



BOUNTIFUL

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Bountiful City Ordinance No. 2019-05

An ordinance amending the Bountiful City Zoning Map to change the zoning designation of several properties (totaling approximately 15.5 acres) from C-G/PUD (General Commercial/Planned Unit Development) and MXD-PO (Mixed Use-Professional Office) to MXD-R (Mixed Use-Residential) and adopting standards to the described properties.

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt and amend zoning maps and ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. The zoning change request has been made by the owners of the subject property.
3. As required by Section 14-2-205 of the Bountiful City Land Use Ordinance this zone map and ordinance amendment is found to be in harmony with the objectives and purposes of the Land Use Ordinance.
4. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this proposed zone map and ordinance amendment on May 21, 2019.
5. The Bountiful City Council held a public hearing on this proposal on May 28, 2019.

Be it ordained by the City Council of Bountiful, Utah:

Development within the Renaissance Towne Centre MXD-R Zone will be in accordance with the standards contained in the Bountiful Land Use Ordinance and the approved Renaissance Towne Centre PUD plan except as specifically modified within this Development Plan.

Section 1. The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following properties as MXD-R (Mixed Use-Residential):

BEG ON THE E'LY LINE OF A HWY (HWY #106) 46.0 FT PERP'LY DISTANT E'LY FR THE CENTERLINE THEREOF AT A PT WH IS GIVEN AS W 1826.73 FT ALG THE SEC LINE & S 31°15'30" W 26.08 FT ALG A STR & W 488.46 FT & N 27°01' E 95.83 FT ALG THE E'LY LINE OF SD HWY & SE'LY 25.48 FT ALG THE ARC OF A 15.00 FT RADIUS CURVE TO THE LEFT (RADIUS BEARS S 63°03'23" E TO THE PT OF TANGENCY WITH A 460.00 FT RADIUS CURVE TO THE LEFT & E'LY ALG THE ARC OF SD CURVE FOR A DIST OF 168.26 FT (RADIUS BEARS N 19°37'02" E) & N 88°39'34" E 34.37 FT, M/L, ALG SD STR TO A PT ON THE E'LY LINE OF PPTY CONV IN SPECIAL WARRANTY DEED RECORDED 02/01/2019 AS E# 3141283 BK 7191 PG 52 & ALG SD PPTY N'LY ALG SD PPTY ALG THE ARC OF A 1685.00 RADIUS CURVE TO

THE RIGHT 185.71 FT (LC BEARS N 19°27'52" E 185.62 FT) FR THE N 1/4 COR OF SEC 31-T2N-R1E, SLB&M; & RUN TH ALG THE PPTY CONV IN WARRANTY DEED RECORDED 06/08/2018 AS E# 3098195 BK 7032 PG 1629 THE FOLLOWING TWO COURSES: NE'LY 67.25 FT ALG THE ARC OF A 1685.00 FT RADIUS CURVE TO THE RIGHT (LC BEARS N 23°45'47" E 67.10 FT) & S 58°50'32" E 268.88 FT; TH N 31°11'30" E 544.14 FT ALG THE W'LY LINE OF 5 ROD ROAD; TH N 88°18'40" E 9.93 FT ALG AN ANGLE COR IN SD ROAD TO THE W'LY LINE OF A 4 ROD STR; TH N 31°11'30" E 268.90 FT ALG THE W'LY LINE OF SD STR TO THE S'LY LINE OF RENAISSANCE TOWNE CENTER COMMERCIAL PUD PHASE 1, PLAT 1, AMD; TH ALG SD S'LY LINE N 58°50'32" W 191.00 FT; TH S 31°09'28" W 44.50 FT; TH N 58°50'32" W 113.50 FT; TH SW'LY 297.97 FT ALG THE ARC OF A 1066.50 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°00'29" (CHORD BEARS S 23°12'27" W 297.00 FT); TH N 63°08'39" W 75.44 FT; TH S 26°51'21" W 9.68 FT; TH SW'LY 7.92 FT ALG THE ARC OF A 10.00 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°24'09" (CHORD BEARS S 82°58'59" W 7.72 FT); TH SW'LY 19.29 FT ALG THE ARC OF A 38.00 FT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°04'49" (CHORD BEARS S 74°49'19" W); TH S 26°51'21" W 99.98 FT; TH N 63°08'39" W 16.00 FT; TH SW'LY 3.14 FT ALG THE ARC OF A 2.00 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS S 71°51'21" W 2.83 FT); TH S 26°51'21" W 31.88 FT; TH N 63°08'39" W 105.96 FT, M/L, TO THE E'LY LINE OF SD HWY; TH S 26°55' W 381.09 FT ALG THE E'LY LINE OF SD HWY TO THE N'LY LINE OF PPTY CONV IN SD SPECIAL WARRANTY DEED; TH ALG SD PPTY THE FOLLOWING COURSE: S 67°22'40" E 182.18 FT TO POB.

Containing 7.07 Acres

BEG AT A PT ON THE SE R/W LINE OF UTAH STATE HWY 68, SD PT BEING N 89°53'57" E 267.30 FT ALG THE SEC LINE & N 26°51'21" E 93.77 FT ALG THE CENTER LINE OF SD HWY 68 & S 63°08'39" E 46.00 FT FR THE SW COR OF SEC 30-T2N-R1E, SLB&M, AS SHOWN ON THE RENAISSANCE TOWN CENTER PLAT (S/B RENAISSANCE TOWNE CENTRE PHASE 1 PLAT 1 AMD A PUD) SHEET 2 OF 2, ADDITIONAL LAND, PARCEL 4 E# 2096953; & RUN TH N 26°51'21" E 222.87 FT ALG SD HWY; TH S 67°22'40" E 182.18 FT TO A PT ON A 1685.00 FT RADIUS CURVE TO THE LEFT & THE W'LY LINE OF THAT PARCEL CONV IN WARRANTY DEED E# 3098195; TH S'LY ALG THE ARC OF SD CURVE & SD PARCEL FOR A DIST OF 185.71 FT, CHORD BEARING & DISTANCE = S 19°27'52" W 185.62 FT, CENTRAL ANGLE = 06°18'53" TO THE N LINE OF 1800 SOUTH STR; TH S 88°37'58" W 34.37 FT TO A PT OF CURVATURE TO A 460.00 FT RADIUS CURVE TO THE RIGHT; TH W'LY ALG THE ARC OF SD CURVE FOR A DISTANCE OF 167.24 FT, CENTRAL ANGLE = 20°49'49", CHORD BEARING & DISTANCE = N 80°57'07" W 166.32 FT TO A PT OF CURVATURE TO A 15.00 FT RADIUS CURVE TO THE RIGHT; TH NW'LY ALG THE ARC OF SD CURVE FOR A DISTANCE OF 25.50 FT, CENTRAL ANGLE = 97°23'34", CHORD BEARING & DISTANCE = N 21°50'26" W 22.54 FT TO THE POB.

Containing 0.98 Acres

BEG AT A PT ON THE N BNDRY OF 1800 SOUTH STR, WH PT IS N 89°53'57" E 267.30 FT ALG THE SEC LINE TO AN EXIST RECORD MONU AT THE INTERSECTION OF SD SEC LINE & UTAH STATE HWY 68 (FORMERLY KNOWN AS HWY 106) & CONTINUING ALG SD SEC LINE N 89°53'57" E 290.69 FT & N 16.11 FT FR THE SW COR OF SEC 30-T2N-R1E, SLB&M; & RUN TH

N 88°37'58" E 247.57 FT ALG SD N BNDRY OF 1800 SOUTH STR; TH NE'LY 30.09 FT ALG THE ARC OF A 30.00 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 57°28'30" (CHORD BEARS N 59°43'43" E 28.85 FT); TH N 31°09'28" E 90.05 FT ALG THE W BNDRY OF MAIN STR; TH N 58°50'32" W 268.88 FT; TH SW'LY 252.96 FT ALG THE ARC OF A 1685.00 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8°36'06" (CHORD BEARS S 20°36'30" W 252.72 FT) TO THE POB.

Containing 1.057 Acres

A PORTION OF PARCEL #4 OF THE ADDITIONAL LAND OF RENAISSANCE TOWNE CENTRE, PHASE 3, PLAT 1, AMD BEING ALSO DESC AS FOLLOWS: BEG AT A PT ON THE SE BNDRY OF STATE HWY 68 WH PT IS N 89°53'57" E 267.30 FT ALG THE SEC LINE & N 26°51'21" E 697.73 FT ALG THE CENTERLINE OF SD STATE HWY 68 & S 63°08'39" E 46.00 FT FR THE SW COR OF SEC 30-T2N-R1E, SLM; & RUN TH N 26°51'21" E 133.33 FT ALG SD SE BNDRY OF HWY 68; TH ALG THE BNDRY OF RENAISSANCE TOWNE CENTRE, PHASE 1, PLAT 1, AMD IN THE FOLLOWING TWO COURSES: (I) NE'LY 32.18 FT ALG THE ARC OF A 50.00 FT RAD CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°52'11" (CHORD BEARS N 45°18'08" E 31.63 FT) & (II) S 63°08'39" E 141.26 FT; TH S 26°51'21" W 9.68 FT; TH SW'LY 7.92 FT ALG THE ARC OF A 10.00 FT RAD CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°24'09" (CHORD BEARS S 82°58'59" W 7.72 FT); TH SW'LY 19.29 FT ALG THE ARC OF A 38.00 FT RAD CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°04'49" (CHORD BEARS S 74°49'19" W); TH S 26°51'21" W 99.98 FT; TH N 63°08'39" W 16.00 FT; TH SW'LY 3.14 FT ALG THE ARC OF A 2.00 FT RAD CURVE TO THE LEFT THROUGH CENTRAL ANGLE OF 90°00'00" (CHORD BEARS S 71°51'21" W 2.83 FT); TH S 26°51'21" W 31.88 FT; TH N 63°08'39" W 105.96 FT TO THE POB.

Containing 0.4616 Acres

COMMON AREA OF RENAISSANCE TOWNE CENTRE COMMERCIAL PUD, PHASE 1, PLAT 1 AMD. CONT. 1.54530 ACRES LESS & EXCEPT THAT PART OF SD COMMON AREA CONV IN THE FIRST LEGAL DESC IN SPECIAL WARRANTY DEED RECORDED 08/09/2017 AS E# 3037593 BK 6824 PG 462 DESC AS FOLLOWS: BEG AT A COR OF RENAISSANCE TOWNE CENTRE PHASE 1, PLAT 1 AMD WH PT IS N 89°53'58" E 267.30 FT ALG THE SEC LINE & N 26°51'21" E 1316.06 FT ALG THE CENTERLINE OF STATE HWY 68 & E 325.43 FT FR THE SW COR OF SEC 30-T2N-R1E, SLB&M; & RUN TH S 58°50'32" E 70.39 FT ALG THE BNDRY OF SD PHASE 1, PLAT 1 AMD; TH S 31°09'28" W 5.76 FT; TH N 58°50'32" W 70.39 FT; TH N 31°09'28" E 5.76 FT TO THE POB. CONT. 0.0093 ACRES ALSO LESS & EXCEPT THAT PART OF SD COMMON AREA CONV IN THE SECOND LEGAL DESC IN SPECIAL WARRANTY DEED RECORDED 08/09/2017 AS E# 3037593 BK 6824 PG 462 DESC AS FOLLOWS: BEG AT THE MOST N'LY COR OF LOT #2 OF RENAISSANCE TOWNE CENTRE (DEED READ CENTER), A COMMERCIAL MIXED USE PUD, PHASE 1, PLAT 1 AMD WH PT IS ALSO N 89°53'57" E 991.07 FT ALG THE SEC LINE & N 555.60 FT FR THE SW COR OF SEC 30-T2N-R1E, SLB&M; & RUN TH S 31°09'28" W 61.50 FT ALG THE W'LY BNDRY OF SD LOT 2; TH N 58°50'32" W 8.00 FT; TH N 31°09'28" E 69.50 FT; TH S 58°50'32" E 62.44 FT; TH S 31°09'28" W 8.00 FT; TH N 58°50'32" W 54.44 FT ALG THE N'LY BNDRY OF SD LOT 2 TO THE POB.

Containing 1.267 Acres

COMMON AREA OF RENAISSANCE TOWNE CENTRE COMMERCIAL PUD, PHASE 1, PLAT 2.

Containing 1.3745 Acres

ALL OF LOT 1, RENAISSANCE TOWNE CENTRE COMMERCIAL PUD, PHASE 1, PLAT 1 AMENDED.

Containing 0.550 Acres

ALL OF LOT 2 (PARKING TERRACE), RENAISSANCE TOWNE CENTRE COMMERCIAL PUD PHASE 1, PLAT 1 AMENDED.

Containing 1.420 Acres

ALL OF LOT 6, RENAISSANCE TOWNE CENTRE COMMERCIAL MIXED USE PUD, PHASE 1, PLAT 2.

Containing 0.16 Acres

ALL OF LOT 7, RENAISSANCE TOWNE CENTRE COMMERCIAL PUD, PHASE 1, PLAT 2.

Containing 0.18 Acres

ALL OF LOT 8, RENAISSANCE TOWNE CENTRE COMMERCIAL PUD, PHASE 1, PLAT 2.

Containing 0.16 Acres

ALL OF LOT 9, RENAISSANCE TOWNE CENTRE COMMERCIAL PUD PHASE 1 PLAT 3.

Containing 0.290 Acres

ALL OF LOT 10, RENAISSANCE TOWNE CENTRE COMMERCIAL PUD PHASE 1 PLAT 3.

Containing 0.530 Acres

Section 2. Development of the property described in this ordinance shall be subject to the following standards:

PERMITTED USES

1. Up to 75% of the building floor area for the entire project can be in residential uses including, but not limited to, apartments, townhomes, and condominiums. Other uses

permitted in the Renaissance Towne Centre MXD-R Zone may include the permitted uses included in Section 14-10-105a of the Bountiful City Code.

2. Underlined uses in Section 14-10-105a of the Bountiful City Code are permitted to be located on individual pad sites or parcels.
3. Ownership of the premises may be either kept in one name with all areas being rented, or the project may be developed as a condominium or planned unit development.

LOT AREA

1. Residential units may be developed as either apartments or condominiums, rental or for sale dwellings. Commercial units and professional offices within the Mixed Use-Residential Zone may be rented or sold as condominium units in such size and configuration as is deemed appropriate. Freestanding building lots shall have a minimum of 20,000 square feet if platted as individual lots, or shall be a minimum of 3,000 square feet if platted as a pad site within a planned unit development as approved by the City Council.

LOT FRONTAGE AND ACCESS

1. Any freestanding lot shall have a minimum frontage of 90 feet on a public street.
2. A pad site within a Planned Unit Development shall not require any frontage along a public street if it is accessible through a platted common area via an approved private street or other access approved by the City Council.

BUILDING HEIGHT

1. Enumerated stories do not include rooms, barriers or stories designated for mechanical equipment, elevator towers, stair towers or accessible roofs. Floor heights vary depending on use and structural demands.
2. Commercial story heights may vary between 14 and 18 feet with additional height allowed for some restaurants or recreational spaces.
3. Residential story heights may vary between 11 and 14 feet with additional height allowed for lofts and mezzanines.
4. Building heights within Renaissance Towne Centre vary depending upon location and use. The following criteria shall be used to determine the maximum building height permitted:

- a. Buildings along Main Street will be limited to a height of 65 feet. For every additional 1 foot of set back from the right of way the height may increase by 1 foot. This height standard will be limited to buildings east of the centerline of Renaissance Towne Drive. The maximum height for the Renaissance Centre development shall be 110 feet.
- b. Buildings along 400 West / Utah Hwy 68 will be limited to a height of 35 feet. For every foot set back from the right of way the height may increase by one foot. This height standard will be limited to buildings west of the centerline of Renaissance Towne Drive.
- c. Lot 10 will be limited to a height of 35 feet unless setback an additional 1 foot as measured from the average adjacent grade to the peak of a pitched roof, or at the highest point of a flat roof, or the top edge of any parapet.

MINIMUM BUILDING SETBACKS

1. Public right-of-way: 5 feet.
2. Spacing between buildings as required by the International Building Code.
3. With the exception of parking structures, buildings along Main Street will be set back a minimum of 20 feet from the property line.
4. Lot 10 shall be set back 35 feet from the roundabout right of way measured from the point closest to the radius of the roundabout.

PEDESTRIAN PLAN

Public transportation and walkability in the Renaissance Towne Centre development are notable features for tenants and patrons alike. The site is designed to enable customers and residents to walk throughout the project and take full advantage of the mixed service types. Uses of residential, office, commercial, institutional and entertainment will ensure Renaissance Towne Centre is a valuable asset to the community.

1. Several paths for pedestrian access from Main Street provide pedestrian travel to all locations on the site from the parking structure, bus stop, and residential neighborhood. These paths are shown on the adopted Development Plan for the site.
2. Buildings up to 3 stories in height will have a minimum 10 foot sidewalk along Renaissance Towne Drive and a minimum 8 foot sidewalk around all other accessible sides of the building.

3. Buildings taller than 3 stories in height will have a minimum 12 foot sidewalk along Renaissance Towne Drive and a minimum 10 foot sidewalk around all other accessible sides of the building.
4. Landscape beds and deciduous trees are planted along Renaissance Towne Drive to create a human scale for commercial store fronts no matter the height of the building. The landscaping will also reduce the temperature along the sidewalks and asphalt areas during hot summer months. Trees and planters within the sidewalk shall not reduce the sidewalk width to less than 5 feet for buildings up to 3 stories tall or to less than 7 feet for buildings taller than 3 stories.

TRAFFIC PLAN

Renaissance Towne Drive has been designed to accommodate large amounts of traffic without compromising the value of walkability. These same features also improve visibility to signage and store fronts for commercial and office users.

1. The travel lane along Renaissance Towne Drive is 30 feet wide with pedestrian crossings and intermediate landscape features to reduce speed. It has also been designed to include several curves to reduce speed and improve the foot traffic for commercial tenants.
2. Typical parking in all lots and parking structures are 90 degrees with one exception. At the approximate center point of Renaissance Towne Drive, there are 12 stalls that will be perpendicular in order to reduce the speed of traffic and increase the open landscape area and pedestrian accessibility.
3. Intersections along the road have a curb radius of 17.5 feet. At the point where intersection radii, cross walks and unloading zones turn into parking stalls, the curb has a radius of 4 feet.
4. All parking structures and surface parking lots are connected to maximize use and distribute cars evenly throughout the site and around each building.

COMMON AREA AND OPEN SPACE

1. The development shall provide at least 15 percent of the gross floor area or 15 percent of the gross site area, whichever is greater, as common open space. Open space may include any or all the following: cultivated landscaping, plazas, parks, urban trails/sidewalks, and community recreation space.
2. Other types of landscaping may be permitted as approved by the Planning Commission and City Council.

3. A maximum of 50 percent of all open space may be hard surfaced.

LANDSCAPE

Tree placement around buildings is site specific and determined by the architecture and articulation of that building. Site Plan submittals for individual buildings will include placement of trees and landscaping to be reviewed and approved by the Planning Commission and City Council.

1. Trees: Flowering Pear, Sycamore, Royal Red Maple, Ginko Biloba, Redmond Linden, Locust, Emerald Maple, Paperbark Maple, Common Hackberry, Austrian Pine, Redcone Pine, Hawthorn, Newport Plum, Eastern Redbud.
2. Shrubs & Ground Cover: Bronze Ajuga, Baltic Ivy, Sedum, Vinca Minor, Barberry, Cranberry Cotoneaster, Dogwood, Mooredense Juniper, Miss Kim Lilac, Viburnum Burkwood, Gold Princess Spiraea, Dark Green Yew.

SIGN STANDARDS

Signs approved for construction shall meet the standards of the DN – Downtown Zone and the CH – Heavy Commercial Zone, whichever allows the greater sign. Pole signs shall have a base width no greater than 3 feet, a combined base depth no greater than 12 feet and an overall sign depth no greater than 22 feet. Pole signs shall be limited to 30 feet in height with 120 square feet of sign area per side. Monument signs shall have a width no greater than 3 feet and an overall width no greater than 12 feet with a height of 6 feet and a limit of 64 square feet of sign area per side.

Free standing development signs will meet the height and size criteria established in the CH and DN Zones. Due to varying sizes of pad lots and parcel sizes within the Planned Unit Development, sign sizes and quantities will be approved according to the building floor area and scale. Buildings may have 1 (one) temporary development sign for up to 40,000 square feet of building floor area, 2 (two) signs for up to 80,000 square feet of floor area and 3 (three) signs above 80,000 square feet of floor area. Temporary development signs may be attached to temporary fencing and exterior building walls with a maximum of 10% wall coverage. Leasing signs will be limited to 6 (six) two-sided free standing signs on the site with maximum square footage of 64 square feet per side.

Building signs are site specific. Site Plan submittals for individual buildings will include building specific sign placement to be reviewed and approved by the Planning Commission and City Council. All building signs must meet the Bountiful City sign codes and standards and as modified in this ordinance.

LIGHTING STANDARDS

1. Site Lighting Standards: Lighting along roads, sidewalks and parking lots will be designed to meet local and national standards. Lights will provide sufficient visibility in order to maintain a safe and beautiful community. Fixture finish is matte black with 277V power supply, CCT 4,000K LED Lamp with 36,000 lumen metal halide lamp equivalents. In applicable locations, bollard lighting will be used on sidewalks and pedestrian paths.
2. Building Lighting Standards: In addition to all site lighting, each building entrance and exterior pedestrian walkways will be illuminated with building sconces which will be maintained in proper working condition.
3. Site Plan submittals for individual buildings will include site lighting placement and building specific lighting details to be reviewed and approved by the Planning Commission and City Council.
4. General lighting levels should be a minimum of 2.0 F.C maintained in traffic areas and 1.0 F.C. in pedestrian areas. Every effort should be made to keep poles away from tenant storefronts and residential windows when possible.

UTILITIES

All utility services in the Renaissance Towne Centre are designed and engineered to meet local and national building standards and specifications. With the input and direction of Bountiful City Light and Power, the project has been designed to create redundant service loops and a framework for the greater power infrastructure. The power runs along the property line on 1500 South, the old Highway 68, along 1800 South and partially along Main Street to the East. Branches will extend into the property for service connections. A new sewer line will be installed along Renaissance Towne Drive in order to upgrade and eliminate the old clay pipe that runs along the west property line. New water and gas lines will also be run along Renaissance Towne Drive to service all project buildings. Telecommunication services run along the exterior of the development with intermediate laterals to service all project buildings. Access to fiber optics communication has become an essential amenity for commercial, office and residential customers. The project has access to fiber optics from two major providers. Conduits will be installed in order to provide for this service.

CONTOUR PLAN

The site for the Renaissance Towne Centre project has an average slope of 3% from east to west with a grade change of 14 feet. 11 feet of fall occurs along Main Street within the first 200 feet from the East property line. The slope along that region of the site is 5.5% making the rest of the property to the West relatively flat. The proposed parking structures and buildings will be built

into the slope on the east side. Building foundations and footings will be engineered to local and national building standards to retain the soil along Main Street. The intent of this design effort is to maximize access from both Main Street and Renaissance Towne Drive. This method will provide building designs that meet the intent of the Renaissance Towne Centre project and create connectivity for the surrounding neighborhood.

PARKING AND ACCESS

1. Parking stalls may be shared among all parcels throughout the development due to the mixed-use characteristic of the project, with the exception of the dedicated covered stalls associated with residential use.
2. Reciprocal/shared parking is encouraged and the City Council may allow an overall parking reduction based on an approved parking study prepared by a licensed traffic engineer. Carports are not allowed without City Council approval.
3. Setbacks: All surface parking areas shall be setback at least 10 feet from a public street.
4. Residential Units: 1 (one) dedicated, covered parking stall shall be provided per residential unit located within the footprint of the building or immediately adjacent in a parking garage or covered structure. Additional required stalls shall be allowed along interior public and private streets, public parking garages and driveways.
5. Non-Residential Uses: The number of stalls required by the Bountiful Land Use Ordinance, as or as may be modified by an approved parking study prepared by a licensed traffic engineer.
6. Parking along Main Street, 1800 South and 1500 South will not be counted toward the minimum parking requirements for the site.

STRUCTURE DESIGN AND MATERIALS

Structures shall meet the minimum design criteria as set forth herein.

1. Exterior materials (excluding glass areas) shall be maintenance free wall material such as high-quality brick, natural stone, concrete, weather resistance stucco, fiber cement board siding or Masonite type material.
2. All buildings must meet the ground with some form of base element or detailing, constructed of either concrete, masonry, or stone tile, or fiber cement board siding.
3. Each residential unit shall have some private outdoor space in the form of a balcony or patio. Balconies and patios will be partially inset into the facade to create articulation.

4. Blank walls shall be prohibited on street-facing facades. New or reconstructed first story building walls facing a street shall be devoted to either pedestrian entrances, windows, building offsets and/or exterior materials changes.
 - a. Transparent commercial storefront windows shall provide views into retail, office, restaurant, or lobby areas.
 - b. Ground floor office and residential spaces shall have windows and window areas that: (1) meet the building code energy efficiency requirements and; (2) divide solid walls.
 - c. Darkly tinted windows are not allowed on the ground floor and mirrored windows are not permitted.
5. To preclude large expanses of uninterrupted building surfaces, exterior elevations shall incorporate design features such as offsets, balconies, projections, or similar elements along each face of the building facing a public right-of-way or public plaza.
6. Horizontal banding will be used in at least one location around the entire building to break up the vertical height. The banding may be created with reveals or offsets and may create variety in color and material.
7. All windows shall include headers created by reveals or offsets and may vary in color and material.
8. Commercial and professional office uses will use clear anodized aluminum mullions in storefront frames with door heights of 8 feet and transom heights of 2 feet.
9. Building entrances will be articulated with tower like elements which break the building roof line and add additional setbacks or offsets in the façade. Lobby and common area entrances for commercial, professional office and residential uses will use store front windows to further articulate building facades and create transparency at the ground level.
10. Commercial and office entrances will include awnings and overhangs or other canopy structures.
11. Buildings with parking located on the ground floor within the footprint of the structure shall incorporate design features into street facing façades that are consistent with the remainder of the building design. Features shall include elements typical of a street façade including windows or false windows, planters, and/or architectural details

providing articulation. False windows shall be integrated into the framing of the building and not a surface mounted element.

STREET DESIGN STANDARDS

Renaissance Towne Drive is a unique streetscape that (1) links the north and south development entrances, (2) connects buildings, open spaces and parking areas, and (3) encourages pedestrian access throughout the center.

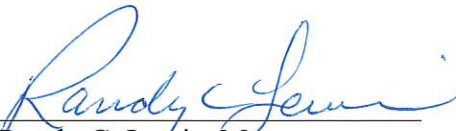
1. Vehicle access, as defined and controlled by the Traffic Plan, will keep automobile speeds slower and allows parking on both sides of the street.
2. Surface parking stalls will be 9 feet width and 20 foot depth. Locations that allow 2 foot overhangs on sidewalks and landscaping will be reduced to 18 foot depth.
3. Single purpose parking structures will have stalls with 9 foot width and 18 foot depth.
4. Parallel parking stalls will be 20 feet long and 9 feet wide.

SITE PLAN AND SUBDIVISION APPROVAL

Site plan and subdivision approval for individual buildings and lots, respectively, shall implement the Development Plan, the standards and guidelines included herein and be prepared, submitted, reviewed and approved based upon the requirements of the Land Use Ordinance Chapter 2, Part 3 – Architectural and Site Plan Approval and Chapter 20, Part 2 – Subdivision Approval Procedure, as applicable. In addition, the following considerations shall be followed as individual lot and building requests are submitted.

1. Building plans, site plans and subdivision applications submitted should be in substantial conformance with the building and site plan included in the approved Development Plan. Major revisions, revisions which add more 20% to the total Development Plan square footage, shall require a revision to the Development Plan.
2. Applications shall show conformance with the Parking Plan/Parking Study by illustrating the construction of sufficient parking as required by the Development Plan.

Adopted by the City Council of Bountiful, Utah, this 28th day of May 2019.



Randy C. Lewis, Mayor

ATTEST:



Shawna Andrus, City Recorder



Subject Properties — Approximately 1500 South to 1800 South between Main Street and Highway 68

