

CHAPTER 10

(MXD) MIXED-USE ZONE

14-10-101	PURPOSE
14-10-102	ZONE/PROJECT EVALUATION
14-10-103	SITE CHARACTERISTICS
14-10-104	SUB-ZONE STANDARDS
14-10-105a	PERMITTED USES
14-10-105b	PROHIBITED USES
14-10-106	DEVELOPMENT PLAN
14-10-107	DEFAULT SETBACKS AND HEIGHT LIMITATIONS
14-10-108	DEVELOPMENT CHARACTERISTICS
14-10-109	DEVELOPMENT PROCEDURES

14-10-101 PURPOSE.

The purpose of the Mixed-Use (MXD) zoning classification is to facilitate the integration of diverse but compatible uses into a single development, with the goal of creating a community that offers "live, work, and play" opportunities within convenient walking distance of each other.

14-10-102 ZONE/PROJECT EVALUATION

All proposals to include a property within an MXD zone, and all development proposals within an existing MXD zone, shall at a minimum be evaluated based on their compatibility with:

1. The Bountiful City General Plan
2. The Bountiful City Code and Zoning Code
3. The purpose and characteristics of the MXD Zone
4. Sound planning practices
5. Surrounding land-uses
6. All other City-approved studies

The City may deny any zone map amendment or development proposal that does not comply with any of these criteria.

14-10-103 SITE CHARACTERISTICS

The typical site zoned MXD shall encompass at least five (5) acres; however, smaller projects that demonstrate outstanding characteristics may also be considered. Sites zoned MXD should be adjacent to major automobile and public transit corridors and should have direct access to both.

14-10-104 SUB-ZONE STANDARDS

Each sub-zone shall have an emphasis toward a particular category of land-use. Percentages are based on the total square footage of floor area within a project and include areas within a structure (floors of a building) and open spaces or public areas on the surface of the land (sidewalks, parks, etc.).

MXD-R	50% - 75% sq. ft. in residential uses
MXD-C	50% - 75% sq. ft. in commercial uses
MXD-PO	50% - 75% sq. ft. in professional office uses
MXD-PF	50% - 75% sq. ft. in public facilities
MXD-E	50% - 75% sq. ft. in entertainment/hotel uses
MXD-M	No one category of uses may exceed 33% of the total sq. ft.

14-10-105a PERMITTED USES

Underlined uses may not be located on individual pad sites or parcels. They must be part of a larger building or physically connected and integrated into the complex. Residential uses may not exceed twenty five percent (25%) of the total project floor area, except as indicated by the sub-zone designation.

Residential

Multi-family - minimum one (1) covered space per unit. Underground and/or structured parking recommended; carports are not permitted without specific City Council approval.

Office

Professional offices
Banks and credit unions
Medical clinics
Artist studios

Commercial

Convenience stores – without fuel sales
Grocery stores – maximum 50,000 square feet per tenant
Retail – maximum 50,000 square feet per tenant/floor, no single tenant to exceed 100,000 square feet total across multiple floors
Personal services and improvements
Health Clubs

Institutional/Public

Medical clinics
Colleges/Universities/Educational Services
Museums
Open space/Park
Convention center/Assembly/Auditorium
Government offices
Places of worship
Municipal Facilities

Hotel/Entertainment

Hotels – Rooms off interior corridors (no motor lodges)
Recreation – Indoor/Outdoor
Restaurants and private clubs – without drive-up window
Fast-food restaurant
Movie Theaters - Indoor
Convention center/Assembly/Auditorium

14-10-105b PROHIBITED USES

Motor lodges (drive-up motel units)
Pawn shops
Check cashing/Title loan stores
Sexually oriented businesses
Tattoo parlors
Self-storage units
Body piercing (earrings permitted)

14-10-106 DEVELOPMENT PLAN

1. The property owner (or his agent) shall prepare and submit a proposed Development Plan for the subject property.
2. The Development Plan guides all development within a particular project and at a minimum shall include a site plan, a pedestrian connection/trails plan, conceptual building elevations and design schemes, streetscape and building setback diagrams, a current survey and legal description, plus any other information typically required for site plan approval.
3. The general categories and uses to be established within a mixed-use project shall be specified and enumerated in the Development Plan. The approved Development Plan shall be considered an integral part of the zoning regulations for the area represented. Substantial variation between the Development Plan and the Final Site Plan would require review and recommendation from the Planning Commission and approval from the City Council. A substantial variation is any addition, modification, or alteration to a building or site plan that exceeds twenty percent (20%) of the gross floor area, site acreage or exterior building surface or any change in use greater than five percent (5%)

of the total project floor area. All modifications must meet the minimum standards required by this Code.

14-10-107 DEFAULT SETBACKS AND HEIGHT LIMITATIONS

The location, height and separation between buildings shall be established as part of the Development Plan. Unless otherwise stated in the Development Plan, the default standards shall be as follows:

Minimum building setback	30 feet
Maximum building setback	50 feet
Minimum building separation	20 feet
Maximum building separation	40 feet
Minimum building height	20 feet
Maximum building height	35 feet

14-10-108 DEVELOPMENT CHARACTERISTICS

1. Uses may be mixed within a building or within an overall development, or both. However, the City encourages mixing uses within a building as much as possible. Furthermore, the subdividing of land for stand alone parcels is discouraged, and the City may deny the subdivision of land within the MXD zone if the Planning Commission or City Council determines that the subdivision is contrary to the purpose and intent of this Code.

2. Developments within an MXD zone shall exhibit urban characteristics such as:
 - A. Wide sidewalks
 - B. Street trees and street furniture
 - C. Community gathering spaces
 - D. Shared parking
 - E. Integrated public transit (where available and/or anticipated)
 - F. Diverse and distinctive design features

3. All developments shall provide at least fifteen (15) percent of the gross floor area or fifteen (15) percent of the gross site area, whichever is greater, as open space. Open space shall typically include the following elements: cultivated landscaping, plazas, parks, urban trails/sidewalks, wetlands/indigenous landscaping, and community recreation space. A maximum of fifty (50) percent of all open space may be hard surfaced. Streets, parking lots, driveways and private yards are not considered open space.

4. All lighting and signs shall be pedestrian scale, with a maximum sign height of twenty (20) feet. Lights or signs on building facades may be higher than the twenty (20) feet maximum. Sign standards shall be the same as for the Downtown (DN) zone, although for buildings larger than those normally allowed in the Downtown (DN) zone, the City may approve larger scale lighting and/or signs proportional to the size of the buildings approved. Projects ten (10) acres or larger with at least one hundred thousand (100,000) sq. ft. of non-residential uses may have one pole sign per frontage on an arterial street, evaluated using the standards for pole signs in the CH zone. The pole or structural support element of the sign may exceed the maximum pole width allowed if the structure itself incorporates specific site design elements, at the discretion of the approving body.
5. Parking requirements shall be determined per existing City standards for each use. However, parking requirements may be reduced if it can be shown that shared parking is a viable alternative. The City reserves the right to dictate the amount of parking and/or the location of parking spaces within a project to achieve the objectives of this Code.
6. Site plans shall clearly indicate the mixture of land uses within the project area and the percentage of the overall site that each use occupies. Furthermore, site plans shall indicate the amount of parking prorated to each use and shall illustrate how public transit, (where available and/or anticipated), is to be integrated into the site.
7. An additional site plan shall illustrate pedestrian movement throughout the project area, with trail hierarchies established based on levels of pedestrian use. The purpose of this plan is to demonstrate how effectively uses are mixed, and to determine the efficiency of the site layout. The plan shall provide convenient and attractive pedestrian connections through the mixing of land uses and quality design practices.

14-10-109 DEVELOPMENT PROCEDURES

Upon approval of the Development Plan and zone change to MXD, all uses allowed in the development shall be processed as if they were permitted uses.