

**Title 15, Chapter 2.25 Bonanza Park Form-Based Code (BoPa-FBC)****Table of Contents**

- 1.0 Introduction
  - 1.1 Purpose and Intent
  - 1.2 Relationship to Adopted Plans
- 2.0 Components of the Code
  - 2.1 The Regulating Plan
    - (a) Adoption of the Regulating Plan
    - (b) Establishment of Character Zones
    - (c) Street Designations
    - (d) Open Space/Civic Space designations
  - 2.2 Development Standards
  - 2.3 Using this Document
- 3.0 Administration
  - 3.1 Applicability
  - 3.2 Relationship to other city ordinances
  - 3.3 Development Review Process
  - 3.4 Nonconforming uses, buildings, and signs
  - 3.5 Amendments to the Code
- 4.0 Schedule of Uses
- 5.0 Building Form and Site Development Standards
  - 5.1 Mixed Use Center
  - 5.2 Resort Gateway
  - 5.3 Neighborhood Shopping
  - 5.4 Iron Horse Industrial Arts
  - 5.5 Notes on all Character Zones
  - 5.6 Building Design Standards
- 6.0 Incentive Standards
- 7.0 Street Design Standards
  - 7.1 Street Design and Connectivity Standards
- 8.0 Open Space/Civic Space standards
- 9.0 Landscape and Streetscape Standards
- 10.0 Sustainability Standards
  - 10.1 Stormwater Management and Water Quality Standards
  - 10.2 Site Development and Construction Best Practices
  - 10.3 Environmentally Sensitive Design and Low Impact Design
  - 10.4 Energy Efficiency and Best Practices
- 11.0 Definitions

## 1.0 Introduction

This document provides the implementation tools that address the rules for new development and redevelopment consistent with the Bonanza Park Area Plan supplement to the General Plan. Excerpts from the Area Plan are used throughout the document to provide guidance to property owners, applicants, and developers on the vision for the area.

### 1.1 Purpose and Intent

The purpose of the Bonanza Park Form-Based Code (BP-FBC) is to implement the vision of improved connectivity through a pedestrian oriented, mixed-use neighborhood in which local residents live, work, and play, by:

- (a) Providing increased attainable housing opportunities;
- (b) Incentivizing community benefits;
- (c) Creating authenticity through placemaking, human scale, and contemporary design; and
- (d) Promoting economic development.

Therefore, the goals of the Bonanza Park FBC are to provide a more functional and dense community through the use of recognized principles of urban design and allow property owners flexibility in land use, while prescribing a higher level of detail in building design, form, and the public realm.

### 1.2 Relationship to Adopted Plans

The Bonanza Park FBC implements the following planning principles for the Bonanza Park District, as follows:

- (a) Reconnect to the history of this locale.
- (b) Take a collaborative partnership approach to redevelopment between the City, property owners, local residents, and business owners within the district.
- (c) Actively promote inward migration into the redevelopment area rather than passively allowing outward migration and sprawl.
- (d) Protect view corridors and the connection to the mountains.
- (e) Improve internal circulation and enhance connectivity to the surrounding mobility systems.
- (f) Redevelop utilizing future-oriented, environmentally-conscious development practices.
- (g) Maintain the area as a commercial district with special emphasis on fostering economic development within the local resident population and existing businesses.
- (h) Establish the Bonanza Park District as a neighborhood where locals to live, work, and play.
- (i) Address the housing and social needs of the neighborhood's diverse population.
- (j) Create an authentic and lively district through design and attention to the public realm.

## 2.0 Components of the Code

2.1 **Regulating Plan:** The Bonanza Park District Regulating Plan (Appendix A) is hereby adopted as the official zoning map for the District. Within any area subject to the approved Regulating Plan, this BOPA-FBC becomes the exclusive and mandatory regulation.

### (a) Establishment of Character Zones

The Regulating Plan (Appendix A) establishes the following Character Zones.

- i. **Mixed Use Center** – The Mixed Use Center zone is intended to accommodate a variety of higher intensity uses related to entertainment, resort services, employment offices, education, and urban residential. The goal of the zone is to create an area that sustains itself both on and off peak tourist times and establishes itself as a true center of Bonanza Park.
  - ii. **Resort Gateway** – The Resort Gateway zone is intended to be the location for resort services and resort hotels along the major entrance corridors into Bonanza Park. As the gateway of the Park City when coming into town, or going to mountain facilities, the resort gateway zone identifies the preferred location within the Bonanza Park District to stay, dine and shop. The goal for this zone is to be an appropriate entryway to the City and the Bonanza Park area by expressing a resort character.
  - iii. **Neighborhood Shopping** – The Neighborhood Shopping zone is intended to serve the neighborhood shopping for Bonanza Park and surrounding areas with the necessary services and staples that any neighborhood requires. The goal is to provide services within walking distance from urban residential, entertainment, resort tourism employment and other professional services in Bonanza Park.
  - iv. **Iron Horse Industrial Arts**– The Iron Horse Industrial Arts zone is intended to foster a range of light industrial arts, services, and design elements, while continually transitioning into a local arts neighborhood with urban living in an eclectic lifestyle that is reflective of the industrial roots of this section of Bonanza Park. The goal is to provide urban residential neighborhood and maintain a place within the city limits for light industrial professional services.
- (b) **Street Designations** – The Streets within Bonanza Park shall be classified in three major ways. First, the *Street Cross Sections* shall address vehicular lane widths, number of lanes, pedestrian accommodation, street tree requirements, on-street parking, and parkway and median standards (streetscape standards). These standards are laid out within the character zone itself. Second, *Street Type* designations shall classify the streets by their appropriate development context by denoting them on the Regulating Plan as Type “A” or Type “B” Streets. Last, *Street Priority* shall establish the phasing significance (primary and secondary) of different street segments within Bonanza Park. Refer to Section 7.0 Street Design Standards for the detailed regulations.
- (c) **Open Space/Civic Space designations** –Open Space and Civic Space within Bonanza Park shall be categorized as Required Open/Civic Space and Recommended Open/Civic Space. The detailed Open Space and Civic Space Standards for different open space types are included in Section 8.0 of this Code. These standards include general character, typical size, frontage requirements, and typical uses.
- (d) **Special Frontage Standards** – The Special Frontage Standards establish exceptions and special conditions for all buildings along designated frontages. Special Frontage Standards shall apply in addition to the underlying Character Zone standards.
- 2.2 **Development Standards:** The BOPA-FBC text portion of this Appendix enumerates the development standards with text and graphics for Character Zones, Frontage Types, building form, landscape, signage, and lighting.
- 2.3 **Using This Document**
- The following basic steps should be followed to determine the uses and development standards applicable on property within the Bonanza Park District:

- i. Review the Table 3.1 to evaluate the applicability of the BOPA-FBC based on scope of the proposed development.
- ii. Locate the subject property on Bonanza Park Regulating Plan (Appendix E-1).
- iii. Identify:
  - i. the Character Zone in which the property is located;
  - ii. All Street Designation along all its street frontages;
  - iii. Any open space/civic space designations applicable to the property (required and recommended); and
  - iv. Any Special Frontage Requirements or special requirements that may be applicable to the subject property.
- iv. Review the Schedule of Uses by Character Zone as listed in Table 4.1 to determine allowed uses.
- v. Examine the corresponding zone standards in the Building Form and Development Standards in Section 5 to determine the applicable base development standards and any Special Frontage standards.
- vi. Refer to Section 6 for Incentive Standards for development entitlement greater than established by Section 5
- vii. Refer to Section 7 for Street Design Standards
- viii. Refer to Section 8 for Open Space/Civic Space Standards.
- ix. Refer to Section 9 for Landscape Standards and Section 10 for Sustainability Standards.

The information listed from the above listed steps explains where the building will sit on the lot, the limits on its three dimensional form, the range of uses, and the palette of materials that will cover it. For more specific dimensions and standards applicable to a particular property, consult with city staff.

### 3.0 Administration

#### 3.1 Applicability

- (a) The uses and buildings on all properties within the Bonanza Park Form-Based zoning classification shall conform exclusively to this Code unless specifically referenced in this Code. Table 3.1 shall determine the extent to which sections of the form-based code apply to any proposed development based on the type and scope of the proposed development.
- (b) Provisions of this BOPA-FBC are activated by “shall” when required; “should” and/or “may” when optional.
- (c) Terms used throughout this Code are defined in *Section 12. Definitions*. For those terms not defined in *Section 12. Definitions*, Definitions in various sections of the Title 15 of the Park City Municipal Corporation Land Management Code shall apply. For terms not defined in either section, they shall be accorded commonly accepted meanings. In the event of conflict, the definitions of this Code shall take precedence.
- (d) Where in conflict, numerical metrics shall take precedence over graphic metrics.

#### 3.2 Relationship to other city ordinances

- (a) For all property zoned as BOPA-FBC, the standards in this document shall supersede standards under:
  - i. Off-Street Parking under Title 15 Chapter 3 of the Land Management Code, as amended, except as specifically referenced herein.
  - ii. Supplemental Regulations under Title 15 Chapter 4 of the Land Management Code, as amended, except as specifically referenced herein.
  - iii. Subdivision Provisions and Procedures under Title 15 Chapter 7 of the Land Management Code, as amended, except as specifically referenced herein.
  - iv. Non-Conforming Uses and Non-Conforming Structures under Title 15 Chapter 9 of the Land Management Code, as amended, except as specifically referenced herein.
- (b) Development standards not addressed in this ordinance shall be governed by the Park City Municipal Corporation Land Management Code to the extent they are not in conflict with the intent or text of the BOPA-FBC Code.

#### 3.3 Development Review Process

- (a) Administrative Review versus Park City Planning Commission (PC) Review: Projects that clearly comply with all standards of the Code and projects that require Minor Modifications shall be processed administratively by the Planning Director or designee without PC review. The Planning Director shall be responsible for the following:
  - i. Reviewing site plan applications for compliance with the requirements of BOPA-FBC Code.
  - ii. Approving site plan applications that are in compliance with the requirements of the BOPA-FBC Code.
  - iii. Approving revisions to previously approved site plans that comply with this Code and all applicable city ordinances.
  - iv. Approving any minor modifications to the approved Regulating Plan and Code per Section 3.3 (b) and Table 3.2.
  - v. Forwarding any appeals to the decision of the Planning Director and/or major modifications to the PC.

Table 3.1 Applicability Matrix

Code Section	Section 4: Schedule of Uses	Section 5: Build-to zones and setbacks	Section 5: Height	Section 5: Parking and Street Screen Standards	Section 7: Street Design Standards	Section 8: Civic/Open Space Standards	Section 9: Landscape and Streetscape Standards	Section 10: Sustainability Standards
<b>Type of Development</b>								
<b>Commercial (retail, office, restaurant), lodging, mixed use building, apartment/multi-family building (3 or more units per lot), and live-work buildings</b>								
New Construction	X	X	X	X	X	X	X	X
Change of Use/Expansion of use (without expansion of building and regardless of change in value)	X			X			X	
Any increase in value of improvements with NO increase in building area	X			X	X		X	
<b>Expansion of Building Area</b>								
0% - 49% increase in building area regardless of increase in value <ul style="list-style-type: none"> <li>Standards in applicable sections shall apply only to the expansions</li> </ul>	X	X	X	X	X	X	X	X
50% or greater increase in building area AND less than both (i) 50% increase in value of improvements (ii) Any proposed improvements valued at \$150,000 or more (collective improvements within any continuous three (3) year period) <ul style="list-style-type: none"> <li>Standards in applicable sections shall apply only to the expansions</li> </ul>	X	X	X	X	X	X	X	X
50% or greater increase of building area AND more than either (i) 50% increase in value of improvements or (ii) Any proposed improvements valued at \$150,000 or more (collective improvements within any continuous three (3) year period) <ul style="list-style-type: none"> <li>Standards in applicable sections shall apply to the site including retrofitting of the existing building and site if non-complying subject to Minor Modifications in Section 3.3 (b) and Table 3.2.</li> </ul>	X	X	X	X	X	X	X	X
<b>Expansion of parking area only (not in conjunction with a building or use expansion)</b>								
Up to 10 spaces				X				
11 or more additional spaces				X	X		X	X
<b>Façade changes to existing buildings (regardless of value of improvements proposed)</b>								
Addition of non-air conditioned space such as patios, porches, arcades, canopies, and outdoor seating areas (subject to Minor Modifications in Section 3.3 (b) and Table 3.2)		X	X					
<b>Residential Buildings (single family attached and detached buildings)</b>								
New construction	X	X	X	X	X	X	X	X
Change of Use (without expansion of building)	X			X				
Addition of non-air conditioned space such as patios, porches, arcades, canopies, private open space, recreational amenities and courtyards/forecourts (subject to Minor Modifications in Section 3.3 (b) and Table 3.2)		X	X					
Expansion of use/structure (new accessory building/structure on the lot)	X	X	X	X			X	

X- denotes required compliance with that section of the code

- (b) **Minor Modifications to the BOPA-FBC:** The Planning Director shall have the authority to approve a request for minor modifications to BOPA-FBC that:
  - i. Does not materially change the circulation and building location on the site;
  - ii. Does not increase the building area permitted under this Code;
  - iii. Does not change the relationship between the buildings and the street;
  - iv. Does not allow greater height of any building as established in this Code; or
  - v. Change any required element of the Regulating Plan and the Code beyond the thresholds established in Table 3.2 below
  - vi. Any appeals to the decisions of the Planning Director on minor modifications shall be heard by the PC.
  
- (c) **Site Plan Required:** A Site Plan shall be required per \_\_\_ of the Land Management Code. The full list of required materials is included in the Bonanza Park FBC development application available from the City's Planning Department. In general, the following information is required, as applicable:
  - i. Certified Survey
  - ii. Site Plan
  - iii. Building Plans and Elevations
  - iv. Landscape Plan
  - v. Description of Proposed Scope of Work
  - vi. Photographs of Site and Existing Conditions
  
- (d) **Major Modifications and PC Review:** The PC shall review projects that request any Major Modifications to the standards in this Code or interpretation or discretionary judgment with respect to the project's compliance with standards. The PC may allow additional flexibility for projects of exceptional civic or environmental design. The PC is authorized to consider these major modifications to the Code, provided a project complies with the redevelopment vision for Bonanza Park.
  
- (e) **Variances to Zoning Requirements:** Any waiver of basic property development standards related to building heights or setbacks shall require a variance considered by the Board of Adjustment per Title 15 Chapter 10 of the Land Management Code.

Table 3.2 Minor Modification Criteria

<b>Standard</b>	<b>Minor Modification Allowed</b>	<b>Criteria</b>
Area/boundary of Individual Character Zones	No more than a 15% change (increase or decrease) in the area of any individual Character Zone (aggregate or per block)	<ul style="list-style-type: none"> <li>• Shall not eliminate any Character Zone</li> <li>• Shall not change the overall boundary of the BOPA-FBC Zoning Boundary in the Regulating Plan</li> <li>• 15% measurement shall be based on the total area of that specific Character Zone within the entire BOPA-FBC Zoning District</li> </ul>
Location of any Primary Street	Location may be shifted no more than 100' in any direction	<ul style="list-style-type: none"> <li>• Shall maintain the connectivity intended by the Regulating Plan</li> </ul>
Area of any Required Civic/Open Space	May be reduced by no more than 10%	<ul style="list-style-type: none"> <li>• Shall maintain the frontages required by the Regulating Plan</li> <li>• Area may be adjusted to accommodate any shifting of any Primary Streets only</li> </ul>
<b>Building Form and Development Standards</b>		
<ul style="list-style-type: none"> <li>• Build to zones/setbacks</li> </ul>	No more than a 20% change in the maximum or minimum setback.	<ul style="list-style-type: none"> <li>• Changes to the build to zones and setbacks may only be due to:                             <ol style="list-style-type: none"> <li>any changes to the street cross sections or changes in the width of a sidewalk or</li> <li>accommodate existing buildings and structures on the lot that meet the overall intent and vision for redevelopment in Bonanza Park</li> </ol> </li> <li>• In no case shall the sidewalk be less than 6 feet in width along Bonanza Drive and 5 feet in width along all other streets.</li> </ul>
<ul style="list-style-type: none"> <li>• Building Frontage</li> </ul>	No more than a 15% reduction in the required building frontage along each block of a Type "A" Street and no more than a 25% reduction in the required building frontage along each block of a Type "B" Street.	<ul style="list-style-type: none"> <li>• Any reduction in the required building frontage shall be to address one of the following:                             <ol style="list-style-type: none"> <li>To accommodate porte-cocheres for drop-off and pick-up or</li> <li>To accommodate existing buildings and site elements to be retained or</li> <li>To accommodate other required transit, bike-pedestrian related, storm water drainage, water quality, or light impact design elements on the site</li> </ol> </li> </ul>
	Deferment of Building Frontage requirements along certain streets (both Type "A" and Type "B" Streets)	<ul style="list-style-type: none"> <li>• Building frontage standards may be deferred along certain streets in order to accommodate phased development/redevelopment on the site in conjunction with a developers agreement or other official performance agreement or contract adopted between the developer/property owner and the city or public entity</li> </ul>
<ul style="list-style-type: none"> <li>• Building Frontage</li> </ul>	Reduction of building frontage requirements for lots with frontage along two or more Type "A" Streets	<ul style="list-style-type: none"> <li>• Frontage requirement along <u>one</u> Type "A" Street frontage may be replaced with the corresponding standard for a Type "B" Street instead. In determining which Type "A" Street frontage may be changed to a Type "B" Street frontage, maintaining continuity of building frontages of adjoining blocks on both sides of the Type "A" designated streets shall be considered.</li> </ul>
<ul style="list-style-type: none"> <li>• Street screen</li> </ul>	Waiver of street screen requirement along a Type "B" Street or Boulevard	<ul style="list-style-type: none"> <li>• Requirement for a street screen may only be waived along the Type "B" Street or along the frontage of any interim surface parking lot (off-street) that is intended to be in-filled with a parking structure.</li> <li>• In no case shall any portion of the surface parking have frontage along a Type "A" Street without a required street screen</li> <li>• In no case shall the (off-street) surface parking lot be located at a street intersection for a minimum depth of 20' along each street (regardless of the Street Type).</li> </ul>
Streetscape standards	Street tree planting, street lighting, and other streetscape standards may be adjusted based on the development context and street cross section.	<ul style="list-style-type: none"> <li>• Any changes to the streetscape standards shall be based on specific development context such as vegetation, natural features, drainage, and fire access and is subject to approval by the City.</li> </ul>



<b>Standard</b>	<b>Minor Modification Allowed</b>	<b>Criteria</b>
Build-to zones, setbacks, building frontage, parking location, street screen, driveways and access standards	Deferment of one or more of these standards	<ul style="list-style-type: none"> <li>Any of these standards may be deferred in order to accommodate phased development/redevelopment on the site in conjunction with a phasing plan or other agreement with the city</li> </ul>
<b>Nonconforming Structures and/or Sites</b>		
Nonconforming Structures or Sites	Allow changes to nonconforming structures or sites	<ul style="list-style-type: none"> <li>Subject to this section, any changes to Nonconforming Structures and/or sites that are required to comply with all the provisions of the BOPA-FBC may be waived by the Planning Director if he/she finds that compliance cannot be achieved due to:                             <ol style="list-style-type: none"> <li>The location of existing buildings or other improvements to be retained on the site;</li> <li>The size or nature of the proposed building limits placement on the site;</li> <li>Topography, protected trees, or critical environmental features; or</li> <li>The location of pre-existing water quality or detention facilities.</li> </ol> </li> <li>A waiver from the requirements of this Code shall be to the minimum extent required based on the criteria of this subsection.</li> </ul>
Nonconforming Structures or Sites	Allowing new development on sites with nonconforming structures and/or nonconforming sites	<ul style="list-style-type: none"> <li>The standards in this Code may apply only to the portion of the site or lot being redeveloped with other standards deferred due to phased development.</li> </ul>
	Allow utilization of existing nonconforming structures or sites	<ul style="list-style-type: none"> <li>Existing nonconforming structures or sites may be occupied or utilized as part of a phased redevelopment plan or other agreement with the city</li> </ul>
Any other numerical standard in the code	A modification up to 10% (increase or decrease)	<ul style="list-style-type: none"> <li>A small modification of a numerical standard is needed to accommodate existing conditions and context</li> <li>The proposed development still meets the intent of the Code.</li> </ul>

3.4 Plat Approval: The applicant shall follow Title 15 Chapter 7 of the Land Management Code, for the plat approval subject to the requirements per this Code.

3.5 Non-conforming Uses and Non-complying Structures:

- (a) Non-conforming Uses: Any non-conforming use that does not conform to the provisions of this code must comply with the regulations per Title 15 Chapter 9 of the Land Management Code. A Non-Conforming Use may not be moved, enlarged, altered, or occupy additional land, except as provided in this Title 15 Chapter 9 of the Land Management Code.
- (b) Non-complying Structure: Any non-complying structure that does not conform to the provisions of this code must comply with the regulations per Title 15 Chapter 9 of the Land Management Code. A Non-Complying Structure may not be moved, enlarged, or altered, except in the manner provided in Title 15 Chapter 9 of the Land Management Code.

3.6 Amendments to the Code: Amendments and changes to the Regulating Plan, text and property boundaries beyond those expressed permitted under this Code shall follow the requirements of Title 15 Chapter 1, subsection 7 of the Land Management Code.

**4.0 Schedule of Permitted Uses**

**4.1 Applicability:** Due to the emphasis on urban form over land uses in the BOPA-FBC District, general use categories have been identified by Character Zone. Uses not listed in the following schedule (Table 4.1), but are substantially similar, may be permitted upon approval of the Planning Director or his/her designee, subject to appeal to the City Council pursuant to LMC 15-1-18.

Table 4.1 – Schedule of Uses				
Character Zone	Mixed use Center	Resort Gateway	Neighborhood Shopping	Iron Horse Industrial Arts
<b>Land Use</b>				
<b>Commercial Uses (Office, Retail, Sales and Service Uses)</b>				
Retail Sales or Service (personal service uses) with <u>no drive through window or drive in service</u> (includes alcohol sales). Excluded from this category are retail sales and service establishments geared towards the automobile	P	P	P	P
Auto-related Sales or Service establishments	NP	NP	P/C	P/C
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through window or drive in service</u>	P	P	P	P
Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P	P	P	P
Research laboratory headquarters, laboratories and associated facilities	P	P	P	P
Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with <u>no drive through window or drive in service</u> . Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages (with food service).	P	P	P	P
Bars and/or drinking establishment	P	P	P	P
Pet and animal sales or service (incl. vet clinic)	P	P	P	P
Any permitted use with a drive through window or drive-in service	NP	P/C/CUP	NP	P/C/CUP
<b>Arts, Entertainment, and Recreation Uses</b>				
Amusement or theme park establishment (indoor) including bowling alleys, bingo parlor, games arcades, skating, etc.	P	P	P	P
Amusement or theme park establishment (outdoor) including miniature golf, go-cart tracks, etc.	P/CUP	P/CUP	P/CUP	P/CUP
Art galleries	P	P	P	P
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	P	P
Games arcade establishments	P	P	P	P
Theater, cinema, dance, or music establishment	P	P	P	P
Museums and other special purpose recreational institutions	P	P	P	P
Fitness, recreational sports, gym, or athletic club	P	P	P	P
Parks, greens, plazas, squares, and playgrounds (public and private)	P	P	P	P
<b>Educational, Public Administration, Health Care and Other Institutional Uses</b>				
Business associations and professional membership organizations	P	P	P	P
Child day care and preschools	P	P	P	P

Table 4.1 – Schedule of Uses				
Character Zone	Mixed use Center	Resort Gateway	Neighborhood Shopping	Iron Horse Industrial Arts
Schools, libraries, and community halls	P	P	P	P
Universities and Colleges	P	P	P	P
Technical, trade, and specialty schools	P	P	P	P
Hospitals and nursing establishments	P	P	P	P
Civic uses	P	P	P	P
Social and fraternal organizations	P	P	P	P
Social services and philanthropic organizations	P	P	P	P
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P	P	P
Religious Institutions	P	P	P	P
Funeral homes	P	P	P	P
<b>Residential Uses</b>				
Home Occupations	P/A	P/A	P/A	P/A
Multi-family residential (3 or more units in one structure)				
Ground floor	P/C	P	P	P/C
Upper floors	P	P	P	P
Residential Lofts	P/C	P	P	P/C
Single-family residential attached dwelling unit (Townhomes)	P/C	P	NP	P/C
Duplex or Triplex	P/C	P	P	P/C
Accessory residential unit	NA	NA	NA	P
Live-work unit	P	P	P	P
<b>Manufacturing, transportation, communication, and utility Uses</b>				
Cottage Manufacturing uses	NP	NP	NP	P
Miscellaneous manufacturing and assembly (included in this category are jewelry, silverware, equipment, electronics, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.)	NP	NP	NP	P
Wholesale trade establishment	NP	NP	NP	P
Warehouse and storage services	NP	NP	NP	P
Publishing (newspaper, books, periodicals, software)	P	P	P	P
Motion picture and sound recording	P	P	P	P
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc)	P	P	P	P
Information services and data processing	P	P	P	P
Utilities and utility services (electric, natural gas, alternative) (includes power station)	NP	NP	NP	P
<b>Other Uses</b>				
	P	P	P	P
Nightly rentals (not to exceed 20% of the total units (including lockouts and accessory dwelling units) within each residential property)	P	P	P	P
Hotels	NP	P	NP	NP
Parking, surface (primary use of property)	P/C	P/C	P/C	P/C
Parking, surface (accessory use of property)	P	P	P	P
Parking, structured	P	P	P	P
Private attached garage	NP	NP	NP	P
Private detached garage	NP	NP	NP	P
Sales from kiosks (for food vendors only - other city ordinances may apply)	P	P	P	P
Veterinary clinic	P	P	P	P

Character Zone	Mixed use Center	Resort Gateway	Neighborhood Shopping	Iron Horse Industrial Arts
Community garden	P/C	P/C	P/C	P/C
Incidental Outdoor Display (subject to <span style="background-color: yellow;">  </span> )	P/A	P/A	P/A	P/A
Antennas including cell, accessory, and mounted on top of buildings.	P/A	P/A	P/A	P/A
Wind energy equipment	P/A/C	P/A/C	P/A/C	P/A/C
Solar energy equipment	P/A/C	P/A/C	P/A/C	P/A/C
Special Event	P/CUP	P/CUP	P/CUP	P/CUP
Sexually-Oriented Business (shall meet standards in 15-2.18-7 of the LMC)	NP	NP	NP	P/CUP
Any ground floor, single-tenant space greater than ___ feet	P/CUP	P/CUP	P/CUP	NP

P= Permitted by right    NP= Not Permitted    P/C = Permitted with Specific Criteria as established in Table 4.2    P/A = Permitted Accessory Use    NA= Not applicable  
 P/A/C = Permitted Accessory Use with Specific Criteria as established in Table 4.2    P/C/CUP = Permitted with Specific Criteria in Table 4.2 and with a Conditional Use Permit    P/CUP = Permitted with a Conditional Use Permit

4.2 Use Criteria: All uses listed as P/C in Table 4.1 shall also meet the following standards in Table 4.2

Table 4.2 – Use Criteria		
Use	District Permitted	Location & Design Criteria
<b>Non-Residential Uses</b>		
Auto-related Sales and Service	Neighborhood Shopping, Iron Horse Industrial Arts	<ul style="list-style-type: none"> <li>• Gas pumps, canopies, and/or service bays shall not be located along any Type “A” Street frontage.</li> <li>• Gas pumps, canopies, and/or service bays shall meet the following standards along Type “B” Streets:                             <ul style="list-style-type: none"> <li>○ Drive-through lanes, auto service bays, and gas station canopies shall be hidden behind a 3’ high Street Screen along Type “B” Street frontages. The Street Screen shall be made up of:                                     <ul style="list-style-type: none"> <li>i. the same material as the principal building or</li> <li>ii. a living screen or</li> <li>iii. a combination of the two.</li> </ul> </li> <li>○ No more than 50% of a lot’s frontage along a Type “B” Street may be dedicated to frontage of drive through lanes, canopies, service bays, and other auto-related site elements.</li> <li>○ Any automobile related retail sales or service use of a site or property with frontage on a Type “A” or “B” Street shall also have a building with a pedestrian entrance at a Type “A” Street and/or Type “B” Street.</li> <li>○ Drive through access (driveways) may be from a Type “A” Street only if the lot has no access to any Type “B” Street</li> </ul> </li> <li>• No outdoor storage of vehicles or other products sold shall be permitted along Type “A” Streets. Outdoor storage of vehicles and/or other products sold shall be screened with a required street screen along Type “B” Streets (see Section 9 for standards).</li> </ul>
Any use with a drive through window or drive up service (including banks and financial institutions; cleaning and pressing shop; funeral homes and mortuaries; retail store; restaurant)	Resort Gateway, Iron Horse Industrial Arts	<ul style="list-style-type: none"> <li>• Drive through facilities shall meet the following standards in addition to a CUP requirement:                             <ul style="list-style-type: none"> <li>○ Drive-through lanes, auto service bays, and gas station canopies shall be hidden behind a 3’ high Street Screen along Type “B” Street frontages. The Street Screen shall be made up of:                                     <ul style="list-style-type: none"> <li>i. the same material as the principal building or</li> <li>ii. a living screen or</li> <li>iii. a combination of the two.</li> </ul> </li> <li>○ No more than 50% of a lot’s frontage along a Type “B” Street may be dedicated to frontage of drive through lanes, canopies, service bays, and other auto-related site elements.</li> <li>○ Any automobile related retail sales or service use of a site or property with frontage on a Type “A” or “B” Street shall also have a building with a pedestrian entrance at a Type “A” Street and/or Type “B” Street.</li> <li>○ Drive through access (driveways) may be from a Type “A” Street only if the lot has no access to any Type “B” Street</li> <li>○ The applicant must demonstrate that at periods of peak operation of the drive-up window, the Business patrons will not obstruct driveways or Streets and will not interfere with the intended traffic circulation on the Site or in the Area.</li> </ul> </li> </ul>

Table 4.2 – Use Criteria

Use	District Permitted	Location & Design Criteria
<b>Residential Uses</b>		
Multi-family residential (Ground Floor), Residential Lofts, Duplex or Triplex, and Single-family residential attached dwelling unit (Townhomes)	Mixed Use Center, Iron Horse Industrial Arts	<ul style="list-style-type: none"> <li>• Ground Floors of frontages designated as Required Commercial Frontage shall not be occupied by residential, office or institutional uses to a minimum depth of 50' from the front building façade line.</li> </ul>
<b>Other Uses</b>		
Parking, surface (primary use of property)	All Zones	<ul style="list-style-type: none"> <li>• <u>New</u> surface parking lots as the only use of property shall only be permitted as an interim use of property (5 years increments)</li> <li>• Applications for new surface lots shall include in-fill building concepts on the lot</li> <li>• New surface parking shall be set back a minimum of 30' from the edge of the right-of-way of Type "A" Streets.</li> <li>• New surface parking shall not be located at any street intersection for minimum of 30' along each street.</li> </ul>
Community Garden	All Zones	<ul style="list-style-type: none"> <li>• Shall be no larger than 1.0 acre.</li> <li>• Gardens shall be enclosed by a fence on all open sides.</li> <li>• Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire, if used, should be continuously supported along all edges.</li> <li>• Fencing Materials:               <ul style="list-style-type: none"> <li>○ <u>Permitted</u>: pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel</li> <li>○ <u>Not permitted</u>: chain link, bobbed wire, vinyl, un-painted/stained pressure treated wood, plywood</li> </ul> </li> </ul>
Antennas including cell, accessory and mounted  (Excluded from this category are freestanding and commercial antennas and equipment buildings)	All Zones	<ul style="list-style-type: none"> <li>• Antennas shall be permitted on rooftops.</li> <li>• Antennas shall be screened entirely with a screen of same color as the principal building.</li> <li>• Antennas shall not be visible from any adjacent Type "A" Street.</li> </ul>
Rain water harvesting equipment	All Zones	<ul style="list-style-type: none"> <li>• Rain water harvesting equipment may not be installed along Type "A" Streets.</li> <li>• On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.</li> </ul>
Utility equipment (includes electrical transformers, gas meters, etc)	All Zones	<ul style="list-style-type: none"> <li>• Utility equipment shall not be installed with frontage on Type "A" Streets.</li> <li>• On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.</li> </ul>

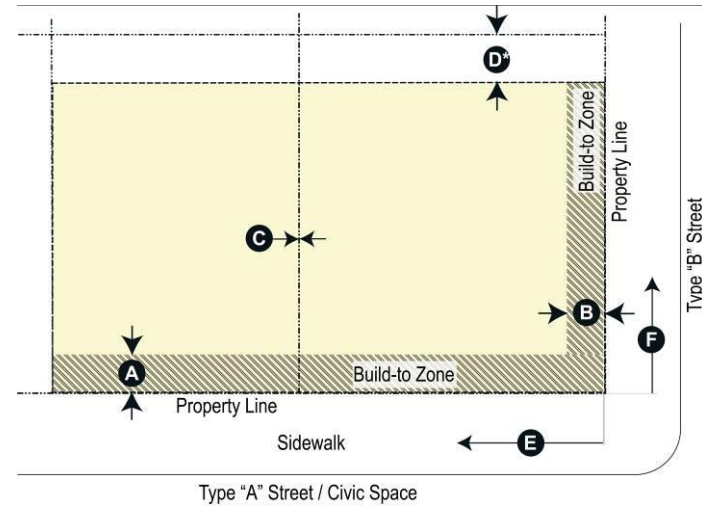
Mixed Use Center Character Zone

5. Building Form and Development Standards

5.1 Mixed Use Center

(b) Building Height

(a) Building Placement



Legend



**(i) Build-to Zone (BTZ)**  
**(Distance from property line to edge of the zone)**

Park Ave./SR 224	30' (min.) – 40' (max.)	
Kearns Blvd./SR 248	50' (min.) – 75' (max.)	
Type "A" Street / Civic Space	0' (min.) - 5' (max.) (see Note 6)	<b>A</b>
Type "B" Street	0' (min.) – 10' (max.) (see Note 6)	<b>B</b>
Alley	NA (see below for min. setback)	

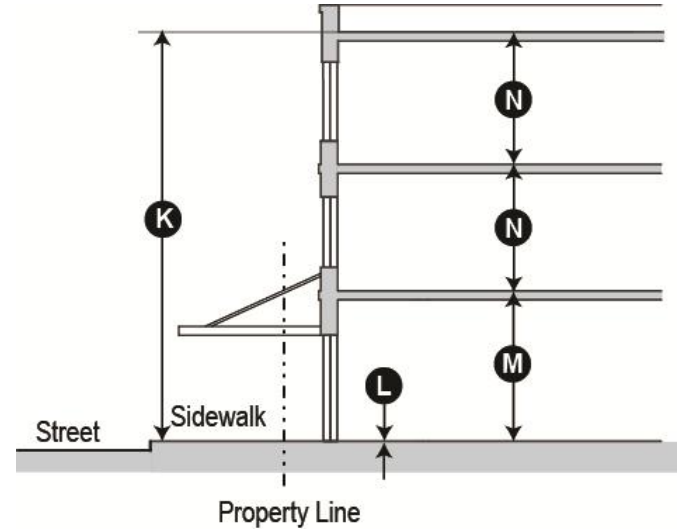
**(ii) Setbacks**

Alley	5' min.	<b>C</b>
Side	0' min.; (see Note 1)	<b>D</b>
Rear	5' min. (see Note 1)	<b>D*</b>

**(iii) Building Frontage**

Building Frontage required along Type "A" Street/Civic Space BTZ	90% (min.) (see Note 2)	<b>E</b>
Building Frontage required along Type "B", Park Ave, and Kearns Blvd. BTZs	70% (min.) (see Note 2)	<b>F</b>
Building Frontage required along Alley	None Required	

**(iv)** Building frontage requirements for lots with frontage along two or more Type "A" Streets may be modified based on a minor modification to reduce the frontage requirement along one Type "A" Street frontage. In such cases, the standard for one of the Type "A" Streets may be replaced by the required Type "B" Street standard.



**(i) Principal Building Standards**

Building maximum	3 stories and 35' (see Notes 4, 5, and 8) (Additional building height may be permitted per Section 6 of this Code)	<b>K</b>
First floor to floor height	15' (min.) for all commercial/mixed use buildings or any building with Commercial Ready Frontage designation 10' (min.) for all other buildings and frontages (see Note 3)	<b>M</b>
Ground floor finish level	12 inches max. above sidewalk (for ground floors of commercial/mixed use buildings or any building with Commercial Ready Frontage designation) 18" (min.) above sidewalk for residential buildings (see Note 7)	<b>L</b>
Upper floor(s) height	10' min.	<b>N</b>

**(ii) Accessory Building Standards**  
 Accessory buildings shall meet the standards for Principal Building standards in the Mixed Use Center Zone.

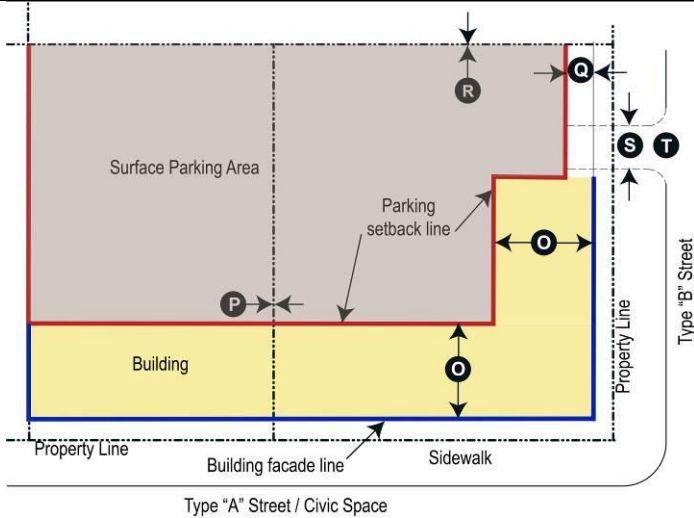
**(c) Commercial Frontage Requirements**

**(i)** Ground floors of all buildings with Required Commercial Frontage designation on the Regulating Plan shall not be occupied by residential, office, or institutional uses up to a minimum depth of 50' from the front building façade line.

Mixed Use Center Character Zone

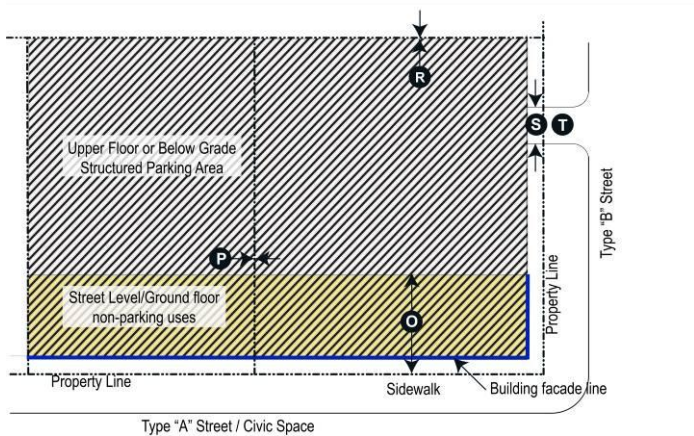
(d) Parking & Service Access

(i) Surface Parking Setbacks



Park Ave./Kearns Blvd.	Shall be located 5' (min.) behind the property line (Street screen req'd; see Section 9.0)	
Type "A" Street Setback	Shall be located behind the principal building	O
Type "B" Street Setback	Shall be located either behind the principal building or a min. of 3' behind the building façade line along that street only	O Q
Alley Setback	Shall be located 5' (min.) behind the property line	
Side and Rear setbacks	0' (see #2)	P R

(ii) Structured Parking or Below Grade Parking Setbacks



Park Ave./Kearns Blvd.	Shall be located 5' (min.) behind the property line	
Type "A" Street Setback	Min. of 30' from the property line	O
Type "B" Street/Alley setback	May be built up to the building façade line along each street	
Side and rear setback	0' min. (see Note 1)	P R

Partially Below Grade Parking

May be built up to the building façade line along Park Ave., Kearns Blvd., Type "B" Streets and Alleys only.

(iii) Required Off-Street Parking Spaces

- Parking Ratios for Non-residential uses and ground floor Commercial Ready area shall be a minimum of 4 spaces per 1,000 sq.ft.
- Parking Ratios for Residential uses shall be a minimum of 2 spaces per dwelling unit.
- Bicycle Parking: Bicycle parking shall be provided at a minimum of 10% of all required automobile spaces.
- Location of Bicycle Parking: For retail and commercial ready buildings, min. 75% of all required bicycle parking shall be located along Type "A" Streets and within 50 feet of a primary building entrance.
- Required off-street parking spaces may be reduced per Section 6.
- All standards for off-street parking with the exception of Parking Ratios for all uses shall meet the standards in Chapter 3 of the LMC.

(iv) Driveways and Service Access

Parking driveway width	24' max. (at the throat)	S
Driveways and off-street loading and unloading may be located with access from or frontage along a Type "A" Street only if the property has no access to either a Type "B" or Alley or shared/joint access easement to an adjoining property with access to a Type "B" Street or Alley.		T
Shared driveways, mutual access easements or cross access easements shall be required to adjoining properties when driveway and service access is off a Type "A" Street.		
Service and loading/unloading areas shall be screened per Section 9.0.		

(e) Encroachments

Type "A" Street / Civic Space	50% of the depth of the sidewalk or 10' (whichever is less)
Type "B" Street	50% of the depth of the sidewalk or 10' (whichever is less)
Alley	Encroachments allowed over any required setbacks No encroachments permitted over the property line or Alley R-O-W
Rear and side	Encroachments allowed over any required setbacks No encroachments permitted over the property line

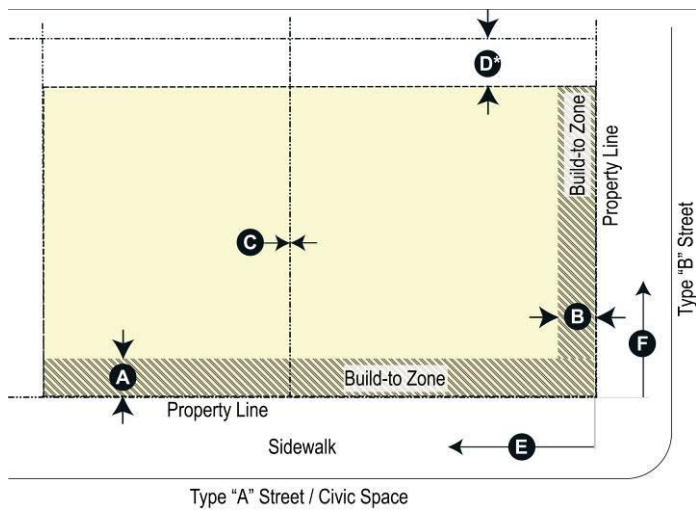
Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per standards established in this character district as long as the vertical clearance is a minimum of 8' from the finished sidewalk elevation. In no case shall an encroachment be located over an on-street parking or travel lane.



Resort Gateway Character Zone

5.2 Resort Gateway

(a) Building Placement



Legend



(i) Build-to Zone (BTZ)  
(Distance from property line to edge of the zone)

Park Ave. and Deer Valley Dr/SR 224	30' (min.) – 40' (max.)	
Kearns Blvd./SR 248	50' (min.) – 75' (max.)	
Type "A" Street / Civic Space	0' (min.) - 10' (max.) (see Note 6)	<b>A</b>
Type "B" Street	0' (min.) – 10' (max.) (see Note 6)	<b>B</b>
Alley	NA (see below for min. setback)	

(ii) Setbacks

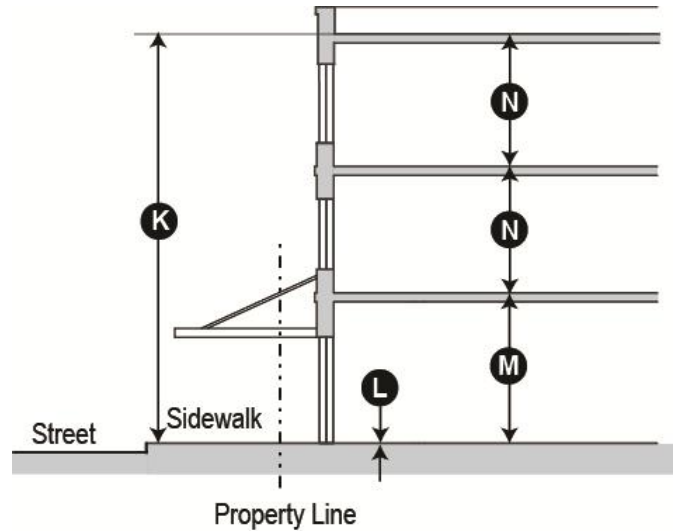
Alley	5' min.	<b>C</b>
Side	0' min.; (see Note 1)	<b>D</b>
Rear	5' min. (see Note 1)	<b>D*</b>

(iii) Building Frontage

Building Frontage required along Type "A" Street/Civic Space BTZ	80% (min.) (see Note 2)	<b>E</b>
Building Frontage required along Type "B", Park Ave, Deer Valley Dr. and Kearns Blvd. BTZs	50% (min.) (See Note 2)	<b>F</b>
Building Frontage required along Alley	None Required	

(iv) Building frontage requirements for lots with frontage along two or more Type "A" Streets may be modified based on a minor modification to reduce the frontage requirement along one Type "A" Street frontage. In such cases, the standard for one of the Type "A" Streets may be replaced by the required Type "B" Street standard.

(b) Building Height



(iii) Principal Building Standards

Building maximum	3 stories and 35' (see Notes 4, 5, and 8) (Additional building height may be permitted per Section 6 of this Code)	<b>K</b>
First floor to floor height	15' (min.) for all commercial/mixed use buildings or any building with Commercial Ready Frontage designation 10' (min.) for all other buildings and frontages (see Note 3)	<b>M</b>
Ground floor finish level	12 inches max. above sidewalk (for ground floors of commercial/mixed use buildings or any building with Commercial Ready Frontage designation) 18" (min.) above sidewalk for residential buildings (see Note 7)	<b>L</b>
Upper floor(s) height	10' min.	<b>N</b>

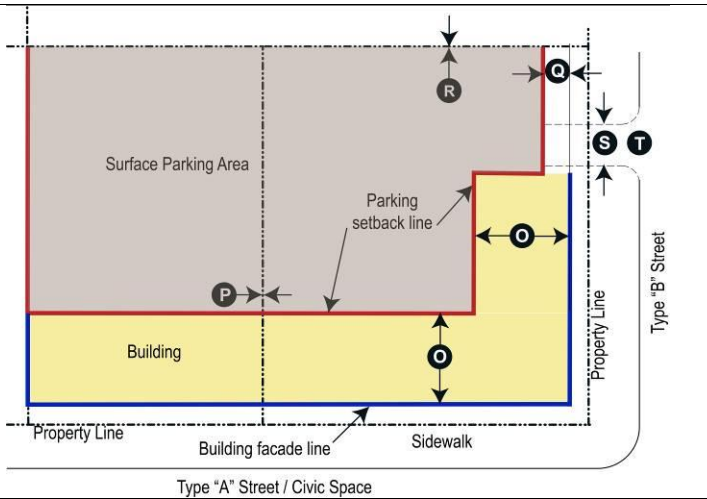
(iv) Accessory Building Standards

Accessory buildings shall meet the standards for Principal Building standards in the Resort Gateway Zone.

**Resort Gateway Character Zone**

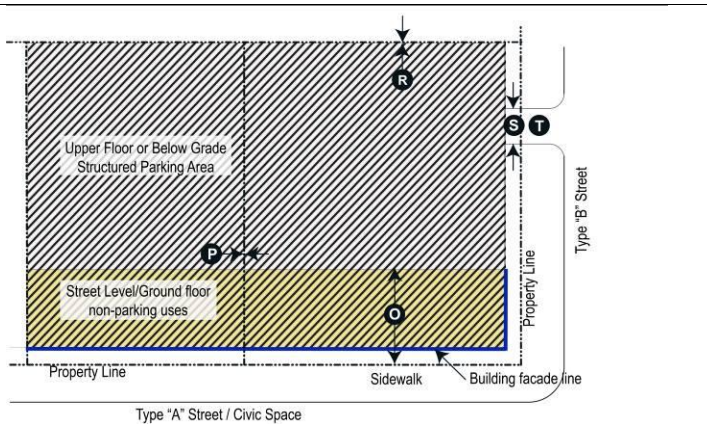
**(c) Parking & Service Access**

**(i) Surface Parking Setbacks**



Park Ave., Kearns Blvd, and Deer Valley Dr	Shall be located 5' (min.) behind the property line (Street Screen req'd; see Section 9.0)	
Type "A" Street Setback	Shall be located behind the principal building	<b>O</b>
Type "B" Street Setback	Shall be located either behind the principal building or a min. of 3' behind the building façade line along that street only	<b>O Q</b>
Alley Setback	Shall be located 5' (min.) behind the property line	
Side and Rear setbacks	0' (see Note 1)	<b>P R</b>

**(ii) Structured Parking or Below Grade Parking Setbacks**



Park Ave., Kearns Blvd, and Deer Valley Dr	Shall be located 5' (min.) behind the property line	
Type "A" Street Setback	Min. of 30' from the property line	<b>O</b>
Type "B" Street /Alley setback	May be built up to the building façade line along each street	
Side and rear setback	0' min. (see Note 1)	<b>P R</b>

**Partially Below Grade Parking**

May be built up to the building façade line along Park Ave., Kearns Blvd., Deer Valley Dr., Type "B" Streets and Alleys only.

**(iii) Required Off-Street Parking Spaces**

- Parking Ratios for Non-residential uses and ground floor Commercial Ready area shall be a minimum of 4 spaces per 1,000 sq.ft.
- Parking Ratios for Residential uses shall be a minimum of 2 spaces per dwelling unit.
- Bicycle Parking: Bicycle parking shall be provided at a minimum of 10% of all required automobile spaces.
- Location of Bicycle Parking: For retail and commercial ready buildings, min. 75% of all required bicycle parking shall be located along Type "A" Streets and within 50 feet of a primary building entrance.
- Required off-street parking spaces may be reduced per Section 6.
- All standards for off-street parking with the exception of Parking Ratios for all uses shall meet the standards in Chapter 3 of the LMC.

**(iv) Driveways and Service Access**

Parking driveway width	24' max. (at the throat)	<b>S</b>
Driveways and off-street loading and unloading may be located with access from or frontage along a Type "A" Street only if the property has no access to either a Type "B" or Alley or shared/joint access easement to an adjoining property with access to a Type "B" Street or Alley.		<b>T</b>
Shared driveways, mutual access easements or cross access easements shall be required to adjoining properties when driveway and service access is off a Type "A" Street.		
Service and loading/unloading areas shall be screened per Section 9.0.		

**(d) Encroachments**

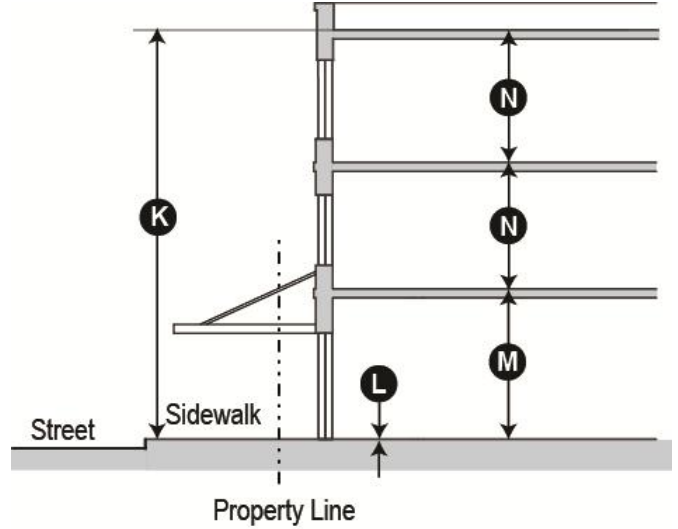
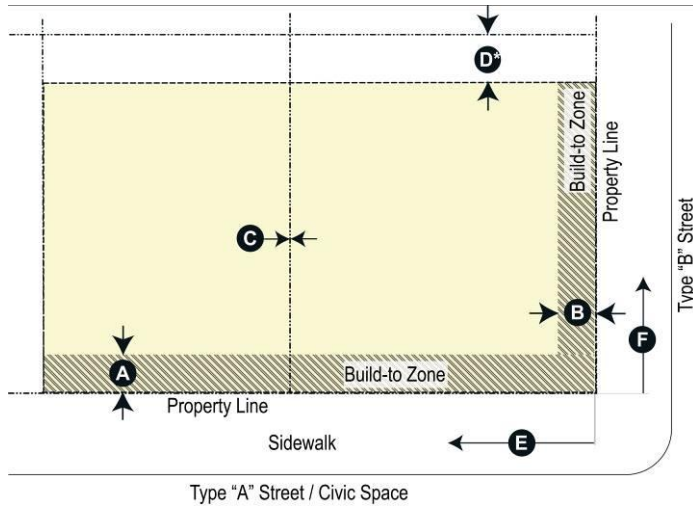
Type "A" Street / Civic Space	50% of the depth of the sidewalk or 10' (whichever is less)
Type "B" Street	50% of the depth of the sidewalk or 10' (whichever is less)
Alley	Encroachments allowed over any required setbacks No encroachments permitted over the property line or Alley R-O-W
Rear and side	Encroachments allowed over any required setbacks No encroachments permitted over the property line
Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per standards established in this character district as long as the vertical clearance is a minimum of 8' from the finished sidewalk elevation. In no case shall an encroachment be located over an on-street parking or travel lane.	

Neighborhood Shopping Character Zone

5.3 Neighborhood Shopping

(b) Building Height

(a) Building Placement



Legend



(i) Build-to Zone (BTZ)  
(Distance from property line to edge of the zone)

Type "A" Street / Civic Space	0' (min.) - 10' (max.) (see Note 6)	<b>A</b>
Type "B" Street	0' (min.) - 10' (max.) (see Note 6)	<b>B</b>
Alley	NA (see below for min. setback)	

(i) Setbacks

Alley	5' min.	<b>C</b>
Side	0' min.; (see Note 1)	<b>D</b>
Rear	5' min. (see Note 1)	<b>D*</b>

(ii) Building Frontage

Building Frontage required along Type "A" Street/Civic Space BTZ	80% (min.) (see Note 2)	<b>E</b>
Building Frontage required along Type "B", Park Ave, Deer Valley Dr. and Kearns Blvd. BTZs	50% (min.) (see Note 2)	<b>F</b>
Building Frontage required along Alley	None Required	

(iii) Building frontage requirements for lots with frontage along two or more Type "A" Streets may be modified based on a minor modification to reduce the frontage requirement along one Type "A" Street frontage. In such cases, the standard for one of the Type "A" Streets may be replaced by the required Type "B" Street standard.

(i) Principal Building Standards

Building maximum	3 stories and 35' (see Notes 4, 5, and 8) (Additional building height may be permitted per Section 6 of this Code)	<b>K</b>
First floor to floor height	15' (min.) for all commercial/mixed use buildings or any building with Commercial Ready Frontage designation 10' (min.) for all other buildings and frontages (see Note 3)	<b>M</b>
Ground floor finish level	12 inches max. above sidewalk (for ground floors of commercial/mixed use buildings or any building with Commercial Ready Frontage designation) 18" (min.) above sidewalk for residential buildings (see Note 7)	<b>L</b>
Upper floor(s) height	10' min.	<b>N</b>

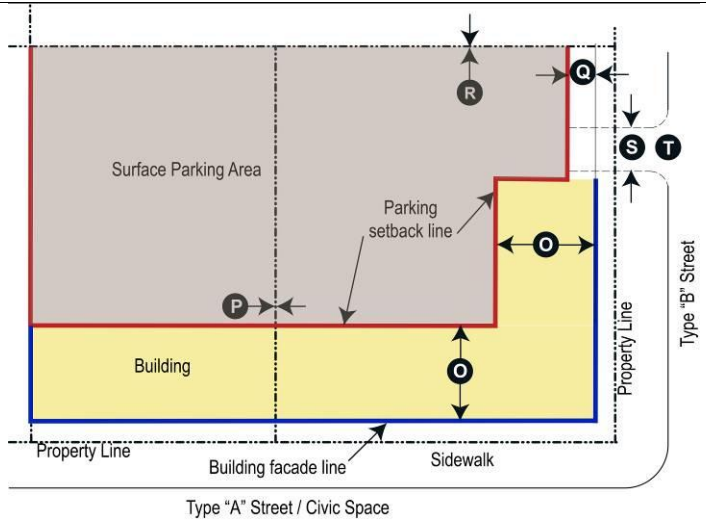
(ii) Accessory Building Standards

Accessory buildings shall meet the standards for Principal Building standards in the Neighborhood Shopping Character Zone.

Neighborhood Shopping Character Zone

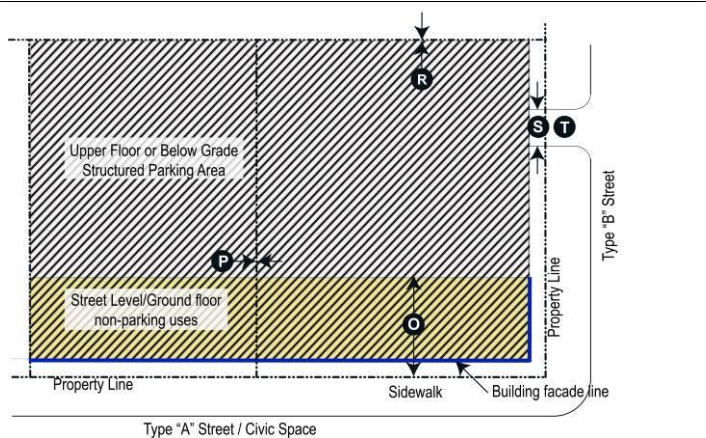
**(c) Parking & Service Access**

**(i) Surface Parking Setbacks**



Type "A" Street Setback	Shall be located behind the principal building	<b>O</b>
Type "B" Street Setback	Shall be located either behind the principal building <u>or</u> a min. of 3' behind the building façade line along that street only	<b>O Q</b>
Alley Setback	Shall be located 5' (min.) behind the property line	
Side and Rear setbacks	0' (see Note 1)	<b>P R</b>

**(ii) Structured Parking or Below Grade Parking Setbacks**



Type "A" Street Setback	Min. of 30' from the property line	<b>O</b>
Type "B" Street /Alley setback	May be built up to the building façade line along each street	
Side and rear setback	0' min. (see Note 1)	<b>P R</b>

**Partially Below Grade Parking**

May be built up to the building façade line along Type "B" and Alleys only.

**(iii) Required Off-Street Parking Spaces**

- Parking Ratios for Non-residential uses and ground floor Commercial Ready area shall be a minimum of 4 spaces per 1,000 sq.ft.
- Parking Ratios for Residential uses shall be a minimum of 2 spaces per dwelling unit.
- Bicycle Parking: Bicycle parking shall be provided at a minimum of 10% of all required automobile spaces.
- Location of Bicycle Parking: For retail and commercial ready buildings, min. 75% of all required bicycle parking shall be located along Type "A" Streets and within 50 feet of a primary building entrance.
- Required off-street parking spaces may be reduced per Section 6.
- All standards for off-street parking with the exception of Parking Ratios for all uses shall meet the standards in Chapter 3 of the LMC.

**(iv) Driveways and Service Access**

Parking driveway width	24' max. (at the throat)	<b>S</b>
Driveways and off-street loading and unloading may be located with access from or frontage along a Type "A" Street only if the property has no access to either a Type "B" or Alley or shared/joint access easement to an adjoining property with access to a Type "B" Street or Alley.		<b>T</b>
Shared driveways, mutual access easements or cross access easements shall be required to adjoining properties when driveway and service access is off a Type "A" Street.		
Service and loading/unloading areas shall be screened per Section 9.		

**(d) Encroachments**

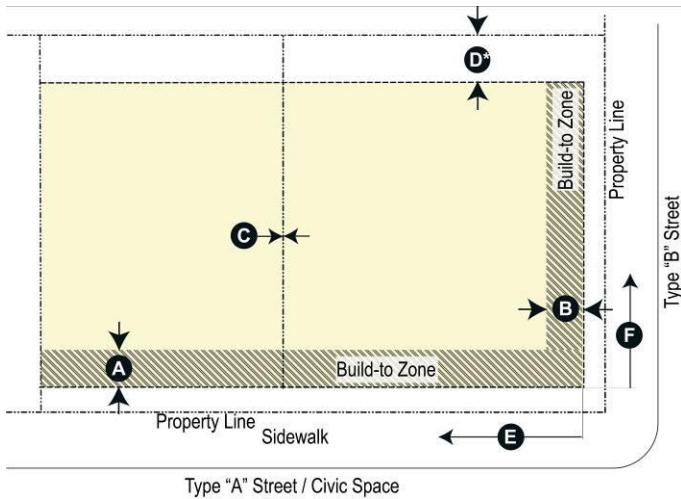
Type "A" Street / Civic Space	50% of the depth of the sidewalk or 10' (whichever is less)
Type "B" Street	50% of the depth of the sidewalk or 10' (whichever is less)
Alley	Encroachments allowed over any required setbacks No encroachments permitted over the property line or Alley R-O-W
Rear and side	Encroachments allowed over any required setbacks No encroachments permitted over the property line

Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per standards established in this character district as long as the vertical clearance is a minimum of 8' from the finished sidewalk elevation. In no case shall an encroachment be located over an on-street parking or travel lane.

Iron Horse Industrial Arts Character Zone

5.4 Iron Horse Industrial Arts

(a) Building Placement



Legend



(i) Build-to Zone (BTZ)

(Distance from property line to edge of the zone)

Type "A" Street / Civic Space	5' (min.) - 30' (max.) (see Note 6)	<b>A</b>
Type "B" Street	5' (min.) - 30' (max.) (see Note 6)	<b>B</b>
Alley	NA (see below for min. setback)	

(i) Setbacks

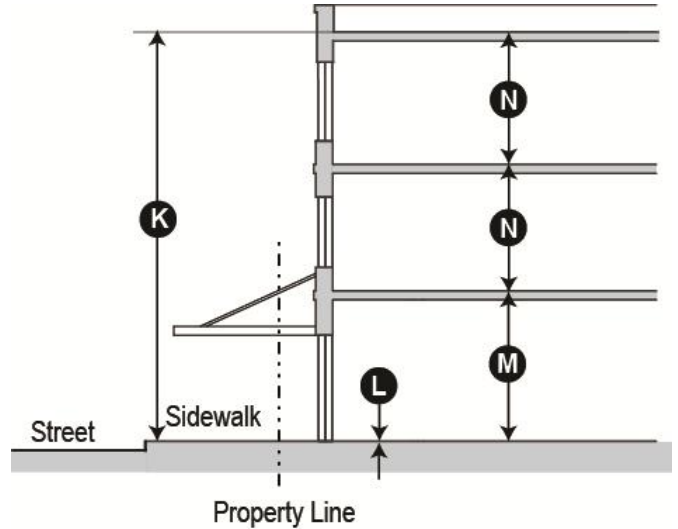
Alley	5' min.	<b>C</b>
Side	0' min.; (see Note 1)	<b>D</b>
Rear	5' min. (see Note 1)	<b>D*</b>

(ii) Building Frontage

Building Frontage required along Type "A" Street/Civic Space BTZ	60% (min.) (see Note 2)	<b>E</b>
Building Frontage required along Type "B" Street	25% (min.) (see Note 2)	<b>F</b>
Building Frontage required along Alley	None Required	

(iii) Building frontage requirements for lots with frontage along two or more Type "A" Streets may be modified based on a minor modification to reduce the frontage requirement along one Type "A" Street frontage. In such cases, the standard for one of the Type "A" Streets may be replaced by the required Type "B" Street standard.

(b) Building Height



(ci) Principal Building Standards

Building maximum	3 stories and 35' (see Notes 4, 5, and 8) (Additional building height may be permitted per Section 6 of this Code)	<b>K</b>
First floor to floor height	15' (min.) for all commercial/mixed use buildings or any building with Commercial Ready Frontage designation 10' (min.) for all other buildings and frontages (see Note 3)	<b>M</b>
Ground floor finish level	12 inches max. above sidewalk (for ground floors of commercial/mixed use buildings or any building with Commercial Ready Frontage designation) 18" (min.) above sidewalk for residential buildings (see Note 7)	<b>L</b>
Upper floor(s) height	10' min.	<b>N</b>

(cii) Accessory Building Standards

Accessory buildings shall meet the standards for Principal Building standards in the Iron Horse Industrial Arts Character Zone.

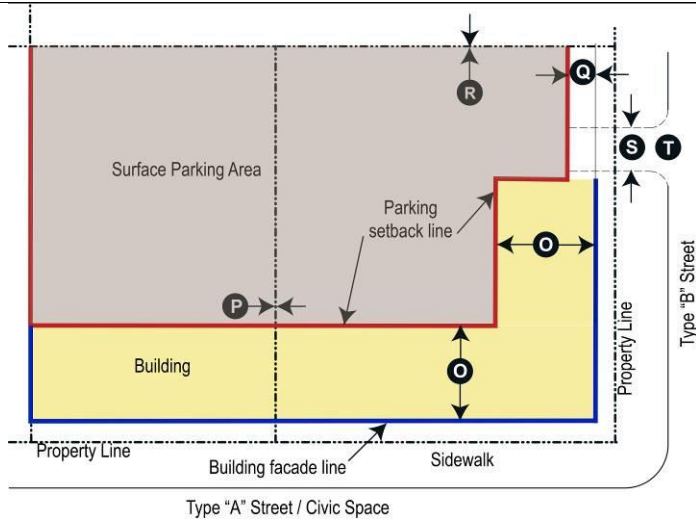
(c) Commercial Frontage Requirements

- (i) Ground floors of all buildings with Required Commercial Frontage designation on the Regulating Plan shall not be occupied by residential, office, or institutional uses up to a minimum depth of 50' from the front building façade line.

**Iron Horse Industrial Arts Character Zone**

**(d) Parking & Service Access**

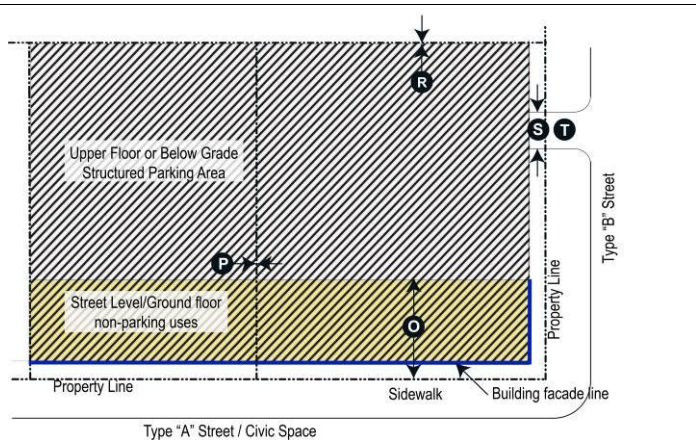
**(i) Surface Parking Setbacks**



Type "A" Street Setback	Shall be located behind the principal building	<b>O</b>
Type "B" Street Setback	Shall be located either behind the principal building <u>or</u> a min. of 3' behind the building façade line along that street <u>or</u> 5' behind the property line along that street (Street screen req'd; see Section 9.0)	<b>O Q</b>
Alley Setback	Shall be located 5' (min.) behind the property line	

Side and Rear setbacks	0' (see Note 1)	<b>P R</b>
------------------------	-----------------	------------

**(ii) Structured Parking or Below Grade Parking Setbacks**



Type "A" Street Setback	Min. of 30' from the property line	<b>O</b>
Type "B" Street/Alley setback	May be built up to the building façade line along each street	
Side and rear setback	0' min. (see Note 1)	<b>P R</b>

**Partially Below Grade Parking**

May be built up to the building façade line along Type "B" Street and Alleys only.

**(iii) Required Off-Street Parking Spaces**

- Parking Ratios for Non-residential uses and ground floor Commercial Ready area shall be a minimum of 4 spaces per 1,000 sq.ft.
- Parking Ratios for Residential uses shall be a minimum of 2 spaces per dwelling unit.
- Bicycle Parking: Bicycle parking shall be provided at a minimum of 10% of all required automobile spaces.
- Location of Bicycle Parking: For retail and commercial ready buildings, min. 75% of all required bicycle parking shall be located along Type "A" Streets and within 50 feet of a primary building entrance.
- Required off-street parking spaces may be reduced per Section 6.
- All standards for off-street parking with the exception of Parking Ratios for all uses shall meet the standards in Chapter 3 of the LMC.

**(iv) Driveways and Service Access**

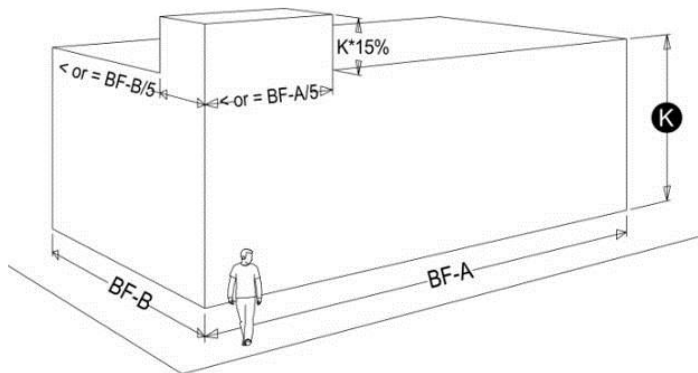
Parking driveway width	24' max. (at the throat)	<b>S</b>
Driveways and off-street loading and unloading may be located with access from or frontage along a Type "A" Street only if the property has no access to either a Type "B" or Alley or shared/joint access easement to an adjoining property with access to a Type "B" Street or Alley.		<b>T</b>
Shared driveways, mutual access easements or cross access easements shall be required to adjoining properties when driveway and service access is off a Type "A" Street.		
Service and loading/unloading areas shall be screened per Section 9.0.		

**(e) Encroachments**

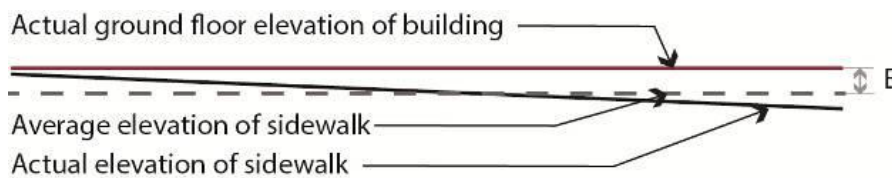
Type "A" Street / Civic Space	50% of the depth of the sidewalk or 10' (whichever is less)
Type "B" Street	50% of the depth of the sidewalk or 10' (whichever is less)
Alley	Encroachments allowed over any required setbacks No encroachments permitted over the property line or Alley R-O-W
Rear and side	Encroachments allowed over any required setbacks No encroachments permitted over the property line
Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per standards established in this character district as long as the vertical clearance is a minimum of 8' from the finished sidewalk elevation. In no case shall an encroachment be located over an on-street parking or travel lane.	

**5.5 Notes on all Character Zones**

1. Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
2. Corner building street facades along Type “A” and “B” Streets shall be built to the BTZ for a minimum of 20’ from the corner along each street or the width of the corner lot, whichever is less. Nothing in this requirement shall prevent from incorporation of curved, chamfered corners of buildings or recessed entries.
3. First floor heights shall not apply to parking structures.
4. Attics and mezzanines less than 7’ (avg.) height shall not be counted as a story but shall count towards building height limit.
5. Corner buildings may exceed the maximum building height by 15% for 20% of the building’s frontage along each corresponding street façade.



6. Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the front of façade with the recessed entry or arcade.
7. Note on measuring finished elevation of ground floors: On blocks where grade of the sidewalk changes along the street frontage, the finished ground floor building elevation shall be measured against the average elevation of the sidewalk along that block.



E = Ground floor elevation measurement

8. Building Height Measurement and Exceptions: Building height for sloping roofs shall be measured from the bottom of the eaves to the finished grade of the sidewalk in front of the building. The following height exceptions apply for all roof types:
  - i Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5’) above the highest point of the Building to comply with the International Building Code (IBC).
  - ii Church spires, bell towers, and like architectural features, subject to LMC Chapter 15-5 Architectural guidelines and the Building Design Standards in this Code, may extend (50%)

above the zone height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.

- iii An Elevator Penthouse may extend up to eight feet (8') above the Zone Height
- iv Ski lift and tramway towers may extend above the zone height subject to a visual analysis and approval by the Planning Commission.

## 5.6 Building Design Standards

The Building Design Standards for Bonanza Park form-based code zoning district shall establish a coherent urban character and encourage authentic, enduring, and attractive development. Development plans or site plans shall be reviewed by the Planning Director or designee for compliance with the standards below.

The following key design principles establish essential goals for the redevelopment within Bonanza Park to be consistent with the vision for a vibrant urban neighborhood with a range of commercial, civic, educational and residential uses serving the residents and visitors alike.

- i. New and redeveloped buildings and sites shall utilize building and site elements and details to achieve a pedestrian-oriented public realm with sidewalks, street trees, and glazing;
  - ii. Design compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity and authenticity;
  - iii. Strengthen and celebrate Park City's unique architectural traditions, and specifically Bonanza Park's eclectic character;
  - iv. Building facades shall include appropriate architectural details and ornament to create variety and interest;
  - v. Open space(s) shall be incorporated to provide usable public areas integral to the urban environment and connection to the natural setting; and
  - vi. Increase the quality, adaptability, and sustainability in Park City's building stock.
- a. General to all Character Zones
    - (1) Building Orientation
      - i. Buildings shall be oriented towards Type "A" Streets, where the lot has frontage along Type "A" Streets or along Civic/Open Spaces. All other buildings may be oriented towards Type "B" Streets.
      - ii. Primary entrance to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
      - iii. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.



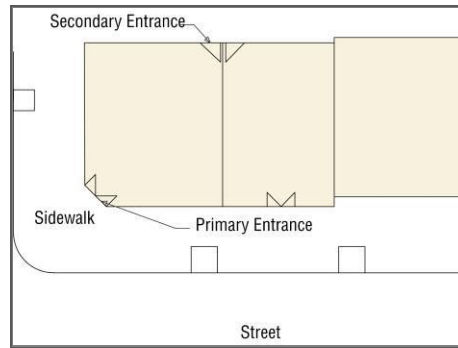


Figure showing required building orientation and location of primary entrances

(2) Design of Parking Structures

- i. All frontages of parking structures located on Type "A" Streets shall not have parking uses on the ground floor to a minimum depth of 50 feet along any Type "A" Street frontage. If the frontage is along a designated Required Commercial Frontage, then the Commercial Frontage requirement shall supersede.
- ii. The amount of Type "A" Street frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) of the parking structure along the Type "A" Street edge(s).
- iii. Parking structure facades on all Type "A" Streets shall be designed with both vertical (façade shifts of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.
- iv. Where above ground structured parking is located at the perimeter of a building with frontage along a Type "A" Street, it shall be screened in such a way that cars on all parking levels are completely hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any Type "A" Streets. Ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting. In addition, the ground floor façade treatment (building materials, windows, and architectural detailing) shall be continued to at least the second floor of a parking structure along all Type "A" Streets.
- v. When parking structures are located at street intersections, corner architectural elements shall be incorporated such as corner entrance, signage and glazing.
- vi. Parking structures and adjacent sidewalks shall be designed so pedestrians and bicyclists are clearly visible to entering and exiting automobiles.

(3) Loading and Unloading

- i. All off-street loading, unloading, and trash pick-up areas shall be located along alleys or Type "B" Streets only unless permitted in the specific building form and development standards in Section 6 of this code. If a site has no access to an Alley, or Type "B" Street, off-street loading, unloading, and trash pick-up areas may be permitted along a Type "A" Street.
- ii. All off-street loading, unloading, or trash pick-up areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment it is screening at the BTZ. The Street Screen shall be made up of (i) the same material as the principal building or (ii) a living screen or (iii) a combination of the two.

- (4) Façade Composition
- i. Buildings shall provide facade articulation per standards in Title 15, Chapter 5, Section 8 of the LMC.
  - ii. This façade articulation may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade.
  - iii. Primary Entrance Design: Primary building entrances along Type “A” and/or Type “B” Streets shall consist of at least two of following design elements so that the main entrance is architecturally prominent and clearly visible from that street:
    - i. Architectural details such as arches, friezes, awnings, canopies, arcades, tile work, murals, or moldings
    - ii. Integral planters or wing walls that incorporate landscape or seating elements
    - iii. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.
    - iv. Prominent three-dimensional, vertical features such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.
    - v. A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.
  - iv. Spacing of Entrances: There shall be a minimum of one building entrance for every 50 feet of building frontage along all Required Commercial Frontages.
  - v. Storefront Design:
    - (a) Storefronts on facades that span multiple tenants within the same building shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures. However, architectural diversity is encouraged for different buildings on the same block.
    - (b) Buildings shall generally maintain the alignment of horizontal elements along the block.
    - (c) Corner emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.
- (5) Windows and Doors
- i. Windows and doors on street (except alleys) fronting facades shall be designed to be proportional and appropriate to the specific architectural style of the building. First floor windows shall have a Visible Transmittance (VT) of 0.6 or higher.
  - ii. All ground floor front facades of buildings along Type “A” Streets or Civic/Open Space shall have windows with a Visible Transmittance (VT) of 0.6 or higher covering no less than 40% of the ground floor façade area. Each upper floor of the same building facades facing a Type “A” Street or Civic/Open Space shall contain windows with a Visible Transmittance (VT) of 0.6 or higher covering no less than 25% of the façade area. All other street facing facades (except alleys) shall have windows with a Visible Transmittance (VT) of 0.6 or higher covering at least 15% of the façade area for all floors.
- (6) Building Materials
- a. Commercial or Mixed Use Building Materials
    - i. Building materials shall meet the standards in \_\_\_ of the LMC.

- ii. EIFS shall be limited to moldings and architectural detailing on building frontages along any Type “A” and “B” Streets. On alley facades, it shall only be used on upper floors (above 10’ in height).
- (7) Building Massing and Scale:
- i. Single tenant buildings between 15,000 and 25,000 sq.ft. in ground floor area shall be built in such a manner as to include a liner building with commercial frontage along all the building’s Type “A” frontages.
  - ii. Single tenant buildings over 25,000 sq.ft. in ground floor area may only be permitted with a CUP approved by the Planning Commission.

## 6.0 Incentive Standards

6.1 Purpose and Intent: The purpose of this section is to implement the Incentivized Plan recommendations of the Bonanza Park Plan in a streamlined and predictable manner in conjunction with the city’s affordable housing and Transfer of Development Rights policies.

6.2 Applicability: Any development that exceeds the maximum 3 story and 35’ building height standard in Bonanza Park shall meet the standards in this Section.

### 6.3 Incentives Matrix

Tier 1	General Standards:	
	<ul style="list-style-type: none"> <li>Applicants may provide more than one of the listed development outcomes under Tier 1 and obtain the cumulative building square footage up to the maximum established for Tier 1.</li> <li>Tier 1 maximum development (cumulative for all development outcomes): Building height shall not exceed 5 floors or 60 feet. On the 4<sup>th</sup> floor, the building area shall be limited to 75% of the ground floor building area and on the 5<sup>th</sup> floor, the building area shall be limited to 25% of the ground floor building area unless otherwise specified below.</li> <li>Applicants providing more than one listed development outcomes under Tier 1 are also eligible to reduce their total required off-street parking by a maximum of 25%.</li> </ul>	
	Development Outcomes	Standards or Criteria
	1. Dedication/Reservation of R-O-W for a Primary Street	<ul style="list-style-type: none"> <li>Additional building square footage shall equal the total square feet provided in R-O-W dedication or reservation but no greater than the maximum permitted for Tier 1.</li> <li>R-O-W dedication/reservation shall meet the standards of this Code.</li> </ul>
2. Dedication of Required or Recommended Open/Civic Space (includes community gardens and rooftop greenhouses)	<ul style="list-style-type: none"> <li>Additional building square footage shall equal the total square feet provided in Open/Civic Space (public or private) but no greater than the maximum permitted for Tier 1 with the exception of Rooftop Greenhouses which may be allowed on the 4<sup>th</sup> and 5<sup>th</sup> floor and do not count toward the building area limits.</li> </ul>	
3. Dedication/Reservation of R-O-W for a Secondary Street	<ul style="list-style-type: none"> <li>Additional building square footage shall equal to ½ of the total square feet provided in R-O-W dedication or reservation but no greater than the maximum permitted for Tier 1.</li> <li>R-O-W dedication/reservation shall meet the standards of this Code</li> </ul>	
Tier 2	General Standards:	
	<ul style="list-style-type: none"> <li>To be eligible for Tier 2 Incentives; applicants have to meet Tier 1 Development Outcomes 1 and 2 if applicable within the applicants property</li> <li>Tier 2 maximum development (cumulative for all development outcomes): Building height shall not exceed 5 floors. On the 4<sup>th</sup> floor, the building area shall be limited to 75% of the ground floor building area and on the 5<sup>th</sup> floor, the building area shall be limited to 25% of the ground floor building area unless otherwise specified below.</li> <li>Applicants are also eligible to reduce their total required off-street parking by a maximum of 50%</li> </ul>	
	Development Outcomes	Standards or Criteria
1. Deed Restricted Uses (Per list in Section 6.5 below)	<ul style="list-style-type: none"> <li>Additional building square footage shall equal the total square feet provided in deed restricted space (cumulative of all types of deed restricted uses) but no greater than the maximum permitted under Tier 2.</li> </ul>	

	2. Affordable housing units and attainable housing per standards in Table 6.2 below	<ul style="list-style-type: none"> <li>• Within this option, the applicant may utilize either the City's adopted Housing Resolution OR the Bonanza Park Affordable/Attainable Housing Option.</li> <li>• The Standards of the Bonanza Park Affordable/Attainable Housing Option outlined in Table 6.4 below shall apply</li> <li>• Additional building square footage shall be equal to the total square feet provided in affordable/attainable housing units; but no greater than the maximum permitted for Tier 2.</li> </ul>
	3. Assisted Living and/or Rental Apartments	<ul style="list-style-type: none"> <li>• Additional building square footage shall equal the total square feet provided in Assisted Living and Rental Apartment but no greater than the maximum permitted for Tier 2. The Assisted Living and/or Rental Apartment use shall be deed restricted.</li> </ul>
Tier 3	General Standards:	
	<ul style="list-style-type: none"> <li>• To be eligible for Tier 2 Incentives; applicants have to meet Tier 1 Development Outcomes 1 and 2 if applicable within the applicants property.</li> <li>• Applicants may provide more than one of the listed development outcomes under Tier 3 in addition to Tier 1 and Tier 2 and obtain the cumulative building square footage up to the maximums established for all three tiers.</li> <li>• Tier 3 maximum development (cumulative for all development outcomes): Building height shall not exceed 5 floors (100% of the ground floor building footprint on the 4<sup>th</sup> and 5<sup>th</sup> floors).</li> <li>• Applicants providing any Tier 3 development outcome is also eligible to reduce their total required off-street parking by a maximum of 50%</li> </ul>	
	Development Outcomes	Standards or Criteria
	1. Receiving any transfer of development right credits	<ul style="list-style-type: none"> <li>• Additional building square footage shall be equal to the total square feet provided by TDR; but no greater than the maximum permitted for Tier 3.</li> </ul>
2. Zero Carbon Building	<ul style="list-style-type: none"> <li>• Total building square footage shall be no greater than the maximum permitted for Tier 3.</li> </ul>	

#### 6.4 Affordable and Attainable Housing Options

This section provides for an alternative option to the 2007 Affordable Housing Resolution by addressing local housing needs and increasing the range of required housing. The Bonanza Park Attainable Housing Option gives developers the option to create a mix of affordable and attainable housing as outlined below. This option requires that the developer build the affordable/attainable mix at 25% of the overall floor area of the building.

Table 6.4 Bonanza Park Affordable/Attainable Housing Options				
Requirement: Minimum 25% of Floor Area				
Tier	Target Workforce Wage	Maximum Workforce Wage	Distribution of Units within Project (min.)	Targeted Income Range in 2011
1	100%	125%	10%	\$53,378 - \$66,722
2	125%	150%	20%	\$66,722 - \$80,067
3	150%	175%	40%	\$80,067 - \$93,411
4	175%	225%	15%	\$93,341 - \$120,100
5	225%	328%	15%	\$120,100- \$175,080

6.5 List of Deed Restricted Uses Permitted: The following is a list of uses that are intended to be incentivized within Bonanza Park. These uses shall be deed restricted to run with the land for a minimum of 25 years. However, uses may be changed between different deed restricted uses permitted in this list, as amended.


Table 6.5 List of Deed Restricted Uses Permitted

<b>Deed Restricted Uses</b>	<b>Definition</b>
Accredited Educational Facility	Shall be any building, structure, improvement, or site, to be used for or in connection with the conduct or operation of an educational institution, including but not limited to, classrooms and other instructional facilities, laboratories, research facilities, libraries, study facilities, administrative and office facilities, museums, gymnasiums, campus walks, drives and site improvements, dormitories and other suitable living quarters or accommodations, dining halls and other food service and preparation facilities, student services or activity facilities, physical education, athletic and recreational facilities, theatres, auditoriums, assembly and exhibition halls, greenhouses, agricultural buildings and facilities, parking, storage and maintenance facilities, infirmary, hospital, medical, and health facilities, continuing education facilities, communications, fire prevention, and fire fighting facilities, and any one, or any combination of the foregoing, whether or not comprising part of one building, structure, or facility. Such an educational institution should be accredited by the respective state or federal agency that is responsible for rating such institutions.
Business Incubator Space	Shall be any space that is dedicated to programs designed to support the successful development of entrepreneurial companies or start up businesses through an array of business support resources and services, developed and orchestrated by incubator management and offered both in the incubator and through its network of contacts. It shall also include shared common space including technology such as copiers, computers, meeting rooms, etc.
Child Care Facility	(City definition)
Community Cultural Center	Shall be a meeting place used by members of the community for civic, social, cultural, and/or recreational purposes. Such a center may be programmed to accommodate the needs of specific groups such as senior citizens, moms and tots, and ethnic groups, etc.
Innovation Center	Shall be designated area or building that introduces new businesses or areas of technology to their respective local markets. These areas often become centers oriented around design, media, and creative firms.
Live/Work Space	Shall be a space within a building that includes residential area and work area. The two may be accessible through the same unit or separated but within the same building with separate entrances. The living space must also be connected to the work space through a deed restriction.
Local Non-Profit Space	Shall be a space that houses the operations or office of any local non-profit entity. It may include a religiously affiliated non-profit entity.
Think Tank	Shall be an institute, corporation, or entity organized for interdisciplinary research (as in technology, social, economic, or other areas)
Visiting Artist/Creative Studio	Shall be a space with in a building that includes an artist studio or gallery in connection to a residential area. The two may be accessible through the same unit or separate but within the same building with separate entrances. The living space must also be connected to the work space through a deed restriction.

6.6 In addition to the three (3) Tier options for development incentives, applicants may propose other development outcomes in return for alternative benefits which complement the Community Vision and General Plan. However, such requests may only be approved by the City Council after a recommendation by the Planning Commission.

## 7.0 Street Design Standards

7.1 Street Classification and Connectivity Standards: In order to service both multiple modes of transportation and appropriate development context, streets within the District are classified under three major categories in the BoPa-FBC.

- (a) Street Cross Section: The Street Cross Sections establish standards for right-of-way of the street itself. This includes information on automobile, bicycle, pedestrian, and parking accommodation. It typically addresses the space allocation within the public right-of-way and its emphasis towards one or more modes of transportation.
- (b) Street Type: The Street Type designation establishes the appropriate development context along each street. For the purposes of this FBC, Street Type is classified into the following two categories:
  - i Type “A” Streets – Type “A” Streets are intended to provide the most pedestrian friendly and contiguous development context. Buildings along Type “A” Streets shall be held to the highest standard of pedestrian-oriented design and few, if any, gaps shall be permitted in the ‘Street Wall’. These streets are the main retail, restaurant, entertainment streets or are important neighborhood connectors as identified in the Regulating Plan.
  - ii Type “B” Streets – Type “B” Streets are also intended to be pedestrian friendly with a mostly contiguous development context. However, in some locations, where access to an Alley is not available, Type “B” Streets may need to accommodate driveways, parking, service/utility functions, and loading and unloading. In such cases, Type “B” Streets may balance pedestrian orientation with automobile accommodation. Typically, they shall establish a hybrid development context that has a more pedestrian friendly development context at street intersections and accommodates auto-related functions and surface parking in the middle of the block. Surface parking shall be screened from the roadway with a street wall or living fence. Type “B” Streets are designated in the Regulating Plan.
  - iii Street Connectivity Requirements: In addition to Street Cross Section and Street Type, Streets are also classified by whether they are Primary or Secondary streets to implement the redevelopment vision and are designated as such on the Regulating Plan.
    - a. Primary Streets – these are mainly existing, improved or new streets that are essential to implement the network envisioned in the vision for BoPa. If an incentive is used or the owner chooses to dedicate Right of Way, right-of-way for Primary Streets shall be reserved or dedicated per  of the LMC at the time of development or redevelopment
    - b. Secondary Streets – these are additional new streets that are important, but have the flexibility to implement the network envisioned in the vision for BoPa. Secondary Streets only indicate the likely locations for new streets and blocks. Secondary Streets may be substituted by pedestrian passages, alleys, or cross-access easements based on the specific redevelopment context.

7.2 Street Cross Section Standards: This section shall establish standards for all elements of the public right-of way including travel lane, on-street parking, bicycle accommodation, streetscape/parkway standards, and sidewalk standards. Landscaping and streetscaping within and adjacent to the public R-O-W shall be per standards in Section 9. Table 7.1 shall establish the cross sections for each street type. The cross sections in Section 7.3 may be adjusted to fit existing contexts with the approval of the City Engineer. In addition, the proposed cross sections may be adjusted to meet the needs of the Fire Code as adopted by the City.

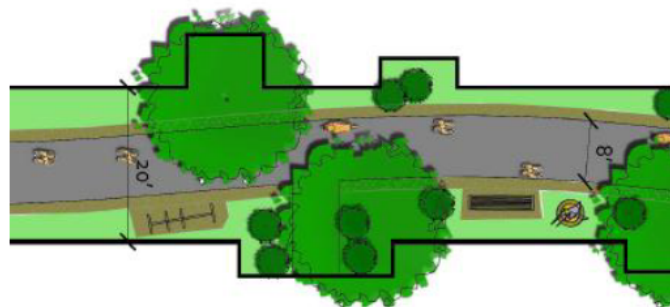
- (a) Applicability:
  - i. The following cross sections shall apply to new and substantially reconstructed streets within the BoPa-FBC Zoning District only.
  - ii. The following cross sections shall also apply when properties are developed or redeveloped under the BoPa-FBC or when existing streets are reconstructed.

**Table 7.1**

Treatment of ROW	
TRAILS	20' Wide ROW includes
	8' paved Trail
	1.5' stone-dust
	10.5' Landscaping w/Trees, Public Artwork, Interactive displays & Resting Spots
INTERIOR BLOCKS	52' Wide ROW includes
	2-10' Travel lanes
	2 – 8' Parallel on-street parking
	2 – 8' Sidewalks
INTERIOR BLOCK WITH CYCLE TRACK	51' Wide ROW includes:
	2-10' Travel lanes
	1 – 8' Parallel on-street parking
	2 – 6' Sidewalks
	1 - 3' Buffer
INTERSECTION	1 - 8' two lane bike track
	Curb extensions Textured Crosswalks
THE SPUR	Street Dining & Vendor Sales encouraged
	1-12' Sidewalk along building façade
	2 – 10' Travel Lanes
	1 – 8' Parallel on-street parking

**7.3 Street Cross Sections**

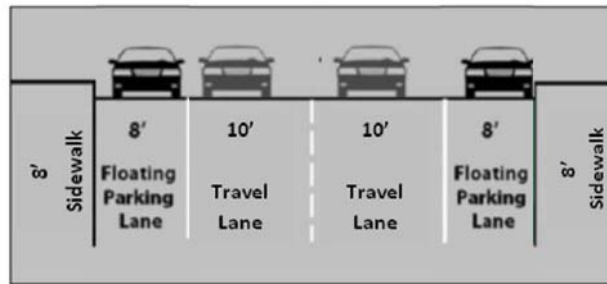
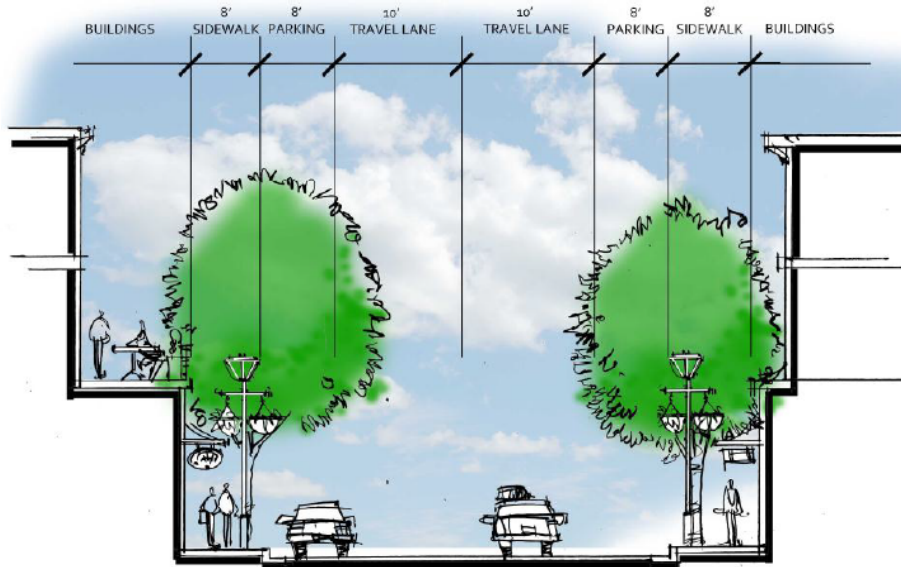
Trails: 20' ROW





INTERIOR BLOCK NO CYCLE TRACK

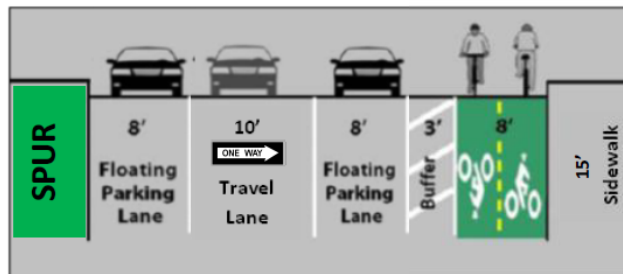
52' ROW



INTERIOR BLOCK WITH CYCLE TRACK

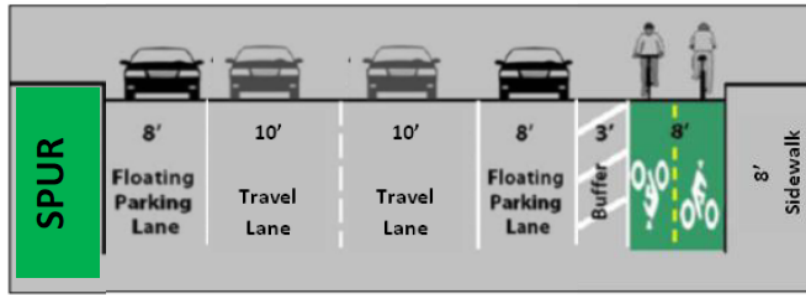
Along rounded edge of spur – One Way Travel Lane

52' ROW



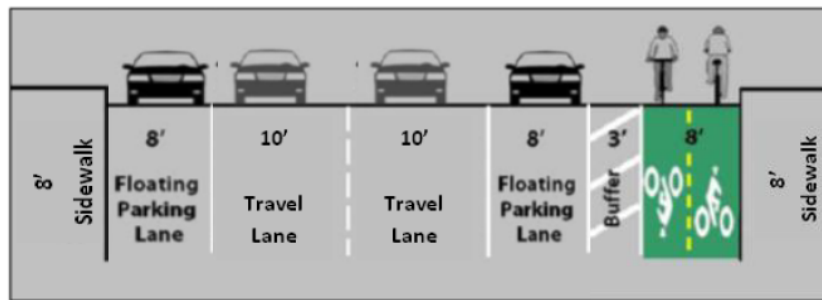
Along straight edge of spur

55' ROW



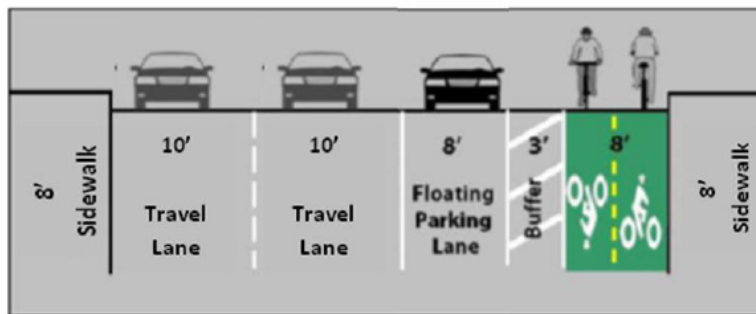
Roads with Cycle Track and Two sides of floating parking lane.

63' ROW



Cycle track with Single side of floating parking lane

55' ROW



## 8.0 Open Space and Civic Space Standards

- 8.1 Open Space and Civic Space Approach: The redevelopment vision for Bonanza Park recognizes the importance of providing a network of open spaces that provide a multitude of passive and active recreational opportunities. These opportunities are to be accommodated in a variety of spaces ranging from larger scaled facilities to small pocket parks located at key nodes within BoPa. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike, providing open space amenities for future residents of both Bonanza Park and adjoining neighborhoods. This approach to Open and Civic Space recognizes that in an urban, infill context, unique standards need to be established to provide for quality open and civic spaces that serve both recreational and placemaking goals of the redevelopment vision.
- 8.2 Required and Recommended Open/Civic Space Designations: This section establishes standards for Open Space and Civic Space within the BoPa-FBC Zoning District. Open Space and Civic Space includes Private Common Open Space, Pedestrian Amenities, Public Open Space and Trail Standards. The Regulating Plan designates several areas for required and recommended Open and Civic Spaces within BoPa. The detailed Open Space and Civic Space Standards for each type are included in this Section. These standards include general character, typical size, frontage requirements, and typical uses.
- (a) Required Civic/Open Spaces are any or all areas shown on the Regulating Plan with specific locations of future Open and Civic Spaces. The only Required Civic/Open Space shown on the Regulating Plan is the Spur Park. This space has been identified on the Regulating Plan due to its significant location within the context of the overall redevelopment of Bonanza Park.
  - (b) Recommended Civic/Open Spaces are those areas shown on the Regulating Plan as desirable locations for future Open and Civic Spaces (including environmentally sensitive areas, parks, plazas, greens, and squares). These spaces have been identified on the Regulating Plan in order to communicate the vision for redevelopment within BoPa.
- 8.3 Open Space and Civic Space Classification: For the purposes of this Code, all urban open space shall fall into one of the following 3 general classes:
- (a) Public Open Space: Open air or unenclosed to semi-unenclosed areas intended for public access and use and are located within the defined urban core of the city. These areas range in size and development and serve to compliment and connect surrounding land uses and code requirements.
  - (b) Private Common Open Space: A privately owned outdoor or unenclosed area, located on the ground or on a terrace, deck, porch, or roof, designed and accessible for outdoor gathering, recreation, and landscaping and intended for use by the residents, employees, and/or visitors to the development.
  - (c) Private Personal Open Space: A privately owned outdoor or unenclosed area, located on the ground or on a balcony, deck, porch, or terrace and intended solely for use by the individual residents of a condominium or multi-family dwelling unit.
- 8.4 Minimum Private Common Open Space Requirements: Given the infill nature of development within the context of Bonanza Park, all residential development within the BoPa-FBC Zoning District shall meet the private common open space standards established in this Section. Table 8.1 establishes the private common open space requirement based on the proposed intensity of residential development. Residential projects with less than 20 dwelling units are not required to provide private common space. When designating Private Common Open Space per the requirements in this Section, priority shall be given to any Required or Recommended Open/Civic Space locations that impact the subject property.

Table 8.1 Private Common Open Space Requirements

<b>Housing Density (dwelling units per acre)</b>	<b>Private Common Open Space Standard Proposed (area of private common space per dwelling unit)</b>
8 – 19 DU / acre	Provide minimum of 160 sf per dwelling unit
20 – 29 DU / acre	Provide minimum of 120 sf per dwelling unit
30 – 39 DU / acre	Provide minimum of 80 sf per dwelling unit
40 and above DU / acre	Provide minimum of 60 sf per dwelling unit

8.5 Minimum Private Personal Open Space Requirements: Given the infill nature of development within the context of Bonanza Park, all residential development within the BoPa-FBC Zoning District shall also meet the private personal open space standards established in this Section. Table 8.2 establishes the private personal open space requirement based on the proposed intensity and type of residential development.

Table 8.2 Private Personal Open Space Requirements

<b>Housing Density (dwellings per acre)</b>	<b>Private Personal Open Space Standard Proposed</b>
Less than 8 DU / acre	No Requirement
8 - 19 DU / acre	Ground floor units: If applicable, all dwelling units shall have a minimum of 100 sf of private personal open space including one of the following: Porch, Stoop, Patio, or Deck  Upper floor units: all dwelling units shall have a minimum of 50 sf of private personal open space including one of the following: balcony or roof terrace
20 – 29 DU/acre	Ground floor units: If applicable, all dwelling units shall have one of the following: Porch, Stoop, Patio, or Deck  Upper floor units: All dwelling units shall have a Balcony
30-39 DU / acre	Ground floor and podium level dwelling units: If applicable, all units shall include one of the following: Porch, Stoop, Patio, or Deck  Upper floor dwelling units: 75% of all upper dwelling units shall have a Balcony.
40 and above DU / acre	Ground floor and podium level dwelling units: If applicable, all exterior facing units shall include one of the following: Porch, Stoop Garden, Patio, or Deck Upper floor dwelling units: 50% of upper units with Balcony.

8.6 Open/Civic Space Types: In order to meet the requirements for Private Common and Private Personal and other public space within this Code, the following section shall be used to provide the palette of open space types permitted within Bonanza Park.

(a) **Spur Park Standards**



The Spur Park is a critical component of the vision for a redeveloped Bonanza Park. It is based on the Park City’s history as a mining community with Bonanza Park being the primary rail transfer station sending goods into and out of the bustling mining town. The Y-shaped Spur Park based on the remnants of the switching yard located in Bonanza Park provides a unique way to reconnect to the history of the locale.

The Spur Park as envisioned in the Bonanza Park Plan becomes the central anchor for a walkable, urban neighborhood. The park is similar to a Square or a Green in that it is a public urban open space available for civic purposes, commercial activity, unstructured recreation and other passive uses. All buildings adjacent to the Spur Park shall front onto it and activate this space. The Spur Park shall primarily be naturally landscaped with many shaded places to sit. Open lawn areas shall encourage civic gathering. Appropriate paths, civic elements, fountains or open shelters may be included and shall be formally placed within the green. A civic element or small structure such as an open shelter, pergola, stage, or fountain may be provided within the Spur Park.

The area under the Spur Park may be developed as a public parking garage. Future multi-modal connectivity with the rest of town and the ski resorts will be critical to making Bonanza Park an important transit node within the community.

**Typical Characteristics**

**General Character**

- Open space
- Spatially defined by street and building frontages and landscaping
- Lawns, trees and shrubs naturally disposed
- Open shelters and paths formally disposed

**Location and Size**

- 0.25 – 3 acres
- Minimum width – 25'
- Minimum pervious cover – 80%
- Minimum perimeter frontage on public right of way – 60%

**Typical Uses**

- Unstructured and passive recreation
- Casual seating
- Commercial and civic uses
- No organized sports

(b) **Pocket Park Standards**



Pocket Parks are small scale public urban open spaces intended to provide recreational opportunities where (publicly accessible/park) space is limited. Typically, pocket parks should be placed within new areas of high (population) density such as envisioned within the Mixed Use Center.

Pocket parks are to be incorporated into areas of high population density. They offer recreational opportunities in locations where publicly accessible green space is limited or in areas not served by any other park. Pocket parks may be developed as dog parks also.

**Typical Characteristics**

**General Character**

Small urban open space responding to specific user groups and space available. Range of character can be for intense use or aesthetic enjoyment. Low maintenance is essential.

**Location and Size**

Upto 1.99 acres  
Within walking distance of either a few blocks or up to a 1/4 mile

**Typical Uses**

Development varies per user group

(c) **Green Standards**



A Green is a public urban open space available for civic purposes, commercial activity, unstructured recreation and other passive uses. Greens shall primarily be naturally landscaped with many shaded places to sit. Open lawn areas shall encourage civic gathering. Appropriate paths, civic elements, fountains or open shelters may be included and shall be formally placed within the green.

A Green shall be adjacent to a public right of way and be spatially defined by buildings which shall front onto and activate this space.

**Typical Characteristics**

**General Character**

- Open space
- Spatially defined by street and building frontages and landscaping
- Lawns, trees and shrubs naturally disposed
- Open shelters and paths formally disposed

**Location and Size**

- 0.25 – 3 acres
- Minimum width – 25'
- Minimum pervious cover – 80%
- Minimum perimeter frontage on public right of way – 60%

**Typical Uses**

- Unstructured and passive recreation
- Casual seating
- Commercial and civic uses
- No organized sports

(d) **Square Standards**



A square is a public urban open space available for civic purposes, commercial activity, unstructured recreation and other passive uses. The square should have a more urban, formal character and be defined by the surrounding building frontages and adjacent tree-lined streets. All buildings adjacent to the square shall front onto the square. Adjacent streets shall be lined with appropriately scaled trees that help to define the square.

The landscape shall consist of lawns, trees, and shrubs planted in formal patterns and furnished with paths and benches. Shaded areas for seating should be provided. A civic element or small structure such as an open shelter, pergola, or fountain may be provided within the square.

**Typical Characteristics**

**General Character**

- Formal open space
- Spatially defined by buildings and tree-lined streets.
- Open shelters, paths, lawns, and trees formally arranged
- Walkways and plantings at all edges
- Abundant seating opportunities

**Location and Size**

- 0.25 – 3 acres
- Minimum width – 25'
- Minimum pervious cover – 60%
- Minimum perimeter frontage on public right of way – 60%
- Located at important intersections

**Typical Uses**

- Unstructured and passive recreation – no organized sports.
- Formal gathering
- Commercial and civic uses



(e) **Multi-Use Trail Standards**



(Include image of UP rail-trail here)



A multi-use trail is a linear public urban open space that accommodates two or more users on the same, undivided trail. Trail users could include pedestrians, bicyclists, skaters, etc. A trail frequently provides an important place for active recreation and creates a connection to regional paths and biking trails.

Trails within greenways or neighborhood parks shall be naturally disposed with low impact paving materials so there is minimal impact to the existing creek bed and landscape.

The multi-use trail along the center of BoPa extending from the existing rail-trail along the Union Pacific Rail R-O-W will help activate connections between the open spaces within the district and to adjoining neighborhoods.

**Typical Characteristics**

**General Character**

- Multi-use trail in Neighborhood Park:
- Naturally disposed landscape
- Low impact paving
- Trees lining trail for shade
- Appropriately lit for safety
- Formally disposed pedestrian furniture, landscaping and lighting
- Paved trail with frequent gathering spaces and regular landscaping.

**Standards**

Min. Width                      8 feet (pavement)

**Typical Uses**

- Active and passive recreation
- Casual seating

(f) **Plaza Standards**



A plaza is a public urban open space that offers abundant opportunities for civic gathering. Plazas add to the vibrancy of streets within the more urban zones and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces.

The landscape should have a balance of hardscape and planting. Various types of seating should be provided from planter seat walls, to steps, to benches, to tables, and chairs. Trees should be provided for shade. They should be formally arranged and of appropriate scale. Plazas typically should be located at the intersection of important streets. A minimum of one public street frontage shall be required for plazas.

**Typical Characteristics**

**General Character**

- Formal open space
- A balance of hardscape and planting
- Trees important for shade
- Spatially defined by building frontages

**Location and Size**

- 0.25 – 3 acres
- Minimum width – 25'
- Minimum pervious cover – 40%
- Minimum perimeter frontage on public right of way – 25%
- Located at important intersections

**Typical Uses**

- Commercial and civic uses
- Formal and casual seating
- Tables and chairs for outdoor dining
- Retail and food kiosks

(g) **Pocket Plaza Standards**



A pocket plaza is a small scale public urban open space that serves as an impromptu gathering place for civic, social, and commercial purposes. The pocket plaza is designed as a well-defined area of refuge separate from the public sidewalk.

These areas contain a lesser amount of pervious surface than other open space types. Seating areas are required and special features such as public art installations are encouraged.

They should be formally arranged and of appropriate scale. Pocket Plazas typically should be located at angled street intersections or in an area next to the streetscape.

**Typical Characteristics**

**General Character**

Formal open space for gathering

Defined seating areas

Refuge from the public sidewalk

Spatially defined by the street and building configuration

**Location and Size**

Min. 300 s.f. / Max. 900 s.f.

Minimum width – 10'

Minimum pervious cover – 20%

Minimum perimeter frontage on public right of way – 30%

Located at angled street intersections and within building supplemental zones

**Typical Uses**

Civic and commercial uses

Formal and casual seating

(h) **Pedestrian Passage (Paseo) Standards**



Pedestrian passages or paseos are linear public urban open spaces that connect one street to another at through-block locations. Pedestrian passages create intimate linkages through buildings at designated locations. These wide pathways provide direct pedestrian access to residential or other commercial addresses and create unique spaces for frontages to engage and enter off of. Pedestrian passages allow for social and commercial activity to spill into the public realm.

Pedestrian passages should consist of a hardscape pathway with pervious pavers activated by frequent entries and exterior stairways. The edges may simply be landscaped with minimal planting and potted plants. Sunlight is important to the interiors of blocks.

**Typical Characteristics**

**General Character**

- Hardscape pathway with pervious pavers
- Defined by building frontages
- Frequent side entries and frontages
- Shade important
- Minimal planting and potted plants
- Maintain the character of surrounding buildings

**Standards**

Min. Width	12 feet
------------	---------

**Typical Uses**

- Pedestrian connection and access
- Casual seating

(i) **Forecourt Standards**



Forecourt is a small scale private common open space surrounded on at least two sides by buildings. A forecourt is typically a building entry providing a transition space from the sidewalk to the building. The character serves as a visual announcement of the building to visitors with additional amenities such as signage, water features, seating, planting, etc.

Forecourts should be laid out proportionate to building height with a 1:4 (min.) ratio. In order to offset the impact of taller buildings, the detail of the forecourt level should seek to bring down the relative scale of the space with shade elements, trees, etc.

The hardscape may primarily accommodate circulation such as a porte-cochere. Seating and shade may be important for visitors. Trees and plantings are critical to create a minimum of 30% pervious cover and offset the effect of the urban heat island.

**Typical Characteristics**

**General Character**

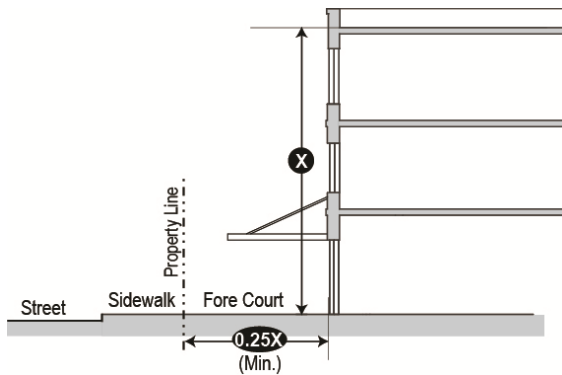
- Small scale private common open space
- Defined by buildings on at least 2 sides with connection to public sidewalk
- Size of court should be proportionate to building height
- Hardscape should accommodate entry circulation
- Trees and plants are critical
- Enhance the character of surrounding buildings

**Standards**

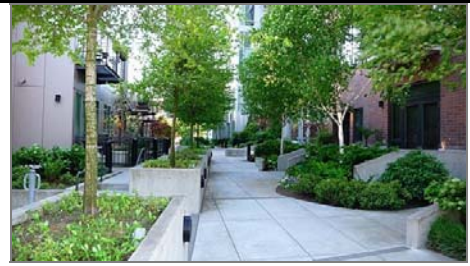
Min. Width	25'
Minimum Size	Depth: Based on building height ratio; Width: min. of 50% of the building's frontage along that street
Minimum pervious cover – 30%	

**Typical Uses**

- Building Entry Circulation
- Visual building announcement



(i) **Courtyard Standards**



Courtyards are small scale private common open spaces surrounded on at least three sides by buildings with a pedestrian connection to a public sidewalk. Courtyards maintain the character and style of the surrounding buildings.

Courtyards should be laid out proportionate to building height between 1:1 and 2:1 ratio. In order to offset the impact of taller buildings, the detail of the courtyard level should seek to bring down the relative scale of the space with shade elements, trees, etc. Transition areas should be set up between the building face and the center of the court.

The hardscape should accommodate circulation, gathering, seating, and shade. Trees and plantings are critical to create a minimum of 30% pervious cover and offset the effect of the urban heat island.

**Typical Characteristics**

**General Character**

Small scale private common open space  
Defined by buildings on at least 3 sides with connection to public sidewalk

Size of court should be proportionate to building height

Hardscape should accommodate circulation, gathering, and seating.

Trees and plants are critical

Maintain the character of surrounding buildings

**Standards**

Min. Width 25'

Minimum Size 650 s.f.

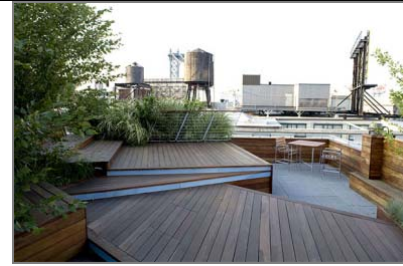
Minimum pervious cover – 30%

**Typical Uses**

Gathering

Casual seating

**(k) Roof Terrace Standards**



A Roof Terrace is a private common open space serving as a gathering space for tenants and residents that might not be at grade.

Up to 50% of the required private common open space may be located on a roof if at least 50 % of the roof terrace is designed as a Vegetated or Green Roof. A Vegetated or Green roof is defined as an assembly or system over occupied space that supports an area of planted beds, built up on a waterproofed surface.

Private common open space on a roof must be screened from the view of the adjacent property. The hardscape should accommodate circulation, gathering, seating, and shade.

**Typical Characteristics**

**General Character**

Small scale private common open space on roof top

Screened from view of adjacent property

Vegetated portion critical

Hardscape should accommodate gathering, seating, shade

Provides common open space that might not be available at grade

**Standards**

Min. Area 25% of the any roof top

Planted area – 50%

**Typical Uses**

Gathering for tenants and residents

Green Roof

(I) **Balcony Standards**



A Balcony is a private personal open space serving as access to light and air above the ground level. Metal or slab balconies may project out from the building face, be semi-recessed, or completely recessed. Balconies must be surrounded by guard rails or a building face. A balcony typically has French or sliding glass doors leading out onto it and can be entered from living room or bedroom.

Balconies may be wide enough to accommodate a small table and chairs or simply provide an area for standing and potted plants. Balconies provide an outdoor area for individual personalization.

**Typical Characteristics**

**General Character**

Small scale private personal open space on roof top

Protected by guardrails or building face

Provides opportunity for personalization of outdoor space

**Standards**

Min. Width 5' x 8'

Minimum Size 40 s.f.

**Typical Uses**

Private access to light and air



(m) **Patio/Deck Standards**



A Patio or Deck is a private personal open space on the ground level serving as a place for individual, family, and guest gathering. The patio or deck has a clear sense of separation from adjacent dwelling units and from the private common open space or from the streetscape.

A patio or deck has an area for outdoor dining and recreation and either plantings at grade (patio) or potted plants (deck). Patios or decks provide private outdoor areas for individual personalization.

**Typical Characteristics**

**General Character**

Small scale private personal open space at ground level

Separated from adjacent units and from the private common open space or from the streetscape

Provides opportunity for personalization of outdoor space

**Standards**

Min. Width	12'
Minimum Size	150 s.f.

**Typical Uses**

Private outdoor dining and living

**(n) Stoop Garden Standard**



A Stoop Garden is a private personal open space which provides a direct pedestrian connection from the entry door to the dwelling to the public streetscape. The elements of a Stoop Garden include the building stoop, the built area directly outside of the dwelling unit. A Stoop Garden serves as an important transition from a multifamily structure which is set close to the street and sidewalk. The Stoop Garden uses a gradual elevation in planting, railings, planters, and other landscape elements to provide a sense of human scale for pedestrians. These elements also provide residents a sense of defensible space and privacy for dwelling units with very little distance from passing pedestrians.

A stoop typically has a grade separation from the adjacent sidewalk or roadway pavement. Low walls, railings, and shrubs help to create an open, yet defined sense of semi-private space. Walls, fences and other elements should be limited in height to no more than 4 feet above the building elevation.

**Typical Characteristics**

Small scale entry transition from public streetscape to private residences within short setback area.

Semi-private landscape between entry stoop and sidewalk are designed as gradually elevated planting

Grade separation of not less than 12"; typically elevated, but can be recessed

Railings, planters, and low walls help to define semi-private zone between private stoop area and the public streetscape

**Standards**

Min. Width: the length of the unit frontage

Min. Depth: 5 ft planting / 5 ft stoop

**Typical Uses**

Street level entry and outdoor living

## 9.0 Landscape and Streetscape Standards

### 9.1 Street Trees and Streetscape:

- i Street trees shall be required on all Bonanza Part streets (except on alleys).
- ii Street trees shall be planted approximately 3 feet behind the curb line.
- iii Spacing shall be an average of 40 feet on center (measured per block face) along all streets.
- iv The minimum caliper size for each tree shall be 3 in. and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 24 sq. feet.
- v Species shall be selected from the Planting List in \_\_\_ of the LMC.
- vi Maintenance of all landscape materials shall meet the requirements of \_\_\_ of the LMC.
- vii Area between the building facade and property line or edge of existing sidewalk along Type "A" Streets shall be such that the sidewalk width shall be a minimum of 6' with the remainder of the setback area paved flush with the public sidewalk. Sidewalk cafes, landscaping within tree-wells or planters may be incorporated within this area.

### 9.2 Street Screen Required: Any frontage along all Type "A" and Type "B" Streets not defined by a building or civic space at the front of the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (except alleys) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of one of the following:

- i. The same building material as the principal structure on the lot or
- ii. A living screen composed of shrubs planted to be opaque at maturity, or
- iii. A combination of the two.

Species shall be selected from the Planting List in \_\_\_ of the LMC. The required Street Screen shall be located at the minimum setback line along the corresponding frontage.

### 9.3 Street Lighting: Pedestrian scale lighting shall be required along all Type "A" and "B" streets in Bonanza Park. The following standards shall apply for pedestrian scale lighting

- i. They shall be no taller than 20 feet.
- ii. Street lights shall be placed at an average of 75 feet on center, approximately 3 feet behind the curb line.
- iii. The light standard selected shall be compatible with the design of the street and buildings. Street lights shall direct light downward or properly shielded to prevent glare and light pollution.
- iv. Lighting on private development (including parking lots) shall meet the standards of \_\_\_ of the LMC as amended.

### 9.4 Street Furniture:

- i. Trash receptacles shall be required along all Type "A" Streets. A minimum of one each per block face shall be required.
- ii. Street furniture and pedestrian amenities such as benches are recommended along all Type "A" Streets.
- iii. All street furniture shall be located in such a manner as to allow a clear sidewalk passageway of a minimum of 6 feet. Placement of street furniture and fixtures shall be coordinated with organization of sidewalks, landscaping, street trees, building entries, curb cuts, signage, and other street fixtures.
- iv. Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.

9.5 Parking Lot Landscaping: All surface parking shall meet the standards for parking lot landscaping in Section \_\_ of the LMC.

10.0 Sustainability Standards

**10.1 Applicability.** This section establishes sustainable development techniques to be utilized in Bonanza Park. The following matrix sets minimum requirements for new construction and their relation to the natural environment. The standards set in this section helps the developer or owner to use these techniques to manage stormwater effectively, reduce light pollution, improve the indoor environment, save energy and water, and decrease the life-cycle costs of the development.

Character Zone	Resort Gateway	Neighborhood Shopping	Mixed Use Core	Iron Horse Industrial Arts	Standard
<b>Sustainability Techniques</b>					
<b>Building Orientation and Design</b>					
Ventilation					<ul style="list-style-type: none"> <li>A minimum of ___% of the windows above street level on a building shall be operable. The operable windows should be distributed to maximize the direction of prevailing winds.</li> </ul>
Daylighting					<ul style="list-style-type: none"> <li>A minimum daylighting factor of ___% shall be provided in ___% of regularly occupied interior areas.</li> <li>There shall be a direct line of sight to glazing from 90% of all regularly occupied spaces.</li> </ul>
Surface Solar Reflectivity					<ul style="list-style-type: none"> <li>The Solar Reflectivity Index for flat roofs shall be a minimum of ___.</li> <li>The Solar Reflectivity Index for sloped roofs shall be a minimum of ___.</li> <li>The Solar Reflectivity Index for pavement shall be a minimum of ___.</li> </ul>
Shading					<ul style="list-style-type: none"> <li>A minimum of ___% South facing windows shall be shaded from the summer sun angle.</li> <li>Shading devices include, but are not limited to: awnings, porches, roof overhangs, exterior shades, light shelves, or deep windows.</li> <li>Deep skin screening is permitted upon review of the City Manager or designee.</li> </ul>
Energy Systems					<ul style="list-style-type: none"> <li>The use of wind turbines and solar photovoltaic/solar thermal energy systems is permitted.</li> </ul>
Building Orientation					<ul style="list-style-type: none"> <li></li> </ul>
<b>Public Darkness</b>					
Exterior Building Lighting					<ul style="list-style-type: none"> <li>Maximum Lighting Standards:                             <ul style="list-style-type: none"> <li>Full cutoff lighting,</li> <li>Some low wattage,</li> <li>Non-Full Cutoff Lighting, controlled by dimmers, time switch or motion</li> </ul> </li> <li>Required Shielding: Shielded luminaire or better</li> </ul>
<b>Stormwater Management</b>					
Runoff Retention Volume					<ul style="list-style-type: none"> <li>Runoff volume retention shall be a minimum of ___%.</li> <li>This percentage is the change in runoff volume between post-development impervious surface and pre-development land surface.</li> </ul>
<b>General Infiltration Methods</b>					
Hard Surface: Permeable Pavement					<ul style="list-style-type: none"> <li>Where paving is provided, a minimum of ___% shall be permeable paving that allows for water to infiltrate, even in frequently trafficked areas.</li> </ul>

Character Zone	Resort Gateway	Neighborhood Shopping	Mixed Use Core	Iron Horse Industrial Arts	Standard
<b>Sustainability Techniques</b>					
Hard Surface: Green Roof	○	○	○	○	<ul style="list-style-type: none"> <li>If a green roof is provided, at least <span style="background-color: yellow;">    </span> % of a building's flat roof shall be designed as a green roof.</li> </ul>
Reuse of Rain Water: Reuse Irrigation	○	○	○	○	<ul style="list-style-type: none"> <li>Permitted only for retail, service, or restaurant uses</li> </ul>
Reuse of Rain Water: Reuse, Greywater	○	○	○	○	Shall meet other applicable city ordinances with the approval of the Public Works Director
Linear Infiltration: Vegetated Swale	N	N	N	N	
Linear Infiltration: Vegetated Stormwater Planters	○	○	○	○	
Area Infiltration: Rain Garden	○	○	○	○	
Area Infiltration: Retention Basin	N	N	N	N	
District Methods: Retention Areas	○	○	○	○	
District Methods: Underground Gravel Storage	○	○	○	○	

11.0 Definitions

In addition to Definitions in Chapter 15 of the LMC, the following terms shall have the corresponding interpretations.

**Arcade:** is a portion of the main façade of the building that is at or near the Street-Setback Line and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories.

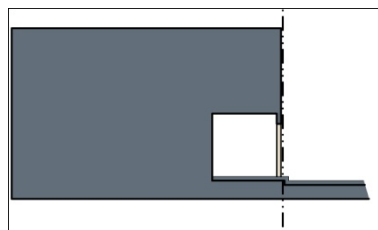


Image of an arcade

**Attics/Mezzanines:** the interior part of a building contained within a pitched roof structure or a partial story between two main stories of a building.

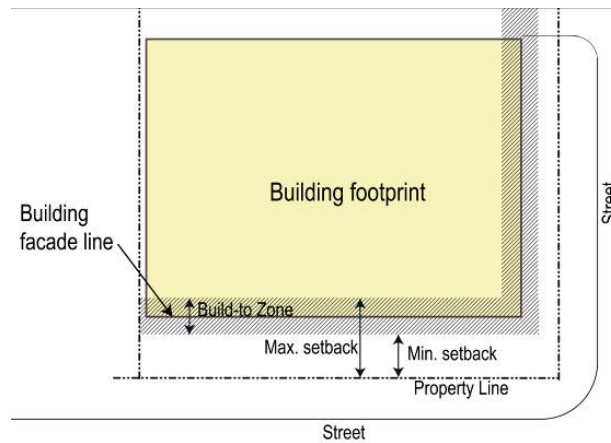
**Auto-Related Sales and Service Uses:** are establishments that provide retail sales and services related to automobiles including, but not limited to, cars, tires, batteries, gasoline, etc.

**Block Face Dimensions** means the linear dimension of a block along one of its street frontages.

**Block Perimeter** means the aggregate dimension of a block along all of its street frontages.

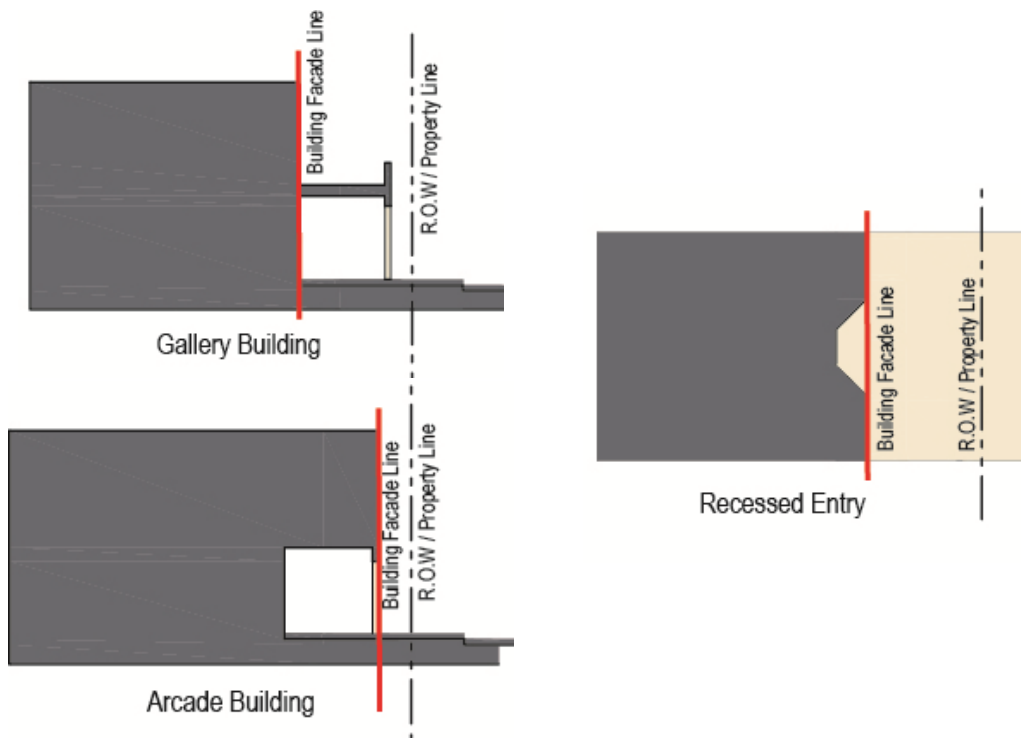
**Block** means the aggregate of lots, pedestrian passages and rear alleys, circumscribed on all sides by streets.

*Build-to Zone* means the area between the minimum and maximum setbacks within which the principal building's front façade (building façade line) is to be located.



*Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line*

*Building Façade Line* means the vertical plane along a lot where the building's front façade is actually located.



*Building Façade Line Illustrations*

*Building Form Standards:* the standards established for each Character Zone that specifies the height, bulk, orientation, and elements for all new construction and redevelopment.

*Building Frontage:* the percentage of the building's front façade that is required to be located at

the front Build-to Line or Zone as a proportion of the lot's width along that public street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage.

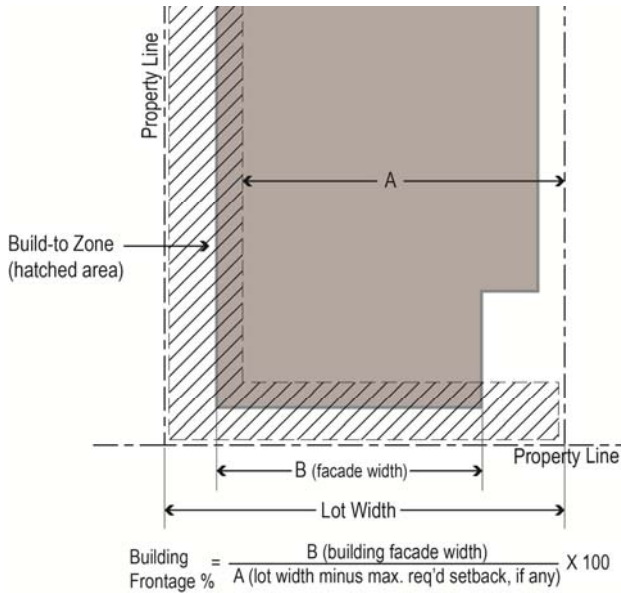


Image showing Building Frontage calculation

**Character Zone** means an area within the Bonanza Park Form-Based Code District that creates a distinct urban form different from other areas within the BoPa FBC District. Character Zones are identified in the Regulating Plan.

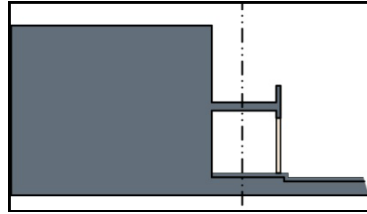
**Civic/Open Space:** a publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned.

**Commercial or Mixed Use Building** means a building in which the ground floor of the building is built to commercial ready standards and any of the floors are occupied by non-residential or residential uses.

**Daylighting:** Daylighting in a building is the utilization of available sunlight by manipulating window placement, window fixtures, and room dimensions to maximize natural light in a space. Using daylighting minimizes the need for lamps and overhead lights and the energy required to power artificial lighting.

**Encroachment:** any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony, that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public R-O-W, or above a height limit.

*Gallery:* is an extension of the main façade of the building that is at or near the front property line and the gallery may overlap the public sidewalk.



*Image of a Gallery*

*Improvements:* Improvements include anything that increases the dollar value or the usefulness of the property as defined by the Appraisal District. Such improvements include extension of utility service lines, filling or draining low areas, building raised areas, creating roads, parking lots and other access as well as erecting buildings, outbuildings and other fixed, permanent structures.

*Institutional Uses:* are uses that are related to non-profit organizations dedicated to religious or social functions.

*Liner Building:* A building that conceals a parking structure, surface parking lot, a big box retail or other large floor plate building, and is of a minimum of 30' in depth designed for occupancy by retail, service, and/or office uses on the ground floor, and flexible uses on the upper floors.

*Live-Work Unit:* means a mixed use building type with a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'work' component is usually located on the ground floor which is built to Commercial Ready standards. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

*Living Fence:* shall be a Street Screen composed of landscaping in the form of vegetation.

*Minor Modification* means a requested deviation from BoPa FBC standards specified in the Minor Modifications provision of Section 4 Administration.

*New Development:* shall be all development that substantially modified or built after the adoption of this Code.

*Regulating Plan:* is a Zoning Map that shows the Character Zones, Street Types, Frontage Types, Civic Spaces, and other requirements applicable to the Bonanza Park Form-Based Code District subject to the standards in this Code.

*Retail Sales:* Retail establishments are the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to



this category, are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc, and health and personal services.

*Residential Building* means a building type that is built to accommodate only residential uses on all floors of the building such as townhomes, apartment buildings, duplexes, etc.

*Service Uses:* This is a category for limited personal service establishments which offer a range of personal services that include (but not limited to) clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.

*Street Screen:* a freestanding wall or living fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



*Image of a combination masonry and living street screen*

*Commercial Frontage Designation* means space constructed at a minimum ground floor height as established in each character zone which shall NOT be residential, office, or institutional uses.

*Cottage Manufacturing uses* means small scale assembly and light manufacturing of commodities (incl. electronics) fully enclosed within the building without producing any noise, noxious odors, gas, or other pollutants. This category shall include workshops and studios for cottage industries such as pottery, glass-blowing, metal working, screen printing, weaving, etc.

*Retail Sales:* Retail establishments are the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to this category, are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc, and health and personal services.

*Service Uses:* This is a category for limited personal service establishments which offer a range of personal services that include (but not limited to) clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.