit A.

Section 5. Renumbering of Residential Accessory-Structure Provisions. The existing Section 16.05.040, entitled "Residential Accessory Structures (No Living or Sleeping Space)," is renumbered as Section 16.05.050, as set forth in Exhibit A. Except for the nonsubstantive corrections shown in Exhibit A, the renumbering does not alter the substance of those provisions.

Section 6. Conflicting Provisions. All ordinances, resolutions, policies, and provisions of the Midway City Municipal Code that conflict with this Ordinance are repealed or superseded only to the extent of the conflict.

Section 7. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance and the application of its provisions to other persons or circumstances are not affected.

Section 8. Codification and Conforming Authority. The City Recorder, City Attorney, and City staff may make nonsubstantive formatting, numbering, cross-reference, grammatical, and codification changes necessary to incorporate this Ordinance into the Midway City Municipal Code, provided that no change alters the substantive meaning adopted by the City Council.

Section 9. Effective Date. This Ordinance takes effect after a copy is deposited with the City Recorder and a short summary is published as a class A notice, as required by Utah Code Section 10-3-711.

PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah
this day of 2026.

Council Member Andy Garland _____

Council Member Lisa Orme _____

Council Member Andrew Osborne _____

Council Member Kevin Payne _____

Council Member JC Simonsen _____

APPROVED:

Craig Simons, Mayor

ATTEST:

APPROVED AS TO FORM:

Brad Wilson, City Recorder

Corbin Gordon, City Attorney

(SEAL)

EXHIBIT A
CHAPTER 16.05 AMENDMENTS

16.05.030 Site Development Standards for the C-3 Zone

A. **Minimum Lot Area.** None.

B. **Minimum Building Setbacks from Property Lines.**

1. **Front.** Twenty (20) feet. A covered, open-air, single-story porch may have a fifteen (15)-foot setback, provided that the remainder of the structure complies with the twenty (20)-foot setback.
2. **Side.** Ten (10) feet.
3. **Rear.** Ten (10) feet.
4. **Setback from Residential Zones.** Thirty (30) feet.

C. **Residential Uses in Mixed-Use Developments.** A residential use, including a dwelling or short-term rental, as part of a mixed-use development shall not be located on the ground floor within fifty (50) feet of the front property line. Other permitted and conditional uses shall occupy the ground floor between the front property line and a residential unit.

D. **Alternative Setback.** At an applicant's request, the City Council may approve a setback different from those listed in this section based on the specific circumstances of the site, building orientation, or proposed use.

E. **Building Heights.**

1. **Minimum.** Eight (8) feet. See Section 16.13.110.
2. **Maximum.** Thirty-five (35) feet. See Section 16.13.100.

F. **Other Building Requirements.** All building sizes and setbacks are also subject to the requirements of the building code adopted by the City Council. Building heights are subject to this Title.

G. **Parking Location.** All parking shall be located at the side or rear of the main building on each commercial zoning lot. Parking shall not be located between the main building and a state road.

H. **Primary Public Access.** Each newly constructed commercial building on a lot fronting a state road shall have its primary public access facing the street.

I. **Street-Facing Building Planes.** A continuous street-facing building envelope shall incorporate structural offsets to break up massing. A street-facing wall plane shall not exceed forty (40) linear feet. At or before this limit, the building shall have a staggered setback at least ten (10) feet deep. The recessed wall plane shall continue for at least forty (40) feet before projecting back to the primary building line. At an applicant's request, the City Council may approve a different wall-plane setback based on the specific circumstances of the site, building orientation, or proposed use.

J. **Fenestration.** Fenestration means the design, construction, or presence of openings in a building. Windows, doors, wall panels, and similar features shall cover at least thirty percent (30%) of each street-facing facade.

K. **Roofing.** Roofing shall not be a vivid color. 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. The roofs of all structures shall have a minimum

average pitch of 9:12 or steeper. A covered, open-air, single-story porch is not subject to the minimum roof-pitch requirement, and the porch roof area is excluded when calculating the structure's minimum average roof pitch. At an applicant's request, the City Council may approve a different roof pitch based on the specific circumstances of the proposed structure.

L. **Clear-View Triangle.** Notwithstanding any other provision of this section, structures and setbacks shall comply with Section 16.13.150, Clear View Triangle of Intersecting Streets.

M. **Landscaping Plan.** A landscaping plan is required for every permitted and conditional use in the commercial zones. The Visual and Architectural Committee shall review the plan during the approval process. The plan shall comply with Section 16.13.220.

N. **Mixed-Use Standards.**

1. **Lots Less Than One Acre.**

- a. **Frontage.** Seventy (70) feet.
- b. **Residential Use.** One single-family dwelling, which may be located above, behind, or detached from the commercial use.
- c. **Commercial Component.** A minimum of twenty percent (20%) of the gross floor area of all structures on the lot shall be commercial.

2. **Lots Greater Than One Acre.**

- a. **Frontage.** Two hundred (200) feet.
- b. **Residential Density.** Up to one residential unit per acre.
- c. **Commercial Component.** A minimum of twenty percent (20%) of the gross floor area of all structures on the lot shall be commercial.

3. **Lots Greater Than Twenty-Five Acres.**

- a. **Frontage.** Two hundred (200) feet.
- b. **Residential Density.** Up to one residential unit per acre.
- c. **Commercial Component.** A minimum of twenty percent (20%) of the gross floor area of all structures in the development, excluding residential garages, shall be commercial.

16.05.040 Site Development Standards for the C-2 Zone

A. **Minimum Lot Area.** None.

B. **Minimum Building Setbacks from Property Lines.**

1. **Front.** Thirty (30) feet.
2. **Side.** Twenty (20) feet.
3. **Rear.** Thirty (30) feet.

C. **Residential Uses in Mixed-Use Developments.** A residential use, including a dwelling or short-term rental, as part of a mixed-use development shall not be located on the ground floor within fifty (50) feet of the front property line. Other permitted and conditional uses shall occupy the ground floor between the front property line and a residential unit.

D. **Alternative Setback.** At an applicant's request, the City Council may approve a setback different from those listed in this section based on the specific circumstances of the site, building orientation, or proposed use.

E. Building Heights.

1. **Minimum.** Eight (8) feet. See Section 16.13.110.
2. **Maximum.** Thirty-five (35) feet. See Section 16.13.100.

F. Other Building Requirements. All building sizes and setbacks are also subject to the requirements of the building code adopted by the City Council. Building heights are subject to this Title.

G. Parking Location. All parking shall be located at the side or rear of the main building on each commercial zoning lot. Parking shall not be located between the main building and a state road.

H. Primary Public Access. Each newly constructed commercial building on a lot fronting a state road shall have its primary public access facing the street.

I. Impervious Surface. Impervious surfaces, including buildings, pavement, concrete, and pavers, shall not exceed seventy percent (70%) of the parcel or lot area. The remaining thirty percent (30%) shall be landscaped.

J. Floor-Area Ratio. Building area is limited to a maximum floor-area ratio (FAR), calculated as total floor area divided by lot area, of 0.30. For example, a building on a 15,000-square-foot lot is limited to 4,500 square feet.

K. Street-Facing Building Planes. A continuous street-facing building envelope shall incorporate structural offsets to break up massing. A street-facing wall plane shall not exceed forty (40) linear feet. At or before this limit, the building shall have a staggered setback at least ten (10) feet deep. The recessed wall plane shall continue for at least forty (40) feet before projecting back to the primary building line. At an applicant's request, the City Council may approve a different wall-plane setback based on the specific circumstances of the site, building orientation, or proposed use.

L. Fenestration. Fenestration means the design, construction, or presence of openings in a building. Windows, doors, wall panels, and similar features shall cover at least thirty percent (30%) of each street-facing facade.

M. Roofing. Roofing shall not be a vivid color. 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. The roofs of all structures shall have a minimum average pitch of 9:12 or steeper. A covered, open-air, single-story porch is not subject to the minimum roof-pitch requirement, and the porch roof area is excluded when calculating the structure's minimum average roof pitch. At an applicant's request, the City Council may approve a different roof pitch based on the specific circumstances of the proposed structure.

N. Clear-View Triangle. Notwithstanding any other provision of this section, structures and setbacks shall comply with Section 16.13.150, Clear View Triangle of Intersecting Streets.

O. Landscaping Plan. A landscaping plan is required for every permitted and conditional use in the commercial zones. The Visual and Architectural Committee shall review the plan during the approval process. The plan shall comply with Section 16.13.220.

P. Mixed-Use Standards.

1. Lots Less Than One Acre.

- a. **Frontage.** Seventy (70) feet.
- b. **Residential Use.** One single-family dwelling, which may be located above, behind, or detached from the commercial use.

- c. **Commercial Component.** A minimum of twenty percent (20%) of the gross floor area of all structures on the lot shall be commercial.

2. Lots Greater Than One Acre.

- a. **Frontage.** Two hundred (200) feet.
- b. **Residential Density.** Up to one residential unit per acre.
- c. **Commercial Component.** A minimum of twenty percent (20%) of the gross floor area of all structures on the lot shall be commercial.

3. Lots Greater Than Twenty-Five Acres.

- a. **Frontage.** Two hundred (200) feet.
- b. **Residential Density.** Up to one residential unit per acre.
- c. **Commercial Component.** A minimum of twenty percent (20%) of the gross floor area of all structures in the development, excluding residential garages, shall be commercial.

16.05.050 Residential Accessory Structures (No Living or Sleeping Space)

- A. **Visual Compatibility.** Residential accessory structures shall be visually compatible with the dwelling on the same property. Staff shall review and approve a proposed structure if staff finds that the structure is visually compatible. If staff finds that a proposed structure is not visually compatible with the dwelling, the Visual and Architectural Committee shall review the structure to ensure compatibility.

B. Location Requirements.

- 1. **Front Setback.** All residential accessory structures shall be set back at least forty-five (45) feet from the front lot line or fifteen (15) feet farther back than the front facade of the dwelling, whichever is greater.
- 2. **Side Setback.** All residential accessory structures shall be set back at least three (3) feet from the side property lines. On a corner lot, the side setback from any street shall not be less than thirty (30) feet.
- 3. **Rear Setback.** All residential accessory structures shall be set back at least three (3) feet from the rear property line.