

WEST WEBER PROPERTY
ZONING REGULATIONS

PLACEHOLDER FOR
ILLUSTRATION

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by
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for
BLACKPINE GROUP
WEBER COUNTY, UTAH



INTRODUCTION

Intent

The intent of these Zoning Regulations is to enable pedestrian-friendly design, with a fine-grained mix of civic spaces, thoroughfares, building types, and uses, generally arranged with distinct centers and edges. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm. Places such as historic Ogden provide valuable models for the vision of this Neighborhood.

The Community is designed as a collection of mixed-use, walkable neighborhoods with a range of uses which may include residential, lodging, office, retail, restaurant, and civic uses. The Regulating Plan allows flexibility within the parameters of these Zoning Regulations. The neighborhood will be built incrementally over time and is designed to be flexible to respond to the market.

At the Scale of the Neighborhood:

- Various daily needs occur within a walk of most dwellings.
- The Transect Zones include a variety of distinct physical environments, providing meaningful choices to potential residents.
- An interconnected network of Thoroughfares is designed to disperse vehicular traffic and encourage bicycle and pedestrian activity.

- A range of Civic Spaces (parks, greens, squares, plazas, and pocket parks) is distributed throughout the Neighborhood.
- Most commercial and civic activity is embedded in the Neighborhood Center.
- A range of housing types to meet market demand.

At the Scale of the Block and the Building:

- The design of Thoroughfares and buildings should reinforce safe environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the physical definition of thoroughfares and civic spaces.
- Civic Buildings are distinctive and reflect their importance.
- The Neighborhood evolves harmoniously and orderly.
- Architecture and landscape design reflects climate, topography, history, and regional building practices.

Different people thrive in different places. There are those who could never live in an urban center; there are those who would wither in a rural hamlet. The rural-to-urban Transect is divided into six Transect Zones. These six zones vary by the level of intensity of their physical—and therefore social—character. Elements of the built environment are coordinated by these Transect Zones at all scales of planning, from the community to the individual lot and building.

This Neighborhood includes four of these Zones as well as a Special District.

Rural (T2) consists of low intensity development that, in this Community, is predominantly naturalistic Park space.

The Neighborhood Edge Zone (T3) consists of low density residential areas adjacent to more dense zones that may include a small amount of mixed-use. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate existing natural features.

The Neighborhood General Zone (T4) consists of a mixed-use but primarily medium residential density urban fabric. It may have a wide range of building types including houses, cottages, and townhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

The Neighborhood Center Zone (T5) consists of higher density mixed-use buildings, apartments, and townhouses. It has a tight network of streets, with wide sidewalks, regular street tree planting and buildings close to the sidewalks.

The Special District (SD) consists of areas with buildings that by their Function, Disposition, or Configuration cannot, or should not, conform to one or more of the normative Transect Zones.

Justification

The primary reason for requesting the zoning change is to propose zoning and technical design standards to make the community pedestrian- and bicycle-friendly while accommodating the requirements of emergency access, trash collection, stormwater management, and the like. These Zoning Regulations proposes standards that will allow the implementation of a walkable community that reflects the character of historic Ogden in the design of its Thoroughfares, Civic Spaces, Lots, and buildings. The goal is that the resulting Community will be a model for compact, walkable development in Weber County that embodies the goals of the County's General Plan.



INTRODUCTION: DEFINITIONS

Accessory Building: a building on the same Lot as a Principal Building usually located toward the rear.

Accessory Dwelling Unit: a dwelling unit sharing ownership and utility connections with a Primary Building.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Arcade: *See Definitions: Illustrated.*

Attic: the part of a building contained within a pitched roof that, though it may be accessible, does not include habitable space.

Awning: a flexible roof-like cover that extends out from an exterior wall and shields a window, doorway, sidewalk, or other space below from the elements.

Basement: the interior part of a building (which may or may not include habitable space) below the ground of every story of main entry level, and which has a maximum of 5 feet of height above grade, measured from the average finished grade along the front Facade to the finished ceiling of the Basement.

Bay Window: a combination of window units which projects from a building.

Block: the aggregate of private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Front Thoroughfares or Civic Spaces.

Civic: entities serving the following purposes are considered civic uses: arts, culture, education (including schools), government, recreation, religion, social services, transit, cemeteries, meeting halls, post offices, wedding chapels, and the like.

Civic Building: a building dedicated to Civic use(s).

Civic Space: an outdoor area dedicated for Civic use.

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Commercial Street (CS): a local, slow-movement thoroughfare most suitable for general and center zones — typically where there are adjacent lodging, office, and/or retail uses. A Commercial Street is typically urban in character, with closed drainage, wide sidewalks, parallel parking, and trees in individual planting areas.

Common Lawn: *see Definitions: Illustrated.*

Community: the community proposed in these Zoning Regulations.

Corner Lot: a Lot with two intersecting Frontages.

Cul-de-sac: a vehicular Street that is closed at one end, often terminating in a vehicular turnaround.

Curb: the edge of the vehicular pavement that may be raised, mountable, or flush. It usually incorporates the drainage system.

Density: the number of dwelling units within a standard measure of area.

Design Code: a privately enforced code that regulates the detailed design of Private Lots.

Dwelling Unit: a room or collection of rooms intended for residential occupancy in which sleeping quarters are provided, and kitchen and bathroom facilities are shared by occupants.

Effective Turning Radius: *see Definitions: Illustrated.*

Elevation: *see Definitions: Illustrated.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Facade: *see Definitions: Illustrated.*

Forecourt: *See Definitions: Illustrated.*

Front Thoroughfare: a Thoroughfare that typically runs along the front of Private Lots and which creates Frontages.

Frontage: *see Definitions: Illustrated.*

Frontage Line: *see Definitions: Illustrated.*

Gallery: *see Definitions: Illustrated.*

Green: *see Civic Space Types.*

Home Occupation: non-retail commercial operation and/or remote work which takes place in a residence.

Lodging: premises available for short-term human habitation, including daily and weekly rental.

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Coverage: the percentage of lot area covered by buildings including Principal Buildings, Accessory Buildings, Porches, Stoops, and steps..

Lot Line: *see Definitions: Illustrated.*

Lot Width: the length of the Primary Frontage Line of a Lot.

Main Entrance: the main point of access for pedestrians into a building.

Marquee: an architectural projection serving as a roof, the sides of which are vertical and are intended for the display of signs, and which is supported entirely from an exterior wall of a building.

Master Plan: the proposed design for the Neighborhood as described through these Zoning Regulations and accompanying drawings.

Office: premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding retail sales and manufacturing.

Open Space: land intended to remain undeveloped; it may be for Civic Space.

Park: *see Civic Space Types.*

Parking Area: portions of Private Lots intended for parking, including Parking Lots, garages, and Parking Structures.

Parking Lane: a portion of a Thoroughfare dedicated to vehicular parking.

Parking Structure: a building containing one of more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and often to connect rear Parking Areas to a Frontage.

Path (PT): a pedestrian way of traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pavement Radius: *see Definitions: Illustrated.*

Planting Strip: in Public Frontage, the element which accommodates street trees, whether continuous or individual.

Plaza: *see Civic Space Types.*

Principal Building: the main building on a Lot, usually located toward the Frontage.

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See Definitions: Illustrated. See Frontage.*

Private Frontage: *See Definitions: Illustrated. See Frontage.*

Public Frontage: *See Definitions: Illustrated. See Frontage.*

Rear Thoroughfare: a Thoroughfare that typically runs along the rear of Private Lots and does not create Frontages.

Regulating Plan: a zoning map or set of maps that shows the Transect Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by these Zoning Regulations.

Residential: premises available for long-term human habitation by means of ownership or rental for more than 30 days.

Retail: premises available for the commercial sale of merchandise, services, and prepared foods (including restaurants).

Right-of-Way (ROW): *See Definitions: Illustrated.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity.

Secondary Frontage: *See Definitions: Illustrated. See Frontage.*

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on the Urban Standards.

Shared-Use Path: a path intended for use by pedestrians, cyclists, and other micro-mobility users.

Sidewalk: the paved section of the Public Frontage dedicated to pedestrian activity.

Site: the entire area to which these Zoning Regulations applies.

Special District (SD): an area that inherently cannot or should not conform to one or more of the normative Transect Zones due to its auto-oriented design and uses, but is nonetheless incorporated into the Neighborhood.

Square: *see Civic Space Types.*

Stoop: *see Definitions: Illustrated.*

Storefront: *see Definitions: Illustrated.*

Story: a habitable level within a building, excluding an Attic or Basement.

Street (ST): a local urban Thoroughfare of low-to-moderate speed and capacity.

INTRODUCTION: DEFINITIONS

Thoroughfare: *see Definitions: Illustrated.*

Thoroughfare Component: one of the elements which can be assembled with others into a Thoroughfare. These include Vehicular Travel Lanes, Parking Lanes, Medians, Sidewalks, pedestrian Paths, Shared-Use Paths, and Planting Strips.

Tower: a portion of a structure which exceeds the parapet or ridge height of the attached building.

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in these Zoning Regulations is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone: one of several areas on a Zoning Map regulated by these Zoning Regulations. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage.

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

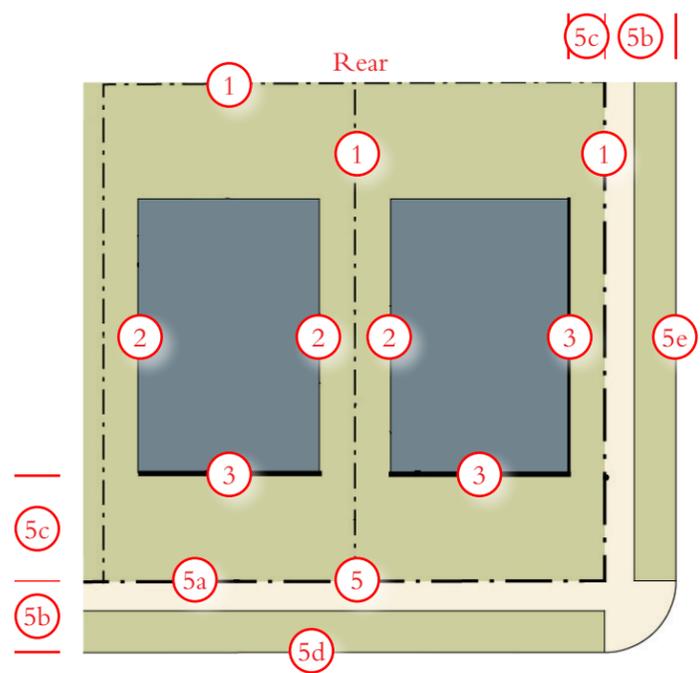
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use.

Deviation: *see Administration.*

Vehicular Travel Lane: a portion of a Thoroughfare dedicated to vehicular movement.

Warrant: *see Administration.*

INTRODUCTION: DEFINITIONS, ILLUSTRATED



5 **Frontage:** the area between a building facade and a thoroughfare or civic space, including built and planted components. Frontage is divided into public frontage and private frontage.

a **Frontage Line:** the line between the public and private frontage. The frontage line is coincident with the property line(s), at frontages.

b **Public Frontage:** the area between the edge of vehicular lanes, if present, and the frontage line, which is within the right-of-way. Typically, the public frontage consists of the planter and the sidewalk.

c **Private Frontage:** the area between the frontage line and the principal building facade, which is within the private lot.

d **Primary Frontage:** on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.

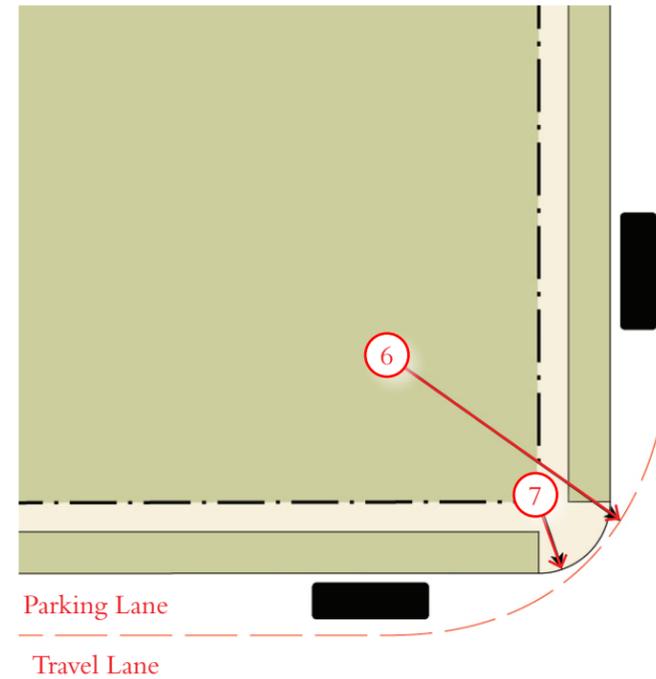
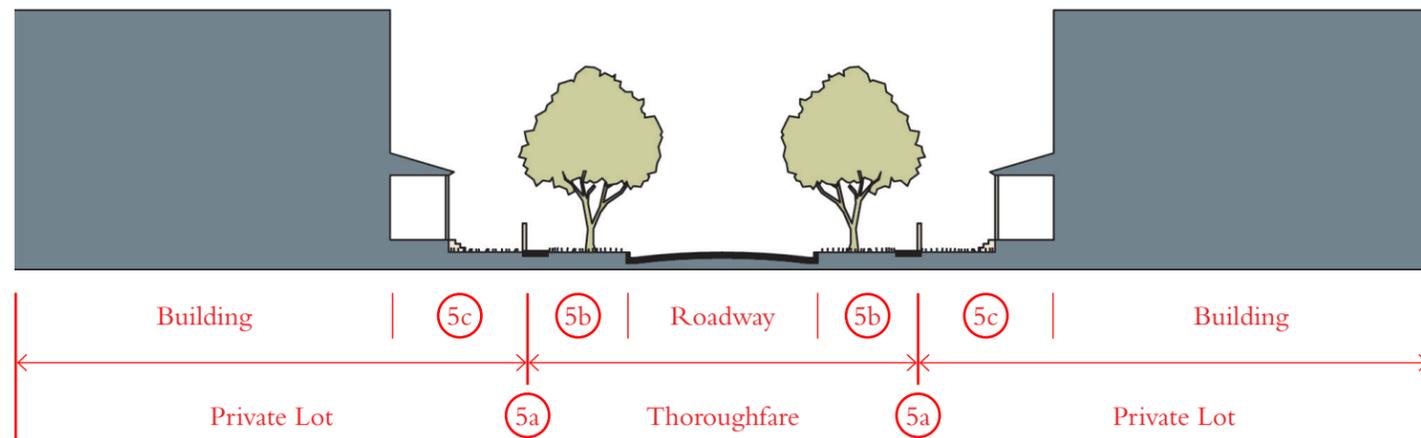
e **Secondary Frontage:** on lots with multiple frontages, the frontage(s) that are not the primary frontage.

1 **Lot Line:** the boundary that legally and geometrically demarcates a lot.

2 **Elevation:** an exterior wall of a building not facing a frontage line.

3 **Facade:** the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.

4 **Thoroughfare:** the composite public area dedicated to circulation, including vehicular lanes (if any), pedestrian paths and walks, public frontage.

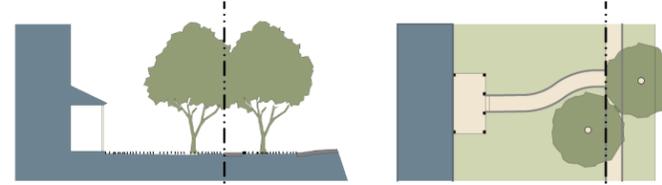


6 **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.

7 **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

INTRODUCTION: DEFINITIONS, ILLUSTRATED

Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.



Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 6 feet deep.



Terrace & Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.



Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.



Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.



Storefront: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an Awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.



Gallery: a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.



Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.



INTRODUCTION

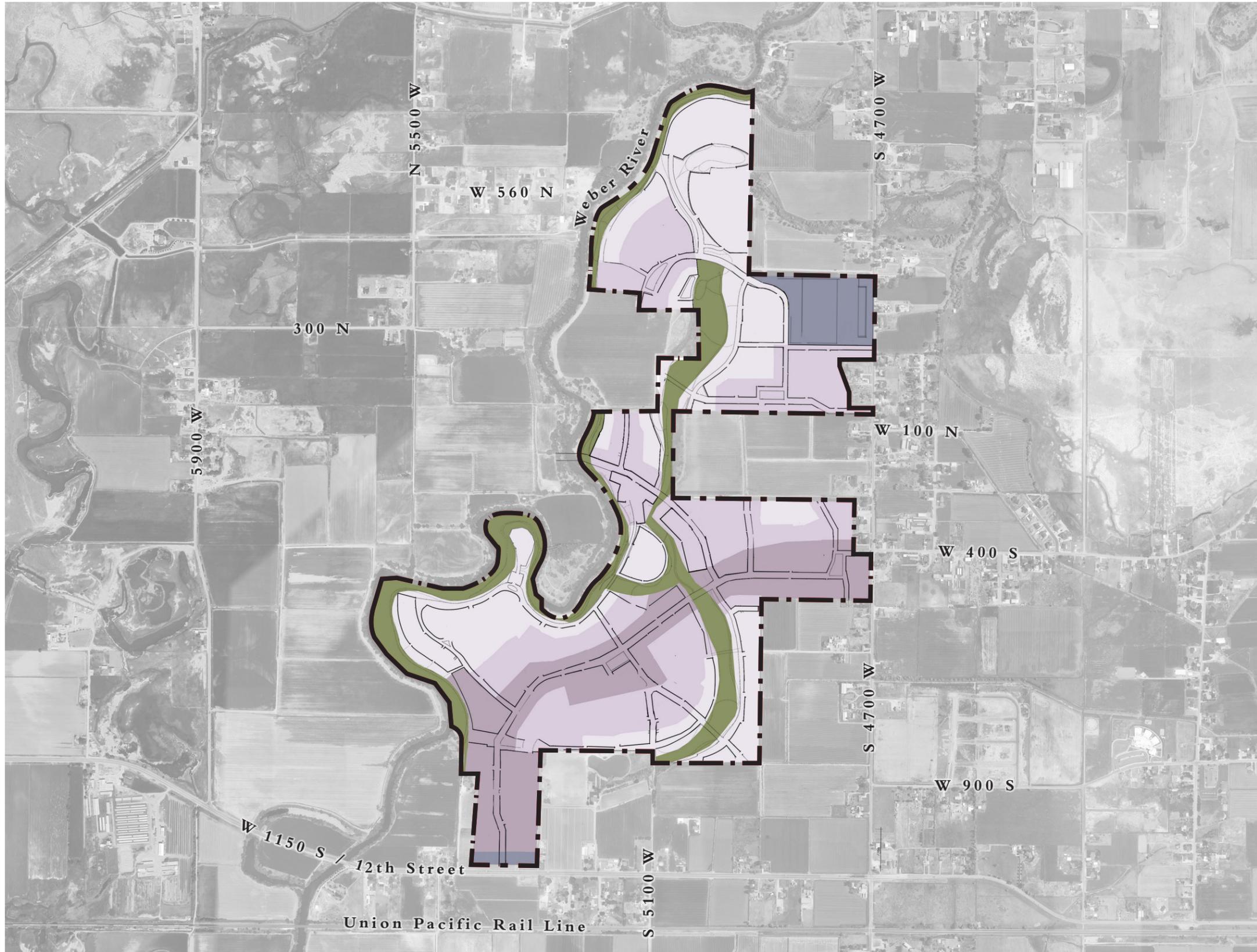
Administration

1. **Conformity.** It is the Intent not the "letter" of these Zoning Regulations to which Thoroughfares, Civic Spaces, Private Lots, utilities, and other improvements shall conform.
2. **Typical and Actual Condition.** These Zoning Regulations are typologically-based and this represents the typical condition. It is expected that actual conditions will vary from the typical conditions shown. All components of Thoroughfares, Civic Spaces, and Private Lots are expected to be refined to be appropriate for specific locations in a reasonable manner that achieves the intent of these Zoning Regulations.
3. **Warrants and Deviations.** There are two types of variations from these Zoning Regulations, Warrants and Deviations, which are defined as follows:
 - a. **Warrant:** a ruling that would permit a practice that is not consistent with a specific provision of these Zoning Regulations, but which is justified by the Intent. Warrants are granted by the Town Architect. A Warrant may be granted for any provision of these Zoning Regulations unless noted otherwise, and the correction of "scrivener's errors" within this document shall be handled by Warrant.
 - b. **Deviation:** a ruling that would permit a practice that is not consistent with a specific provision, the Intent of these Zoning Regulations, or both. Deviations are granted by the Board of Zoning Appeals in a public hearing. If any development plans necessitate a Deviation, a letter describing the Deviation shall be submitted to the County for review. In the event that a Warrant has been denied, the decision may be appealed as a Deviation.
4. **Town Architect.** Employed by the Developer, the Town Architect serves as the keeper of the urban and architectural vision of the Neighborhood. The Town Architect provides direction and inspiration to developers, lot purchasers, architects, designers, landscape architects, and builders.
 - a. **Specific Duties.** All plans for improvements within the Neighborhood shall be reviewed by the Town Architect to confirm compliance with the intent of these Zoning Regulations, to grant Warrants where necessary, or to require that a Deviation be requested where not in compliance.
 - b. **Selection.** The Town Architect shall be selected by the Developer and shall be a person or firm experienced in New Urbanism and familiar with the *Lexicon of the New Urbanism* and the *SmartCode*.
 - c. **Design Review.** Given their familiarity with the principles of traditional neighborhood and architectural design, the Town Architect shall review all building designs prior to the issuing of a building permit by the County in place of design review by the Weber County Planning Commission.
5. **Conflicts with Other Codes and Regulations.** In the event of a conflict between these Zoning Regulations and the Weber County Code of Ordinances, the standards of these Zoning Regulations shall control. In the event of a conflict between these Zoning Regulations and any otherwise applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, these otherwise applicable codes shall control and the conflict shall be brought to the attention of the land owner, the developer, and the County immediately for resolution.
6. **Definitions.** The definitions found in these Zoning Regulations shall supersede those found in the Weber County Code of Ordinances. Where no definition is included in these Zoning Regulations, the definitions found in the *Lexicon of the New Urbanism*, the *Smart Code v9.2*, or the Weber County Code of Ordinances shall apply, in that order of priority.
7. **Sources.** Sources for various texts, definitions, and illustrations include the *Lexicon of the New Urbanism* and *Smartcode v9.2* by Andres Duany, et. al.

Neighborhood Structure

1. **Applicability.** The requirements of this section apply to the configuration of the Master Plan including future refinements therein.
 2. **Transect Zones.** Transect Zones shall be assigned to all portions of the Site as mapped on the Regulating Plan (page 8).
 - a. **Adjustments to Area of Transect Zones.** The exact location of boundaries between Transect Zones may be adjusted to accommodate future adjustments to the Master Plan. The area of each Transect Zone may be adjusted by a maximum of 20% of the total area of the Site.
 - b. **Special District Rezoning.** A Special District or any portion thereof may be rezoned to T5 by Warrant.
 3. **Block Size.** On average, Blocks shall be 660 feet long in each direction.
 4. **Thoroughfare Network.** Thoroughfares shall be laid out in an interconnected network to disperse vehicular traffic and promote walking and cycling. Given the intention of creating an interconnected network of Thoroughfares, connections to adjacent properties are proposed as noted on the Regulating Plan (page 8).
 - a. **Adjustments to Thoroughfare Network.** The Thoroughfare network shown on the Regulating Plan (page 8) and Thoroughfare Plan (page 9) may be adjusted by Warrant.
 - b. **Cul-de-Sacs.** Cul-de-sacs may be permitted by Warrant. Where permitted, the design of cul-de-sacs shall be determined by Warrant.
 - c. **Section Line & Quarter Section Line Streets.** Streets shall not be required along section lines and quarter section lines.
 5. **Allocation of Civic Spaces.** A minimum of 10% of the total area of the Site shall be allocated to Civic Spaces. For the purposes of calculating this area, the Public Frontage of adjacent Thoroughfares may be counted towards the area of a Civic Space.
 6. **Private Lots.** Buildings shall be located on Private Lots as consistent with the requirements of the Private Realm section of these Zoning Regulations (pages 26-32).
- Multiple Principal Buildings with associated Accessory Buildings may also be located on one legally defined parcel (e.g. an apartment complex of multiple buildings) as long as they are placed as if the Principal Buildings are on separate Lots.
7. **Access to Lots.** Public access to Private Lots may be provided via publicly accessible sidewalks, paths, passages, or similar means. Emergency vehicle access shall be provided through Front or Rear Thoroughfares. Lots shall also include a means of automobile access, with exceptions permitted by Warrant.
 8. **Addressing.** Lots shall be addressed to an adjacent Front Thoroughfare or Civic Space, including exclusively pedestrian Front Thoroughfares.
 9. **Utilities.** Utilities shall typically be located in Thoroughfares (as described in the Thoroughfare Standards on page 22) or in Civic Spaces. Location of utilities in easements on Private Lots shall be the exception and the location of last resort.
 10. **Buffers.** No Buffers shall be required between different Uses, Lots, or any other components within the Master Plan.
 11. **Perimeter Landscaping & Fencing.** Landscaping or fencing along the perimeter of the Neighborhood shall not be required except where adjacent to agricultural Uses and to screen Parking Areas. The design of this landscaping or fencing shall be determined by Warrant.
 12. **Fire Apparatus Access.** Fire apparatus access shall be provided to all buildings as consistent with the International Fire Code (IFC) as adopted by the County.
 13. **Density & Intensity of Uses.** All Transect Zones are mixed-use and the proposed Uses in each phase may be adjusted as consistent with the Use requirements (page 29) of these Zoning Regulations. The Residential density of the Neighborhood shall be a maximum of 6 units per gross acre.
 14. **Setbacks.** All vehicular Thoroughfares and Private Lots shall be set back a minimum of 100 feet from the Weber River. This setback shall be allocated towards Civic Spaces. A smaller setback may be permitted as a Deviation.

URBAN DESIGN: REGULATING PLAN



Key

-  Subject Property
-  T2: Rural Zone
-  T3: Suburban Zone
-  T4: General Urban Zone
-  T5: Urban Center Zone
-  SD: Special District

Notes

1. The Blocks shown on this plan will be divided by additional Thoroughfares and Civic Spaces into smaller Blocks as consistent with these Zoning Regulations.

The design is subject to change. Not for construction.



PUBLIC REALM: THOROUGHFARE TYPES PLAN

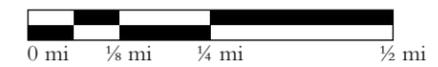


Key

- RD-44-20-B
- DR-46-27
- YS-53-27
- ST-46-20
- ST-53-27
- ST-60-34
- CS-52-28
- AV-80-36
- AV-80-36-C

Notes

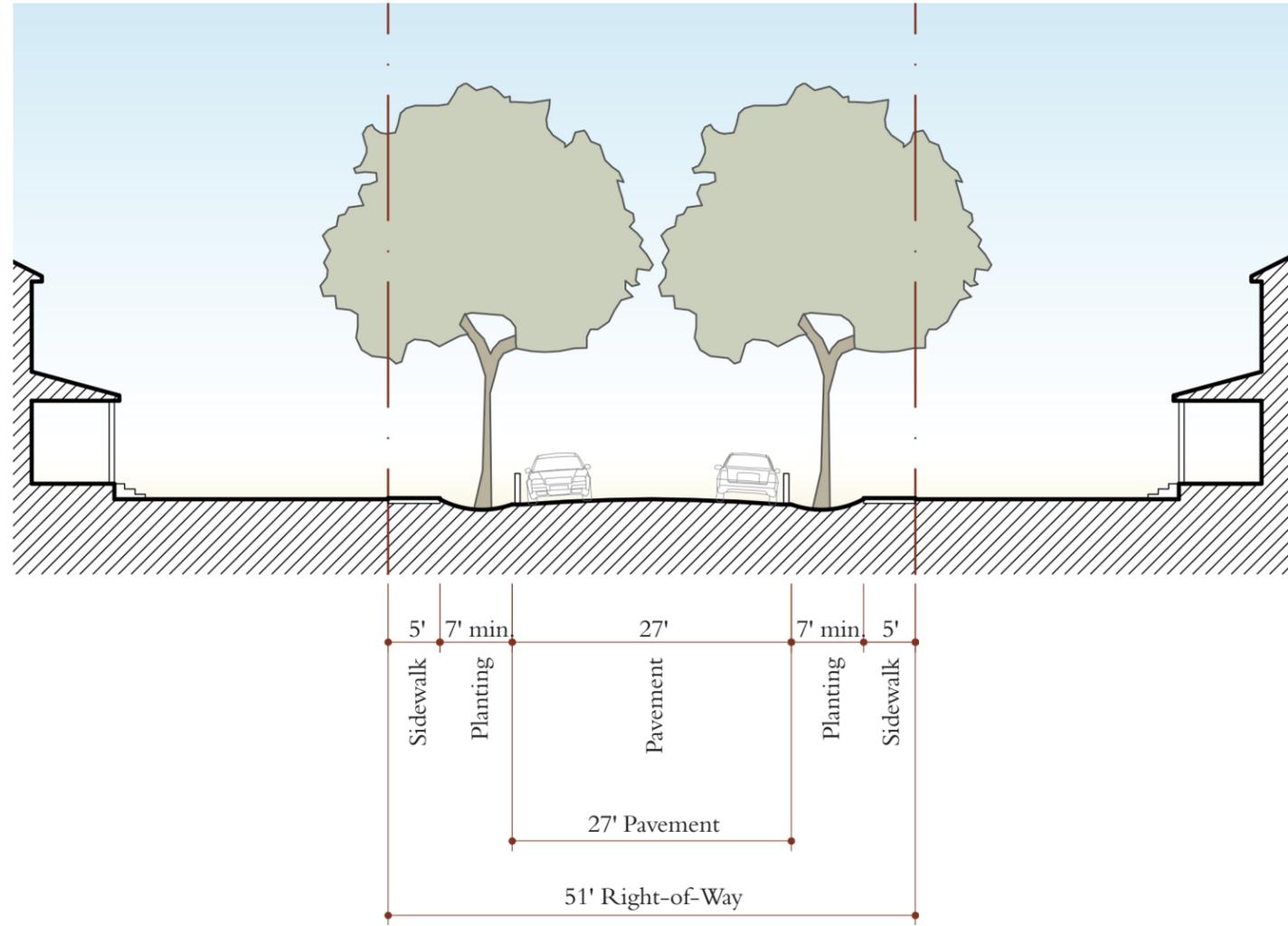
1. Thoroughfares will be added as consistent with these Zoning Regulations.



The design is subject to change. Not for construction.

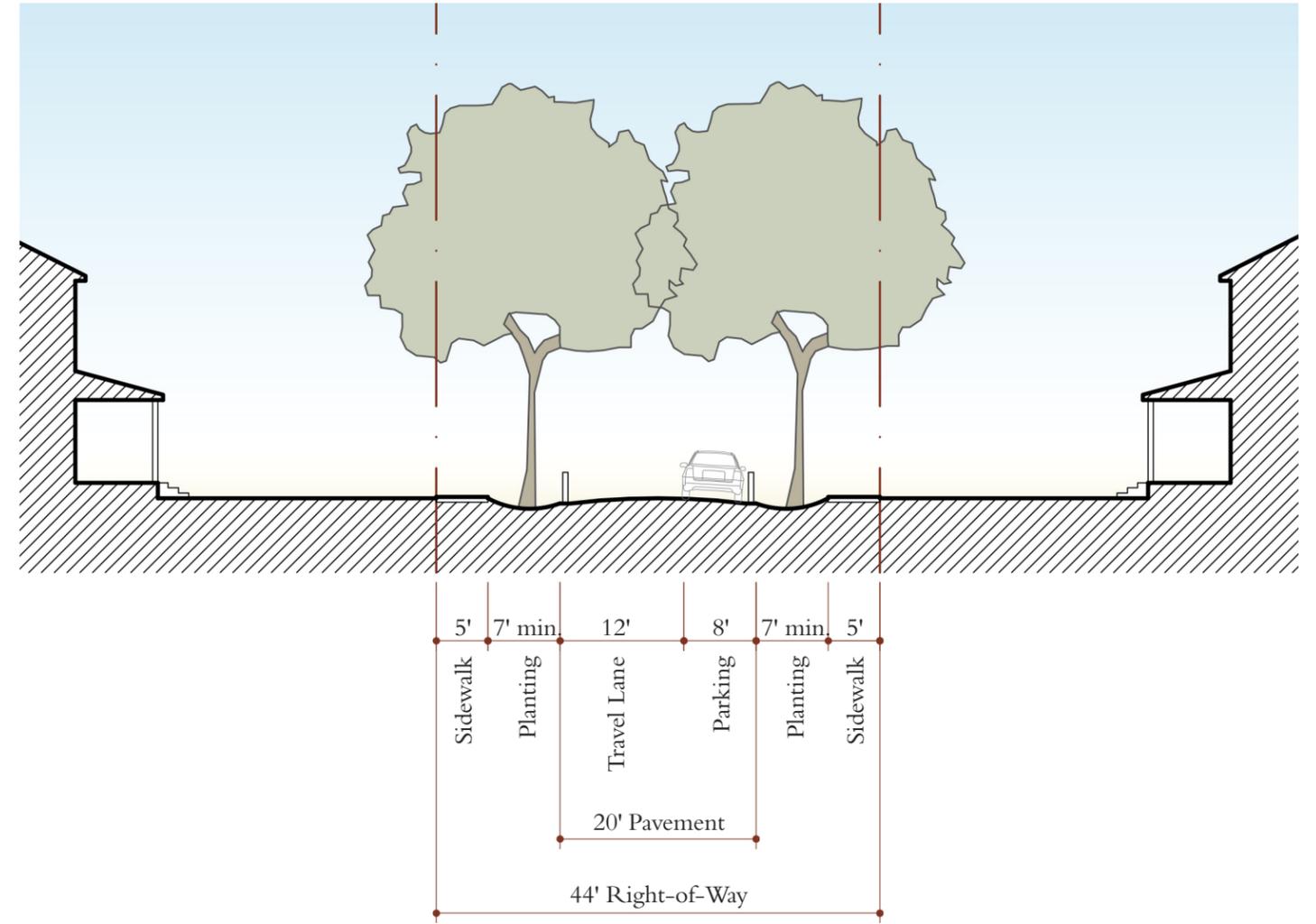


PUBLIC REALM: THOROUGHFARE TYPES



YR-51-27

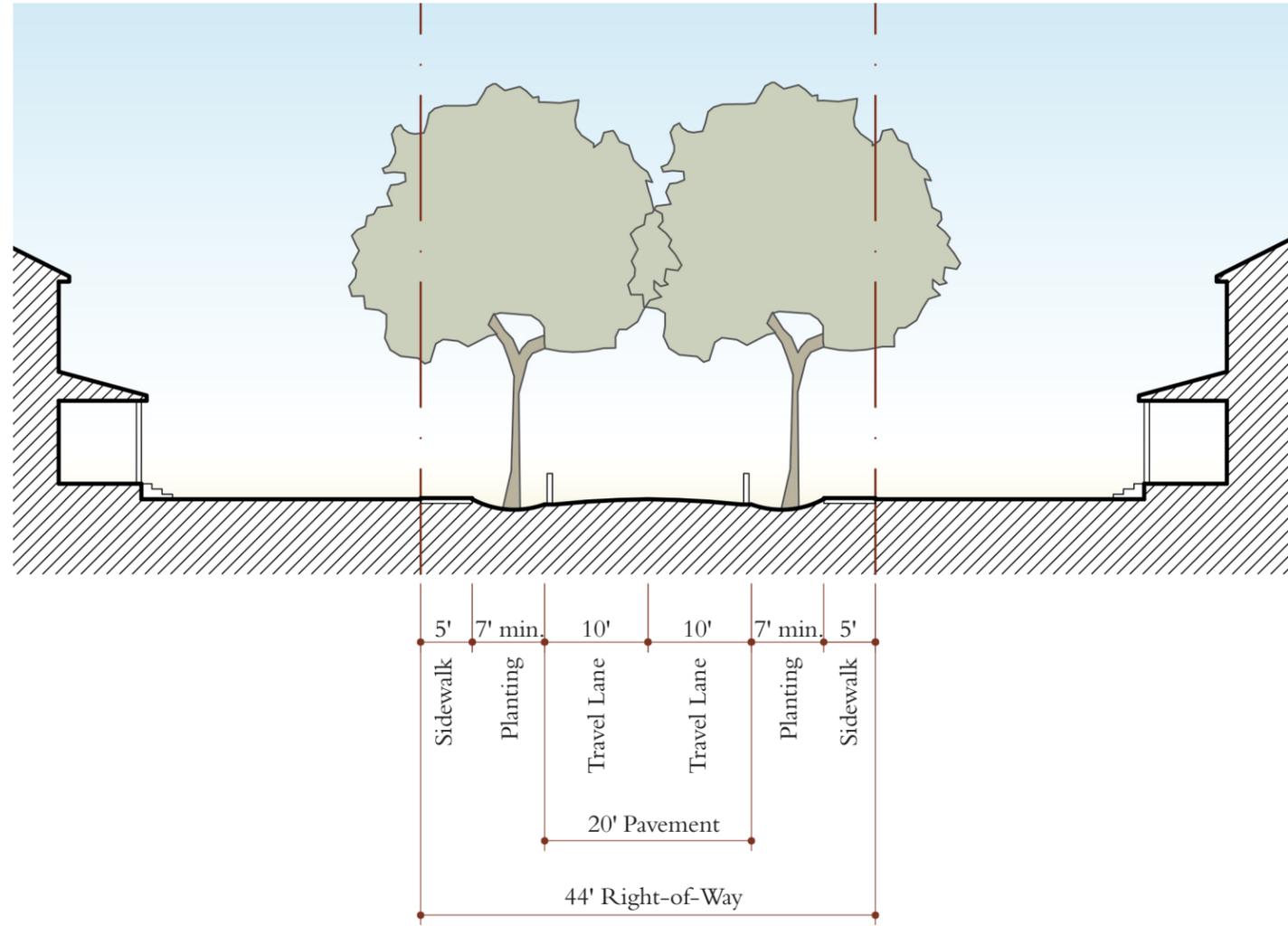
Thoroughfare Type:	Yield Road	Bicycle Facility:	Shared with Vehicles
Ownership:	Public	Curb Type:	Ribbon or Rolled
Vehicular Movement:	2-way Yield	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	Varies		



RD-44-20-A

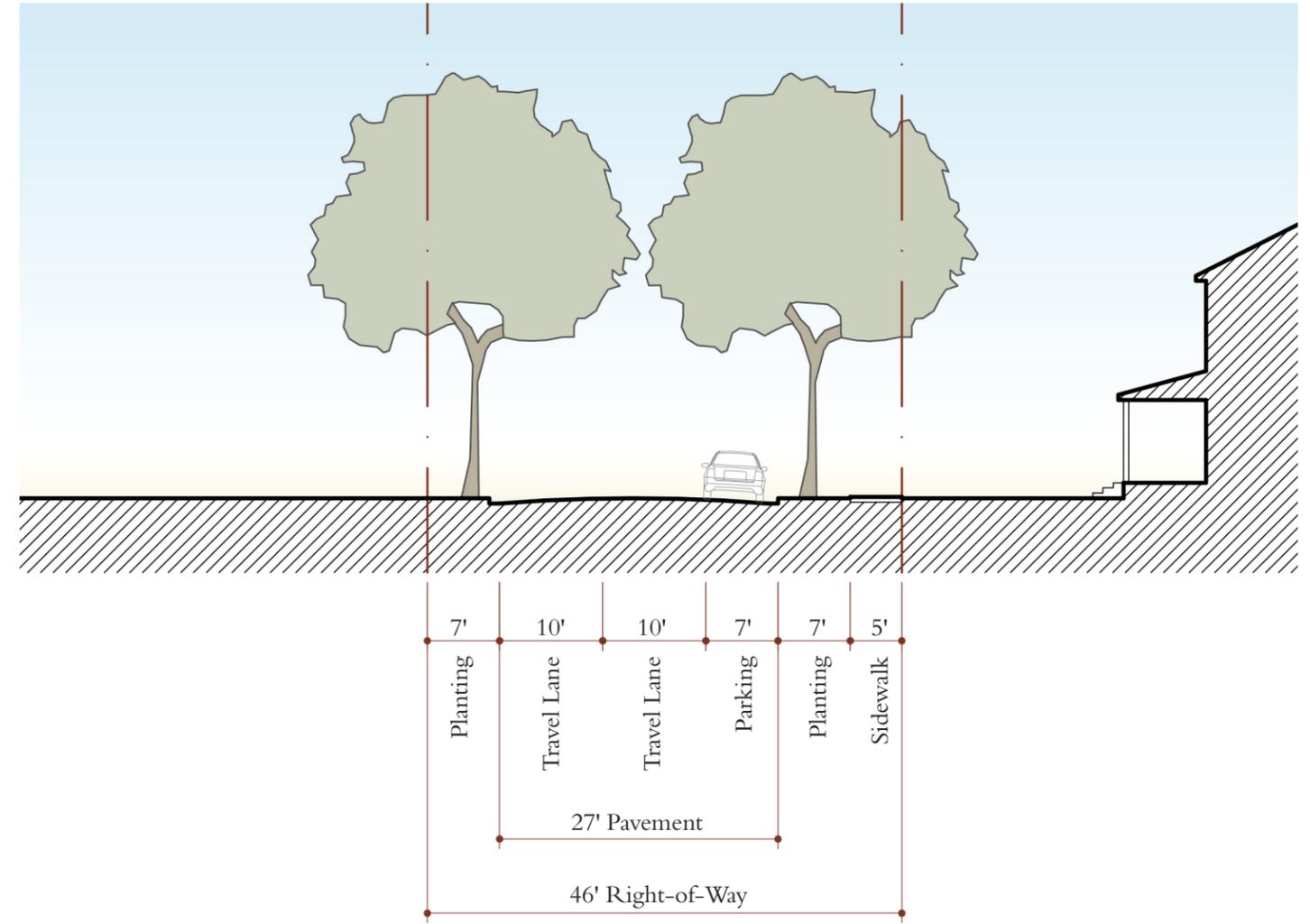
Thoroughfare Type:	Road	Bicycle Facility:	Shared with Vehicles
Ownership:	Public	Curb Type:	Ribbon or Rolled
Vehicular Movement:	1-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	12 ft.		

PUBLIC REALM: THOROUGHFARE TYPES



RD-44-20-B

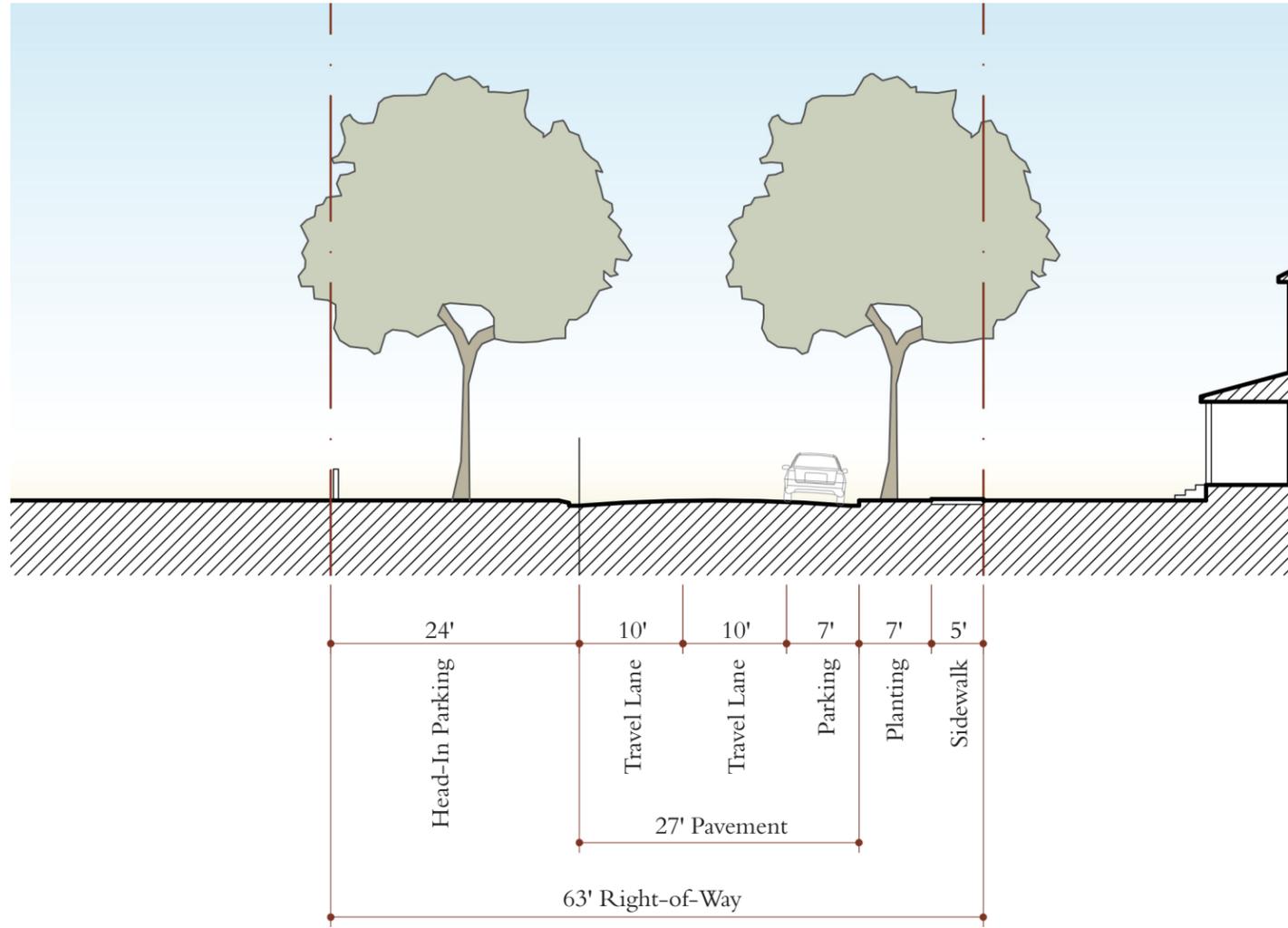
Thoroughfare Type:	Road	Bicycle Facility:	Shared with Vehicles
Ownership:	Public	Curb Type:	Ribbon or Rolled
Vehicular Movement:	2-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	20 ft.		



DR-46-27

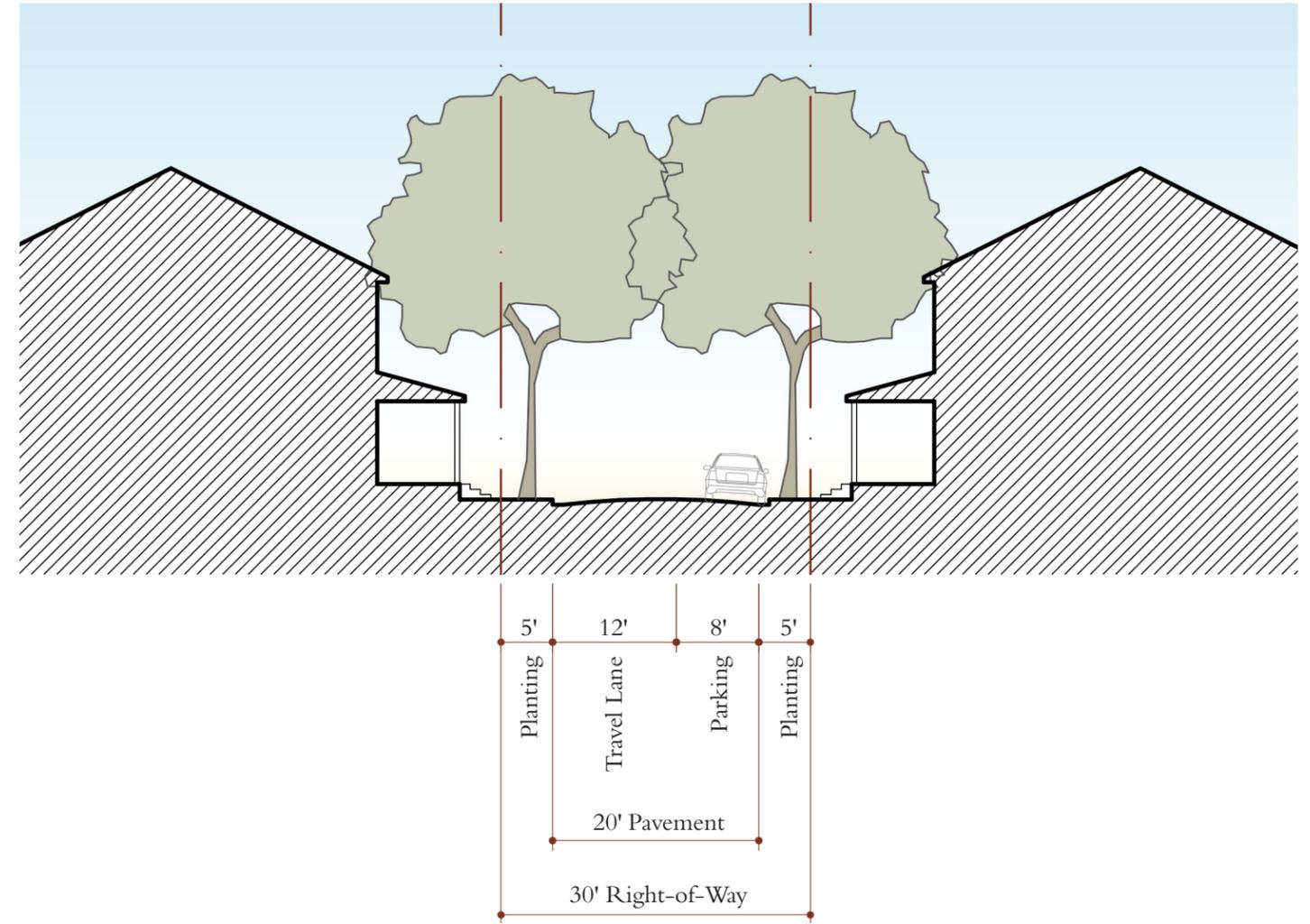
Thoroughfare Type:	Drive	Bicycle Facility:	Shared with Vehicles
Ownership:	Public	Curb Type:	Header
Vehicular Movement:	2-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	20 ft.		

PUBLIC REALM: THOROUGHFARE TYPES



DR-63-27

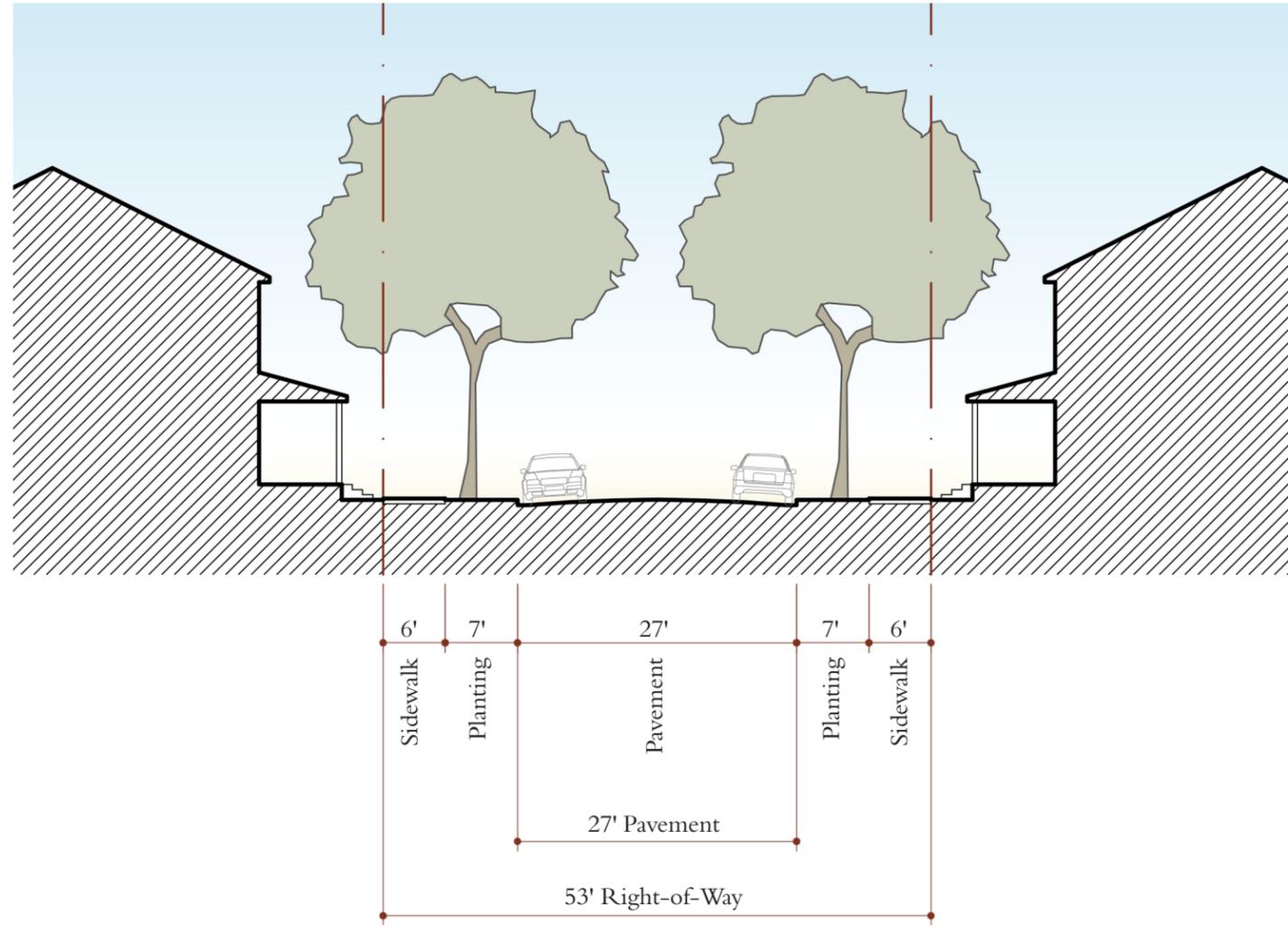
Thoroughfare Type:	Drive	Bicycle Facility:	Shared with Vehicles
Ownership:	Public	Curb Type:	Rolled or Header
Vehicular Movement:	2-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	20 ft.		



LN-30-20

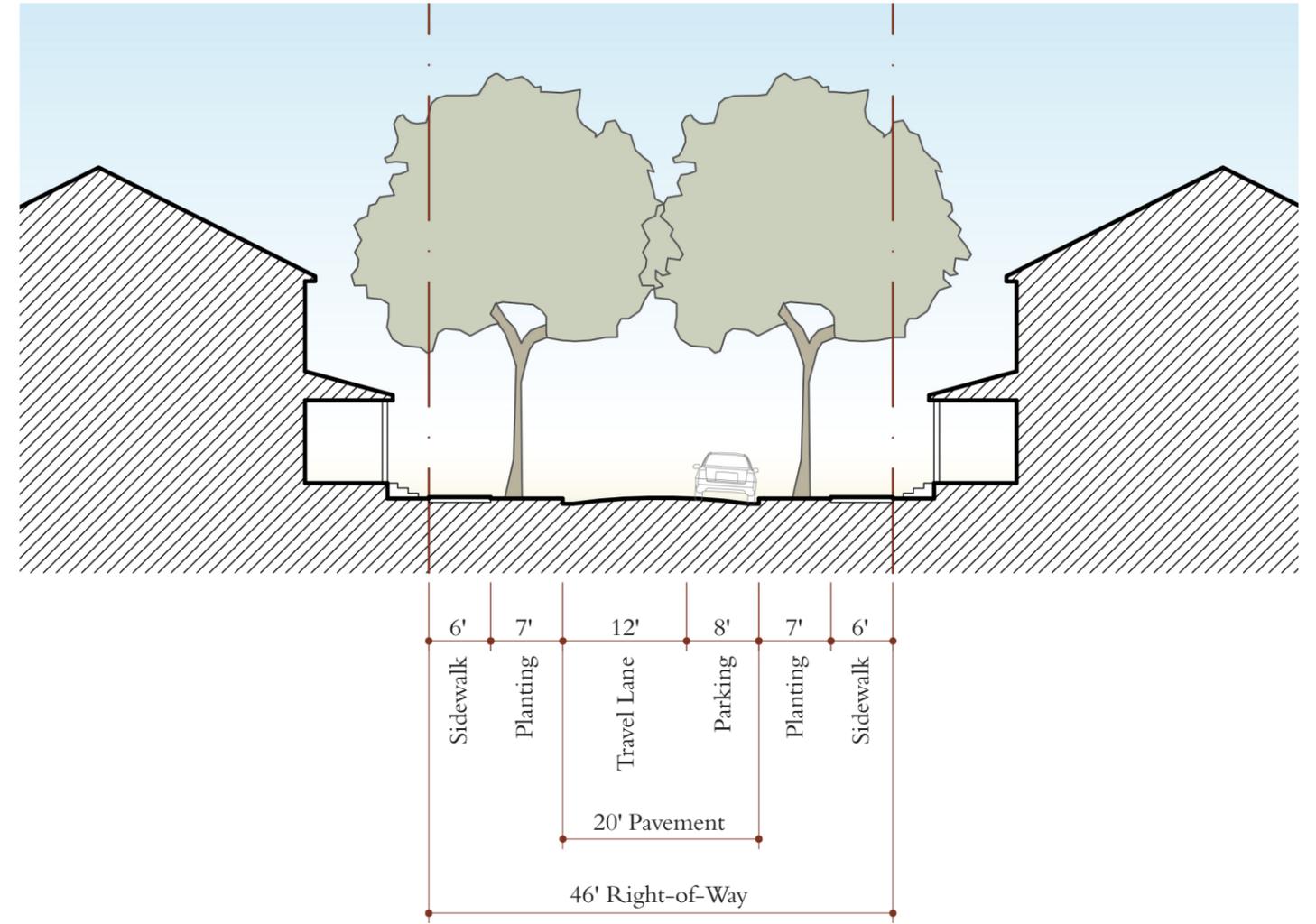
Thoroughfare Type:	Lane	Bicycle Facility:	Shared with Vehicles
Ownership:	Public	Curb Type:	Header
Vehicular Movement:	2-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	12 ft.		

PUBLIC REALM: THOROUGHFARE TYPES



YS-53-27

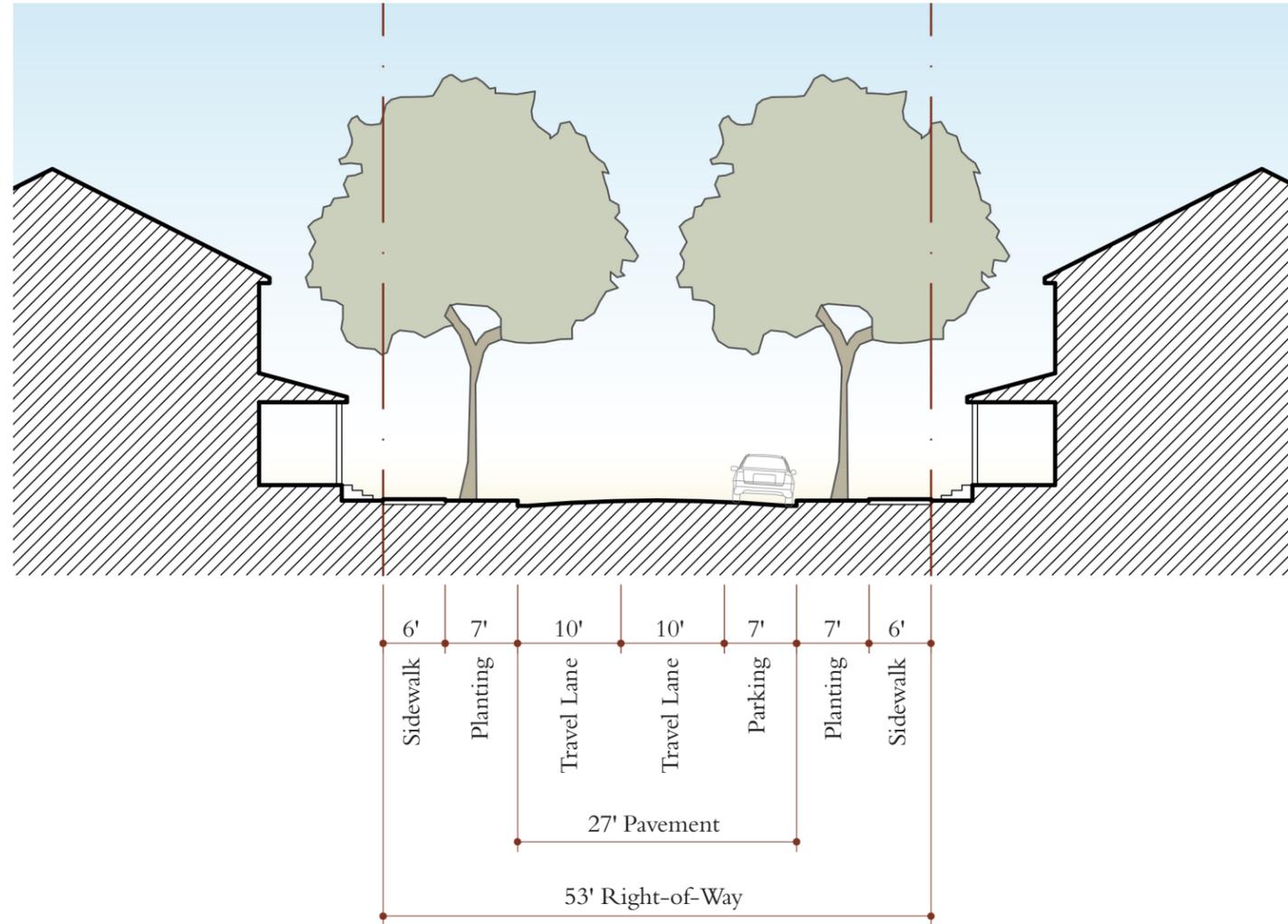
Thoroughfare Type:	Yield Street	Bicycle Facility:	Shared with Vehicles
Ownership:	Public	Curb Type:	Header
Vehicular Movement:	2-way Yield	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	Varies		



ST-46-20

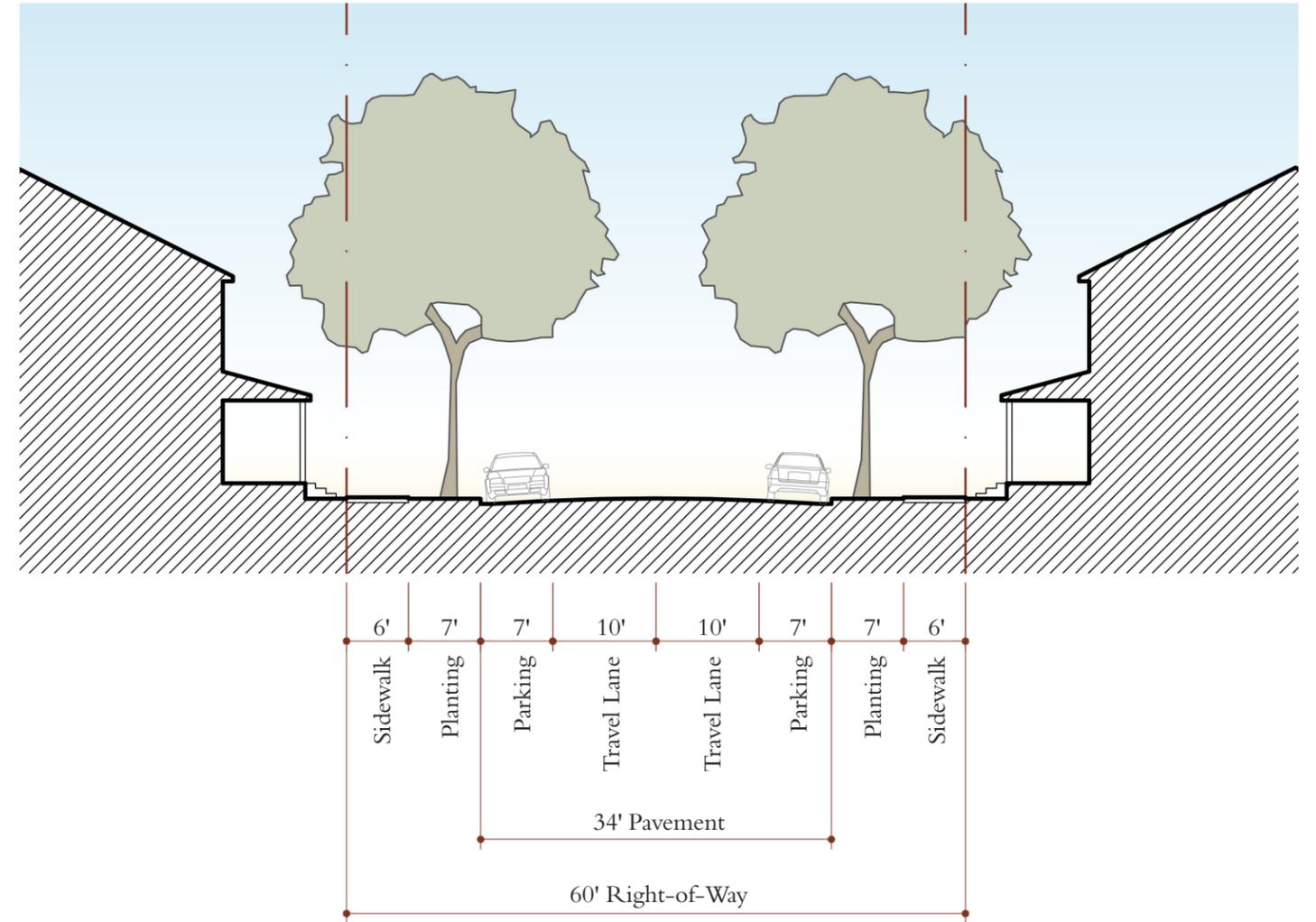
Thoroughfare Type:	Street	Bicycle Facility:	Shared with Vehicles
Ownership:	Public	Curb Type:	Header
Vehicular Movement:	1-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	20 ft.		

PUBLIC REALM: THOROUGHFARE TYPES



ST-53-27

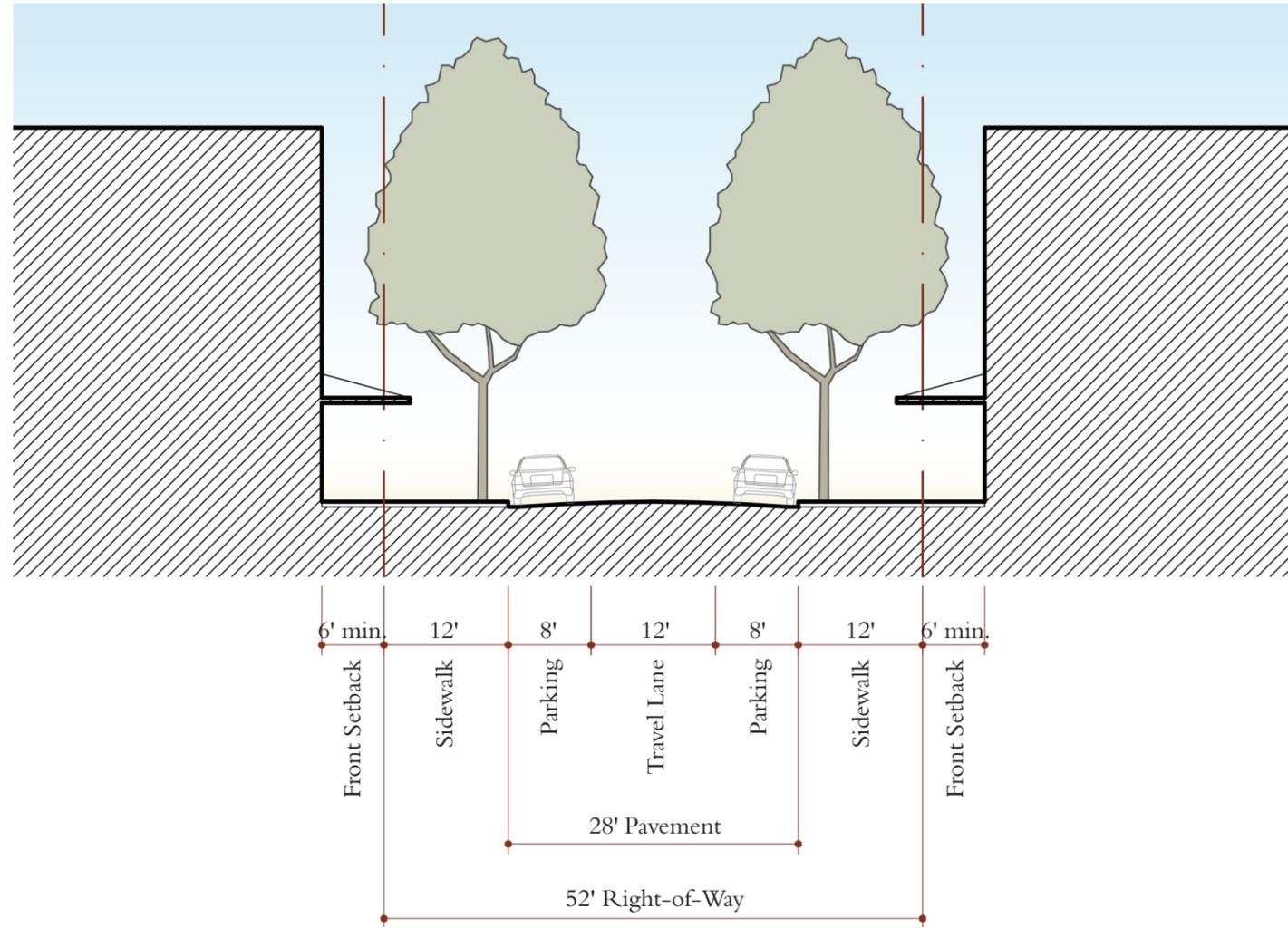
Thoroughfare Type:	Street	Bicycle Facility:	Shared with Vehicles
Ownership:	Public	Curb Type:	Header
Vehicular Movement:	2-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	20 ft.		



ST-60-34

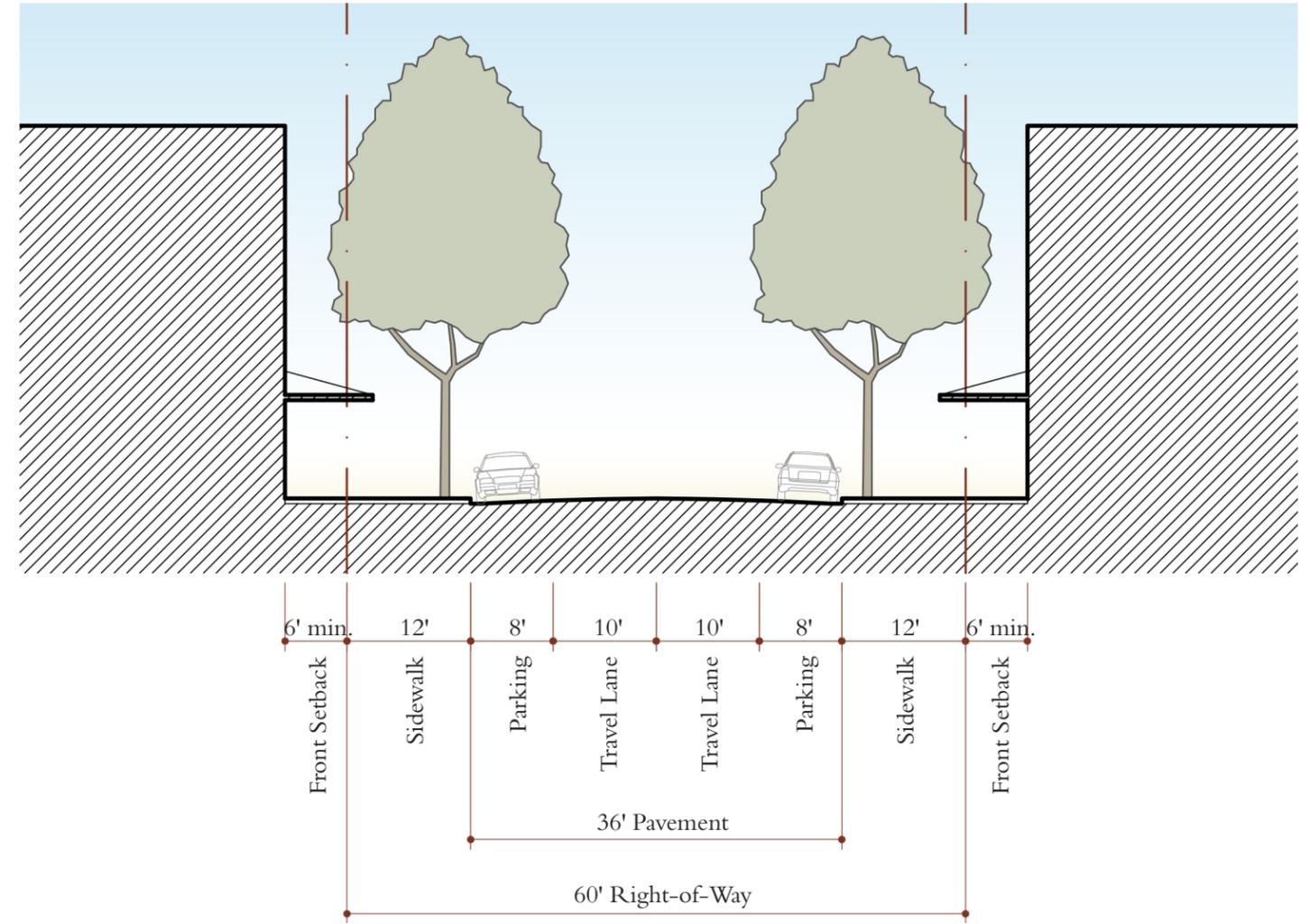
Thoroughfare Type:	Street	Bicycle Facility:	Shared with Vehicles
Ownership:	Public	Curb Type:	Header
Vehicular Movement:	2-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	20 ft.		

PUBLIC REALM: THOROUGHFARE TYPES



CS-52-28

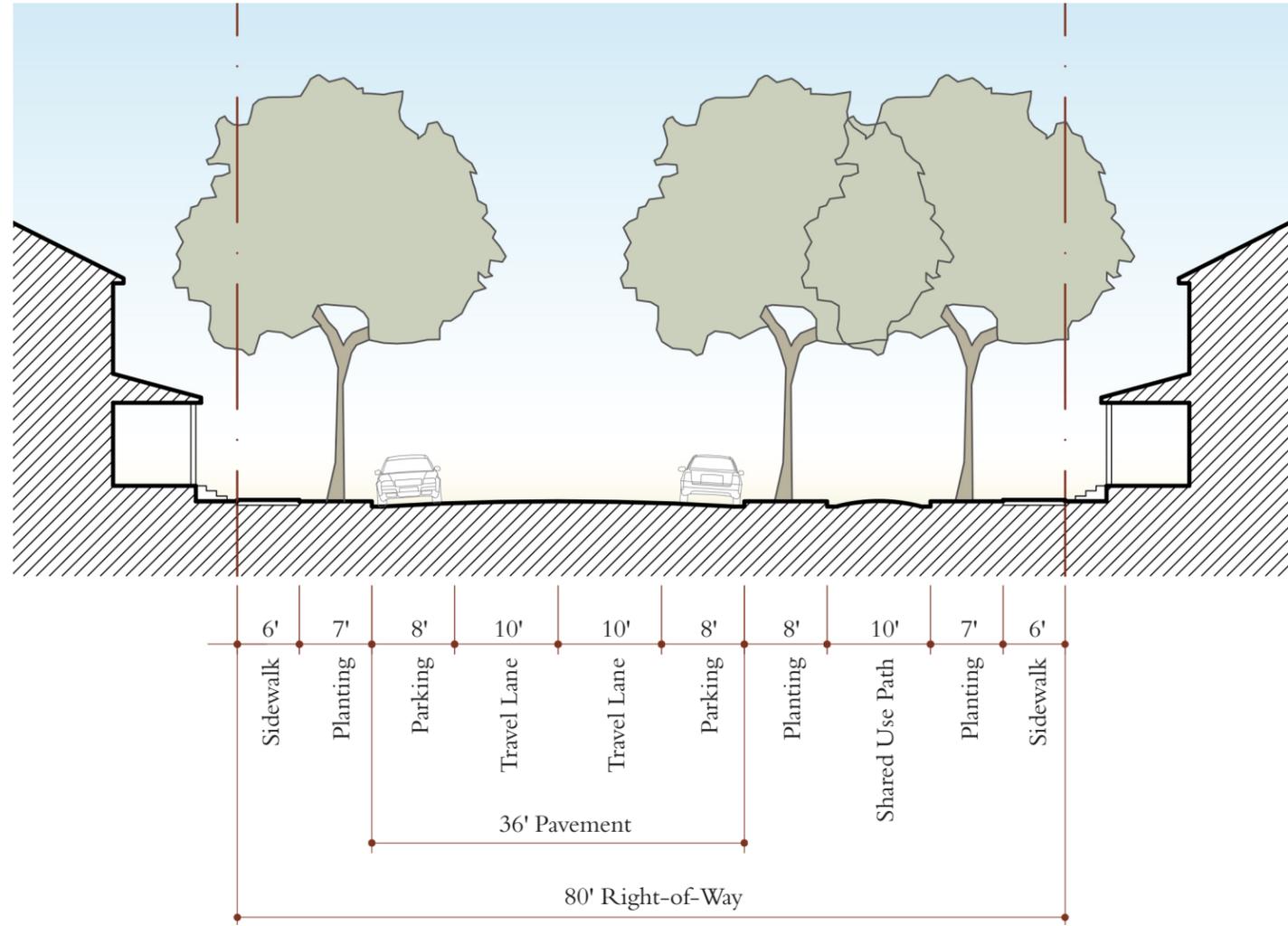
Thoroughfare Type:	Commercial Street	Bicycle Facility:	Shared with Vehicles
Ownership:	Public	Curb Type:	Header
Vehicular Movement:	1-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	12 ft.		



CS-60-36

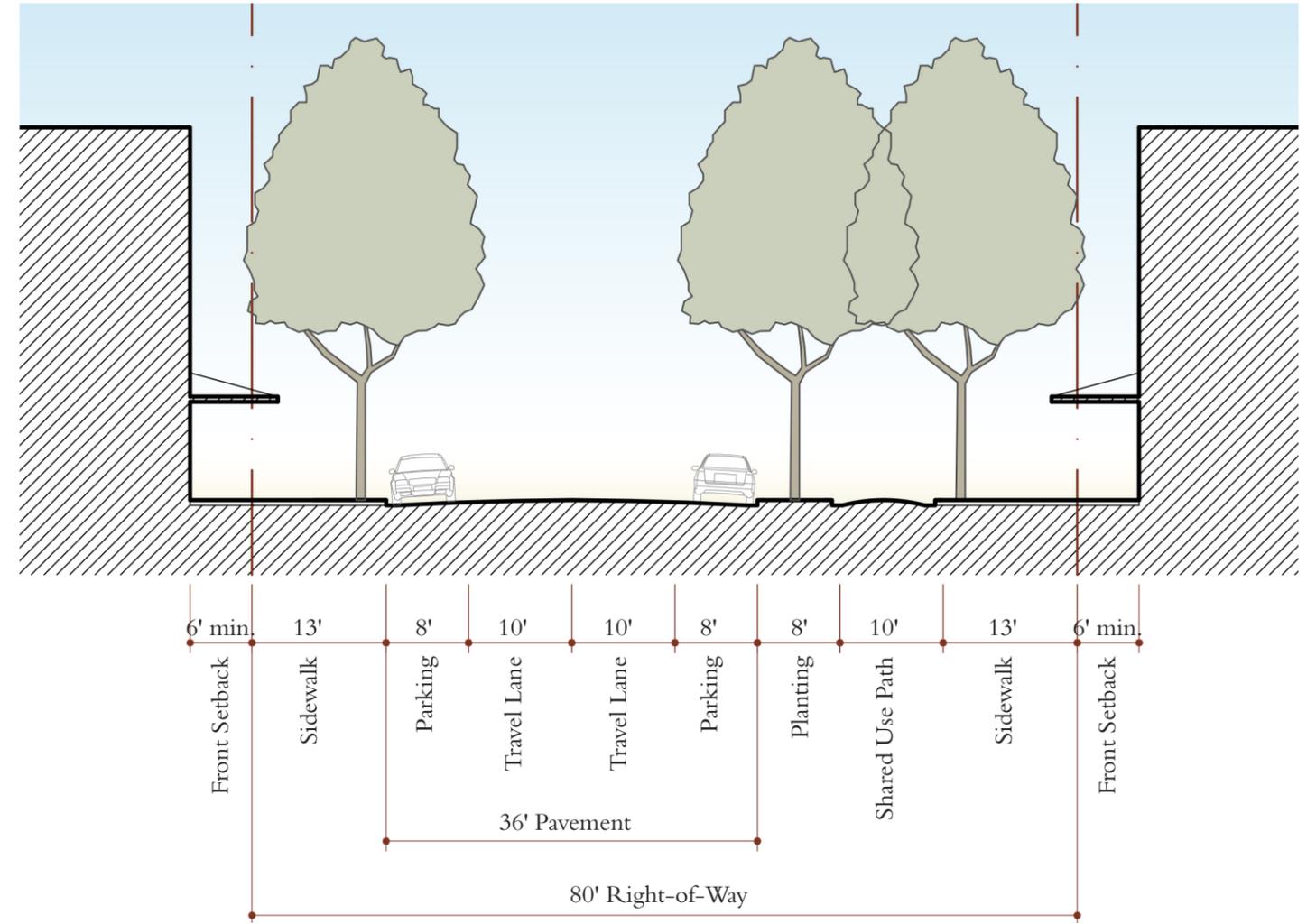
Thoroughfare Type:	Commercial Street	Bicycle Facility:	Shared with Vehicles
Ownership:	Public	Curb Type:	Header
Vehicular Movement:	2-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	20 ft.		

PUBLIC REALM: THOROUGHFARE TYPES



AV-80-36

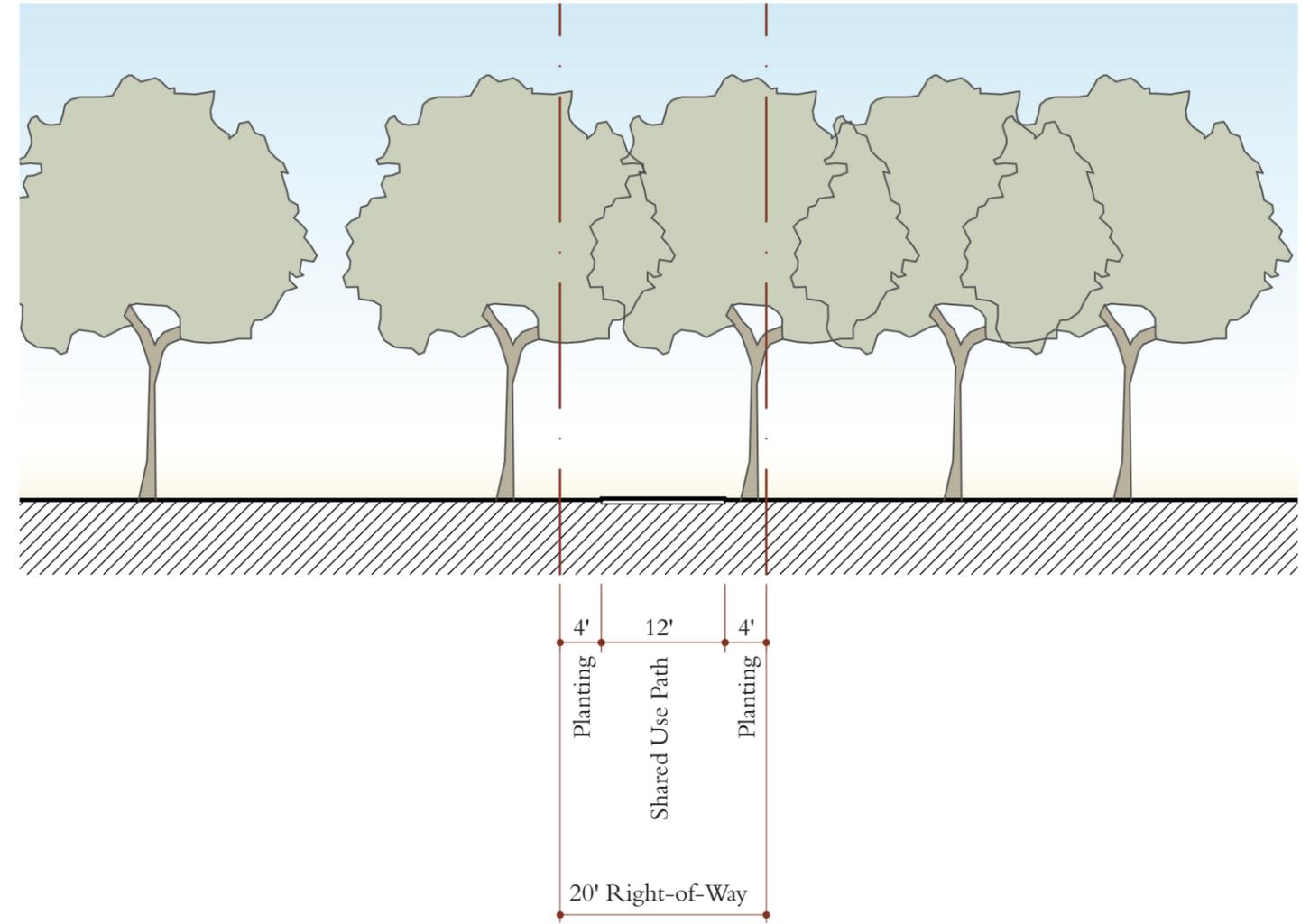
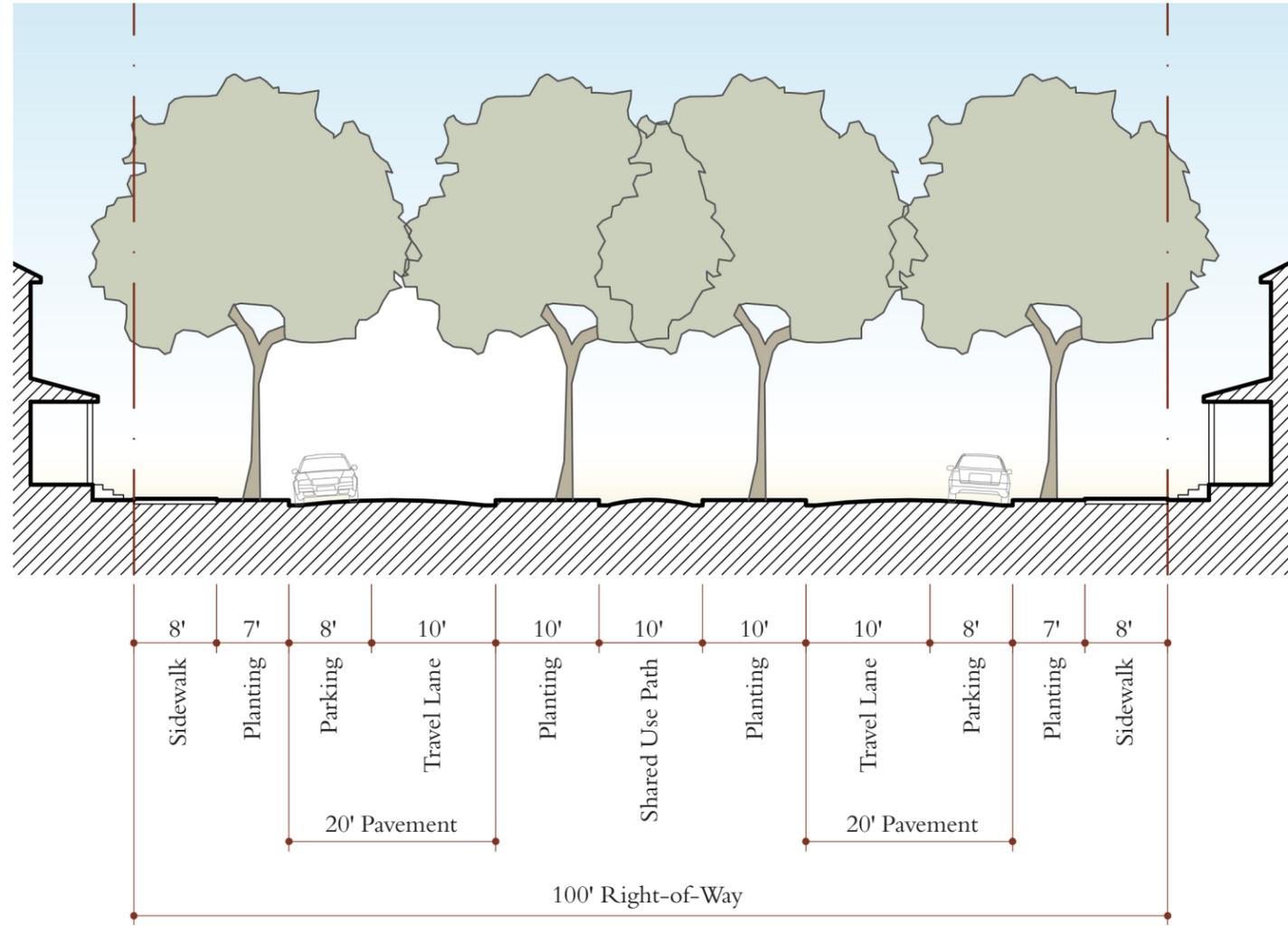
Thoroughfare Type:	Avenue	Bicycle Facility:	Shared Use Path
Ownership:	Public	Curb Type:	Header
Vehicular Movement:	2-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	20 ft.		



AV-80-36-C

Thoroughfare Type:	Avenue	Bicycle Facility:	Shared Use Path
Ownership:	Public	Curb Type:	Header
Vehicular Movement:	2-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	20 ft.		

PUBLIC REALM: THOROUGHFARE TYPES



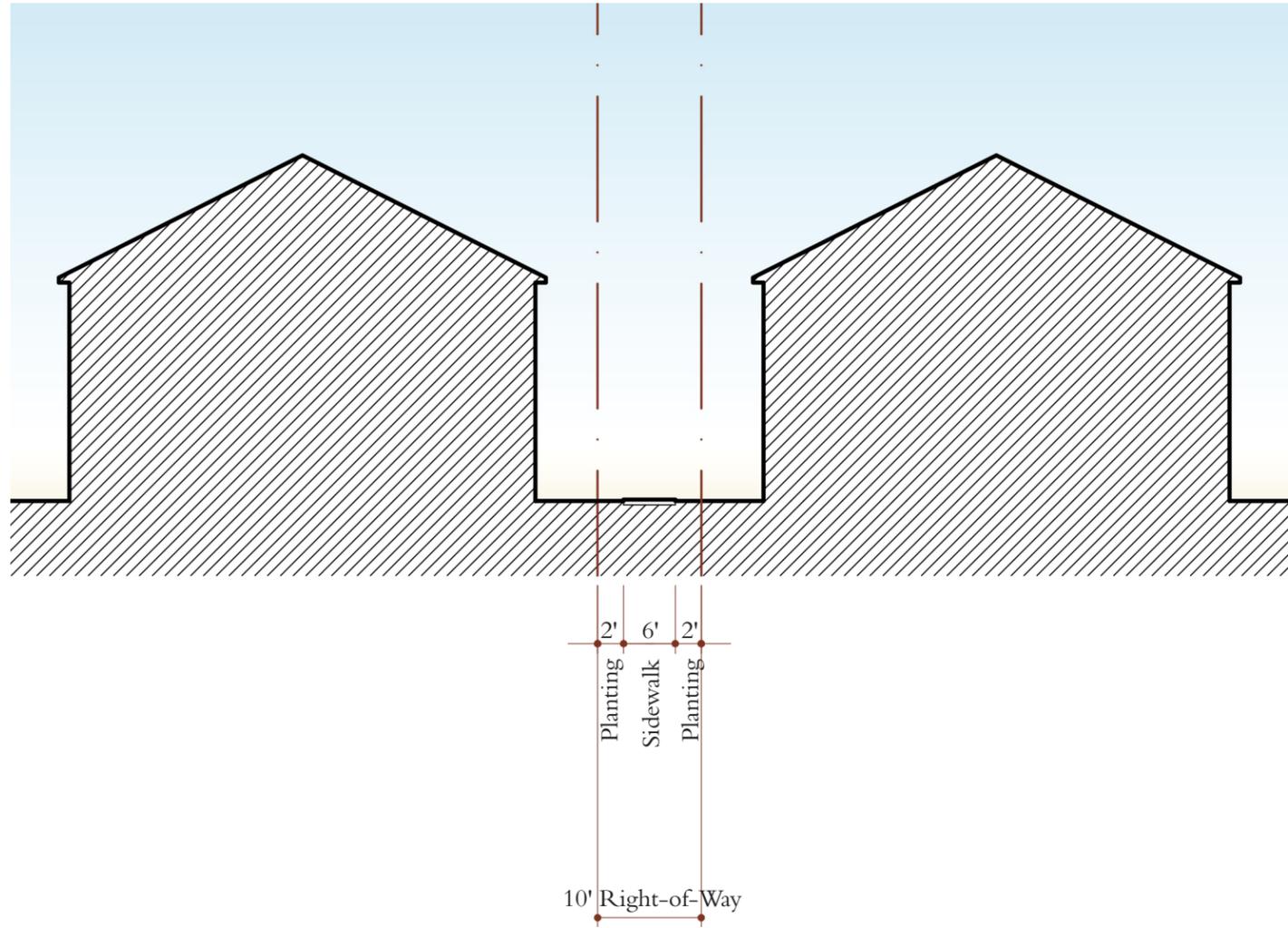
BV-100-20-20

Thoroughfare Type:	Boulevard	Bicycle Facility:	Shared Use Path
Ownership:	Public	Curb Type:	Header
Vehicular Movement:	2-way	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	20 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	12 ft.		

TR-20

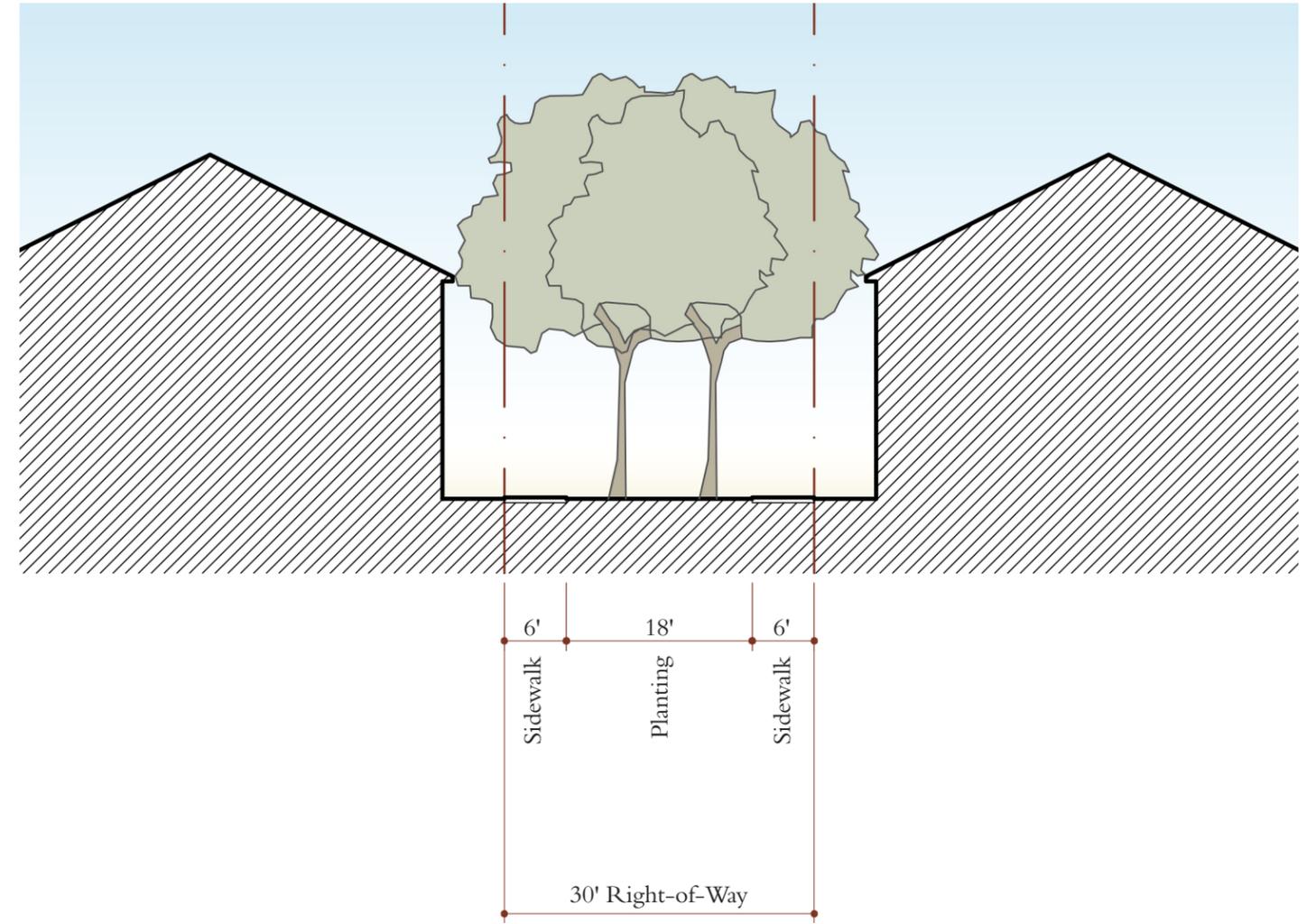
Thoroughfare Type:	Street	Bicycle Facility:	Shared Use Path
Ownership:	Public	Curb Type:	None
Vehicular Movement:	N/A	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	N/A	Notes:	This Thoroughfare Type is typically located in Civic Spaces and planting may be located within the ROW or the adjacent Civic Space.
Vehicular and Fire Apparatus Clear Width:	N/A		

PUBLIC REALM: THOROUGHFARE TYPES



PT-10

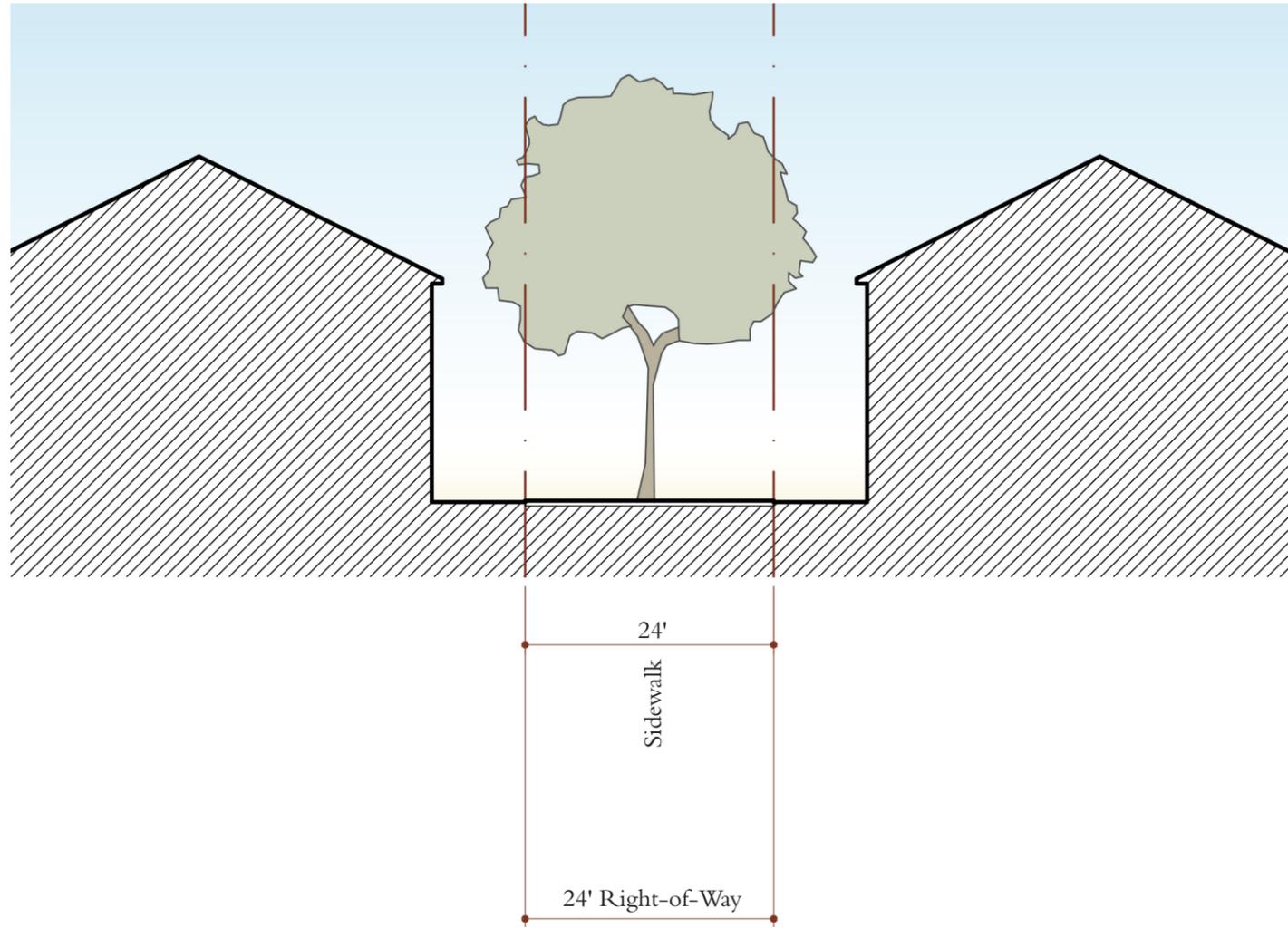
Thoroughfare Type:	Path	Bicycle Facility:	None
Ownership:	Public	Curb Type:	None
Vehicular Movement:	N/A	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	N/A	Notes:	
Vehicular and Fire Apparatus Clear Width:	N/A		



PT-30

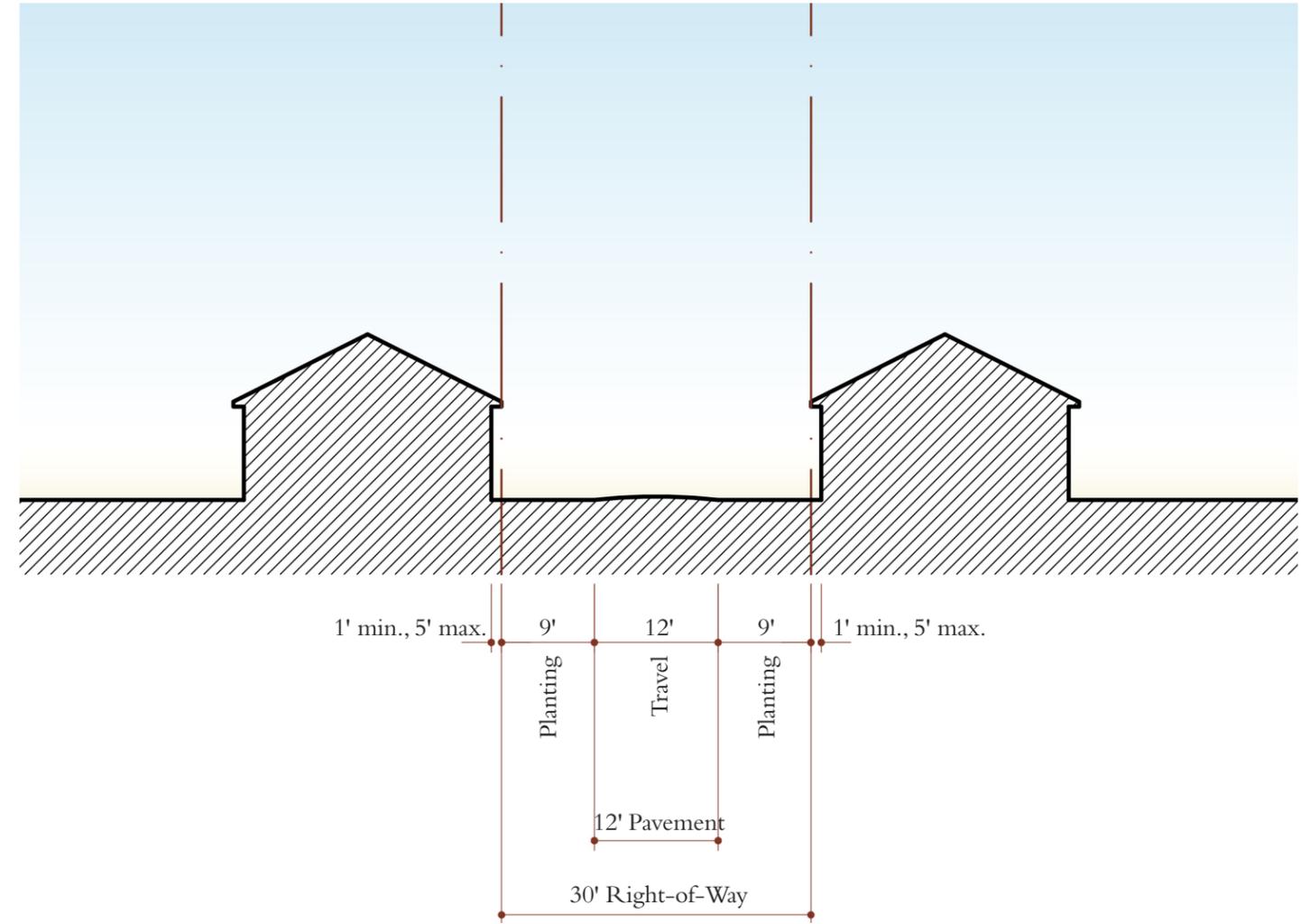
Thoroughfare Type:	Path	Bicycle Facility:	None
Ownership:	Public	Curb Type:	None
Vehicular Movement:	N/A	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	N/A	Notes:	
Vehicular and Fire Apparatus Clear Width:	N/A		

PUBLIC REALM: THOROUGHFARE TYPES



PS-24

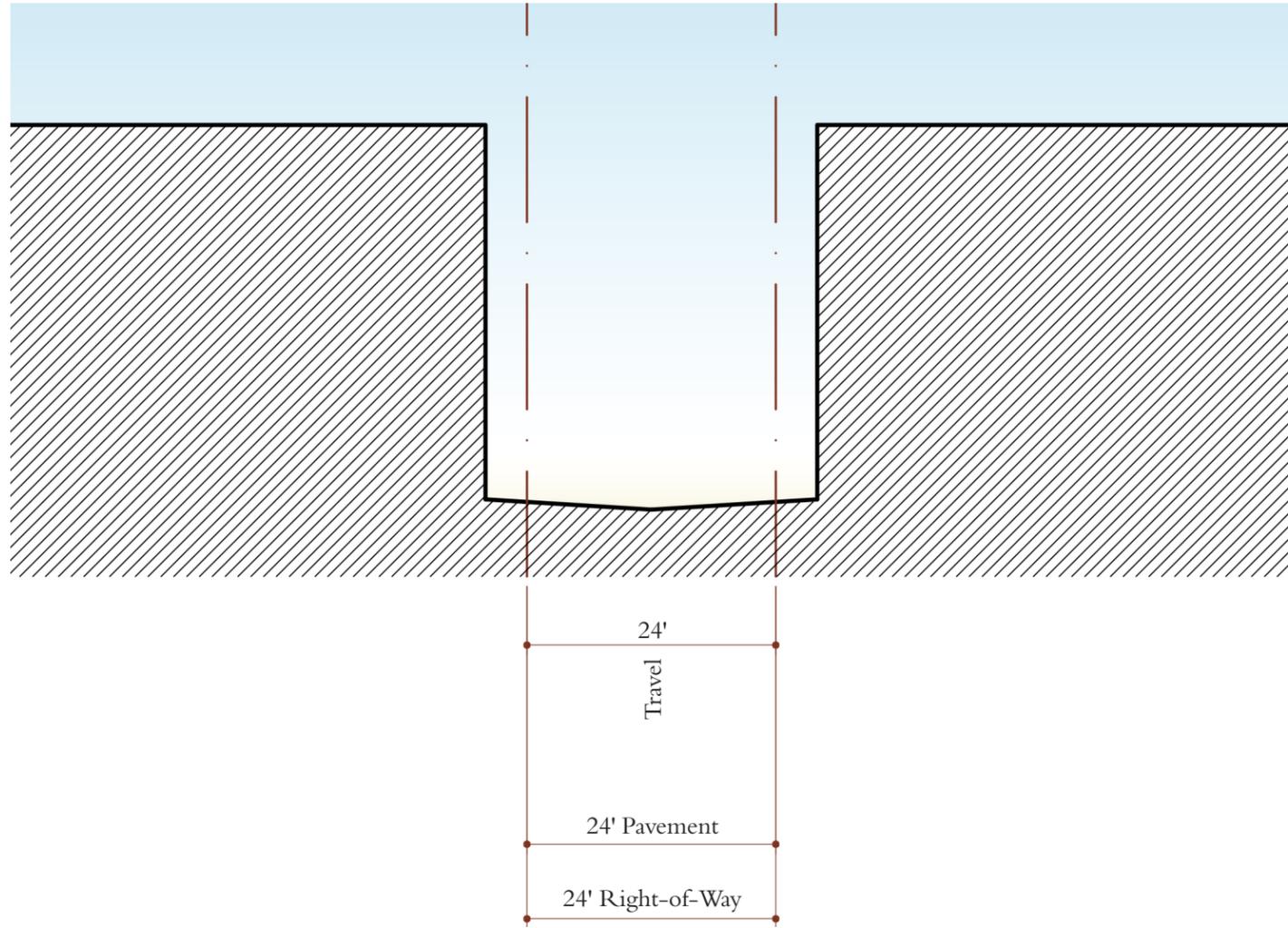
Thoroughfare Type:	Passage	Bicycle Facility:	Shared with Pedestrians
Ownership:	Public	Curb Type:	None
Vehicular Movement:	N/A	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water
Design Speed:	N/A	Notes:	
Vehicular and Fire Apparatus Clear Width:	N/A		



RA-30-12

Thoroughfare Type:	Alley	Bicycle Facility:	Shared with Vehicles
Ownership:	Private	Curb Type:	None
Vehicular Movement:	2-way	Typical Utilities:	Data, Gas, Electric
Design Speed:	15 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	12 ft.		

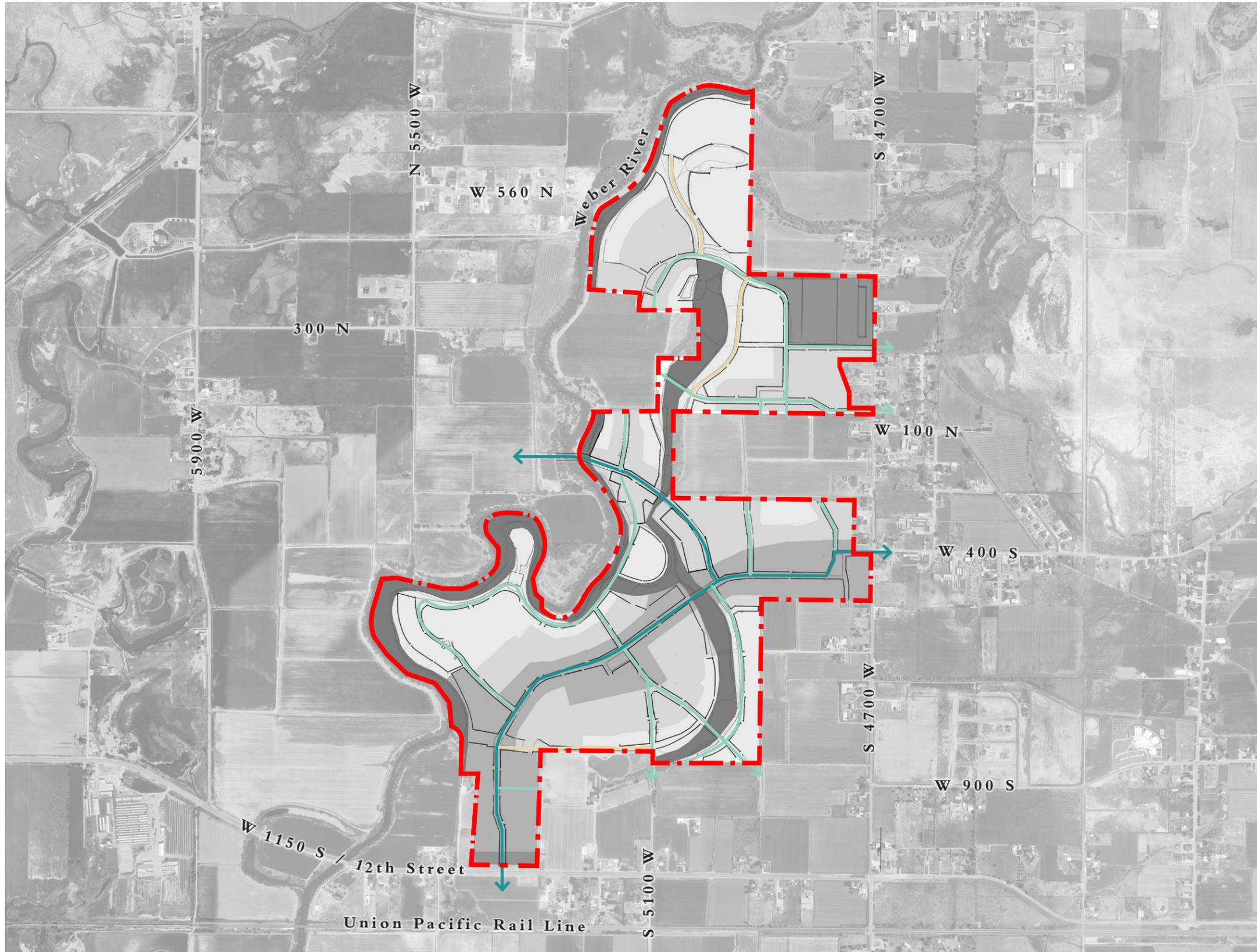
PUBLIC REALM: THOROUGHFARE TYPES



· CA-24-24 ·

Thoroughfare Type:	Commercial Alley	Bicycle Facility:	Shared with Vehicles
Ownership:	Private	Curb Type:	None
Vehicular Movement:	2-way	Typical Utilities:	Data, Gas, Electric
Design Speed:	15 mph	Notes:	
Vehicular and Fire Apparatus Clear Width:	24 ft.		

PUBLIC REALM: TRANSPORTATION PLAN DIAGRAM



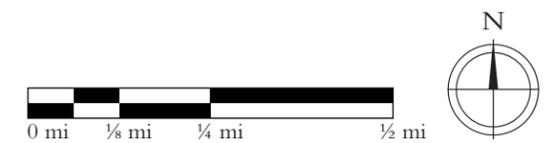
Key

- Minor Collector Street
- Major Neighborhood Street
- Minor Neighborhood Street

Notes

1. Additional Thoroughfares added will typically be designated as Minor Neighborhood Streets.

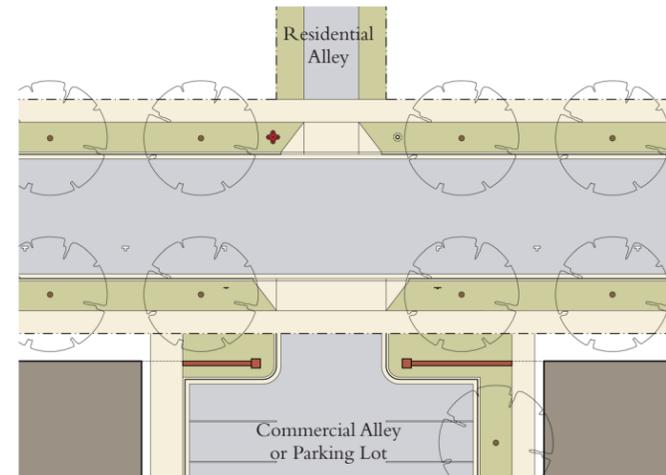
The design is subject to change. Not for construction.



Thoroughfares

1. **Applicability.** The requirements of this section apply to all Thoroughfares in the Master Plan with the exceptions of the adjacent portions of 12th Street and S 4700 W unless otherwise stated in these Zoning Regulations.
2. **12th Street and S 4700 W.** The design of the adjacent portions of 12th Street and S 4700 W shall be coordinated with the County and shall be mutually acceptable to the County and the Developer.
 - a. **Setbacks.** Setbacks on Private Lots adjacent to 12th Street and S 4700 W shall apply based on the planned ROW width for these Thoroughfares as described in the West Weber General Plan.
 - b. **Access Points.** Access points onto 12th Street and S 4700 W are permitted if consistent with the Master Plan or revisions therein.
3. **Thoroughfare Types.** Each Thoroughfare is assigned a Thoroughfare Type on the Thoroughfare Types Plan (page 9). Each Thoroughfare shall be improved based on its corresponding Thoroughfare Type (page 10-20) including modifications based on the specific conditions of the Site and the Master Plan. A Thoroughfare may be assigned a different Thoroughfare Type by Warrant.
4. **Street Classification.** If any Thoroughfares are required to be given a functional classification as described in the Western Weber General Plan, they shall all be classified shown on the Transportation Plan Diagram (page 21). These Zoning Regulations shall control in the case of conflict with any requirements for those classifications.
5. **Thoroughfare Adjustments.** The Thoroughfare Types in these Zoning Regulations describe typical conditions and thus may require refinement in later submissions. These refinements may include but are not limited to adjusting the dimensions of a component, adding a component, or omitting a component.
6. **Ownership.** Thoroughfares shall be publicly owned unless noted otherwise in the Thoroughfare Type Sections (page 10-20).
7. **Thoroughfare Uses & Encroachments.** The following uses are permitted within Thoroughfares as consistent with the Encroachments Table (page 28) in these Zoning Regulations.
 - a. Sidewalk dining.
 - b. Retail, including restaurants.
 - c. Art installations.
 - d. Recreation facilities.
 - e. Community gardens.
 - f. Outdoor festivals or gatherings.
8. **Roadway Geometry.** The following standards apply to the design of all Vehicular Thoroughfares in the Master Plan, with the intent of calming traffic and creating a safe, comfortable space for pedestrians and cyclists:
 - a. **Roadway Width.** Pavement and vehicular lane widths shall be measured from face-of-curb to face-of-curb and include the width of adjacent gutter pans, if any.
 - b. **Turning Radius.** Turning radii shall be evaluated using Effective Turning Radius.
 - c. **Centerline Crossing.** Emergency and service vehicles may cross the centerline to complete turning movements.
 - d. **Centerline Radius.** The centerline radius for roadways shall be a minimum of 22 feet.
 - e. **Sight Visibility Triangles.** The outside edges of Vehicular Travel Lanes, not Thoroughfares or Roadways, shall be used in the determination of sight visibility triangles that control the placement of potential obstructions. Groundcover other than turf grass is permitted within sight visibility triangles.
 - f. **Chamfered & Radiused Lots.** The area required for sight visibility triangles shall typically be contained within the width of the Thoroughfare through the use of Parking Lanes, Planting Strips, Sidewalks, and other Thoroughfare Components wherever reasonably possible. Lot Lines shall only be chamfered or radiused if necessary to satisfy requirements related to sight visibility triangles.
9. **Intersections.** The following requirements apply to the design of all intersections of Vehicular Thoroughfares in the Master Plan, with the intent of calming traffic and creating a safe, comfortable space for pedestrians and cyclists.
 - a. **Intersection Spacing.** Thoroughfares shall not be subject to intersection spacing requirements.
 - b. **Intersection Angles.** Intersection angles and offsets are permitted if consistent with the Master Plan or minor adjustments therein. Thoroughfares may have offset intersections or intersections at angles other than 90 degrees as a means of calming traffic.
 - c. **Alley Intersections.** Alley intersections shall conform to the design shown in the Alley Intersection Diagram or another design consistent with the intent of this section

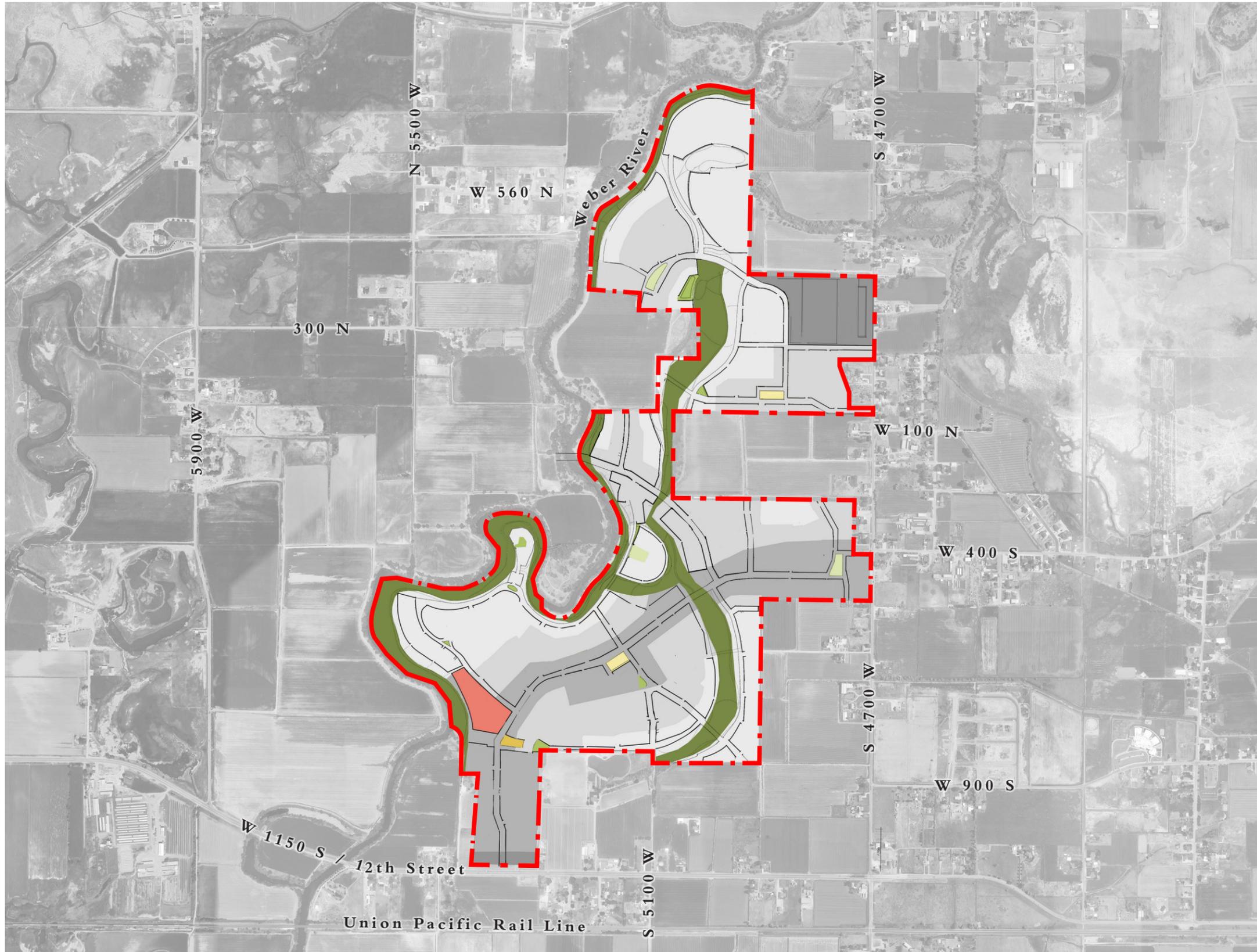
Street & Alley Intersection Diagram



10. **Additional Thoroughfare Types.** Additional Thoroughfare Types that consist of a combination of the components described in these Zoning Regulations may be incorporated into refinements of the Master Plan in later submissions.
11. **Vehicular Travel Lanes.** The following apply to the design of vehicular travel lanes.
 - a. **Configuration.** The travel lanes of a thoroughfare (considered together) may be designed to accommodate one-way, two-way, or two-way yield movement.

- b. **Fire Apparatus Access.** Travel lanes may be wider than those shown in the Thoroughfare Types in order to accommodate wider clear width for fire apparatus access. This arrangement is subject to the approval of the Fire Official.
12. **Parking Lanes.** The following apply to the design of parking lanes:
 - a. **Configuration.** Parking lanes shall typically consist of parallel parking spaces. Other configurations may also be permitted by Warrant.
 - b. **Width.** Parallel parking lanes shall typically be 7 feet wide on predominantly Residential Thoroughfares and 8 feet wide on predominantly Commercial Thoroughfares. The size of parking lanes that use other configurations shall be determined by Warrant.
 - c. **Fire Apparatus Access.** Parking spaces or portions thereof may be omitted from parking lanes in order to accommodate wider clear width for fire apparatus access. This arrangement is subject to the approval of the Fire Official.
13. **Medians.** Medians have a minimum typical width of 18 feet, which may taper to no less than 8 feet based on the specific conditions of the Site and the Master Plan. Medians shall comply with the landscaping requirements for Planting Strips in the Public Realm Details section of these Zoning Regulations (page 25). Medians may also include Sidewalks, pedestrian paths, and shared-use paths.
14. **Public Frontage.** Standards for components of the public frontage, including street signs and lights, are listed in the Public Realm Details section of these Zoning Regulations (page 25).
15. **Paving Material.** Vehicular travel and parking lanes may be paved with any material or combination of materials listed in the Public Realm Details section of these Zoning Regulations (page 25).
16. **Striping.** Striping between any vehicular lanes and between parking spaces on any Thoroughfare may be omitted.

PUBLIC REALM: CIVIC SPACE PLAN

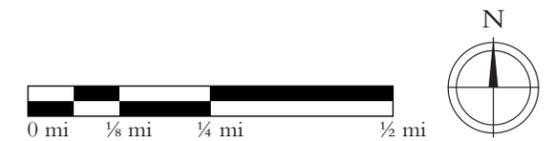


Key

- Plaza
- Square
- Green
- Park
- Pocket Park
- Civic Building Site

Notes

1. Civic Spaces may be added or removed as consistent with these Zoning Regulations, and any revisions to the Master Plan shall comply with the minimum Civic Space allocation referenced in the Neighborhood Structure Section of these Zoning Regulations (page 7).
2. The Civic Building Site shown is intended for a school, and may be replaced by Blocks of Private Lots if a school is no longer anticipated.



The design is subject to change. Not for construction.



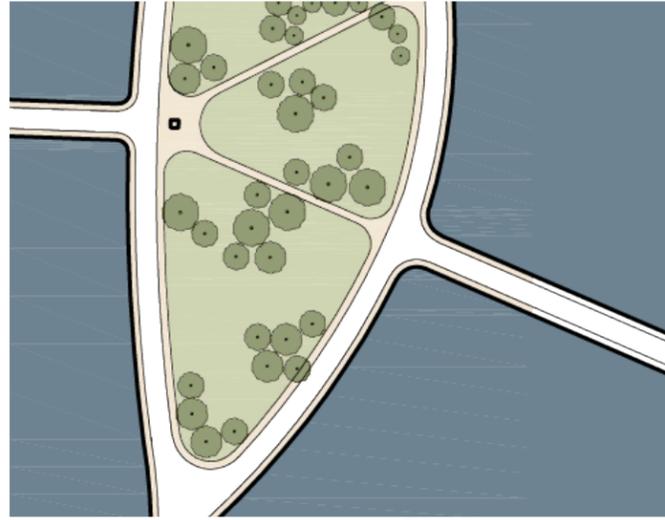
PUBLIC REALM: CIVIC SPACE TYPES



Park

Transect Zones: T2, T3, T4

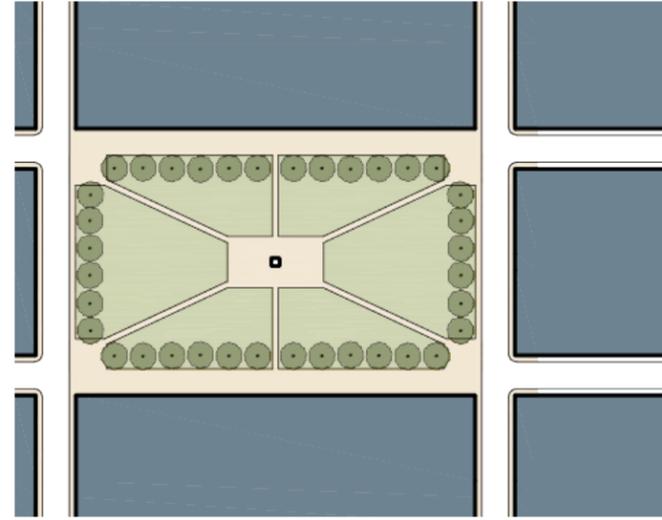
Intended Character: A large Civic Space available for recreation, often serving as entire neighborhood or region. Its landscape may include paved paths and unpaved trails, open lawn, trees, ponds, and other natural features, all with a naturalistic character.



Green

Transect Zones: T2, T3, T4, T5

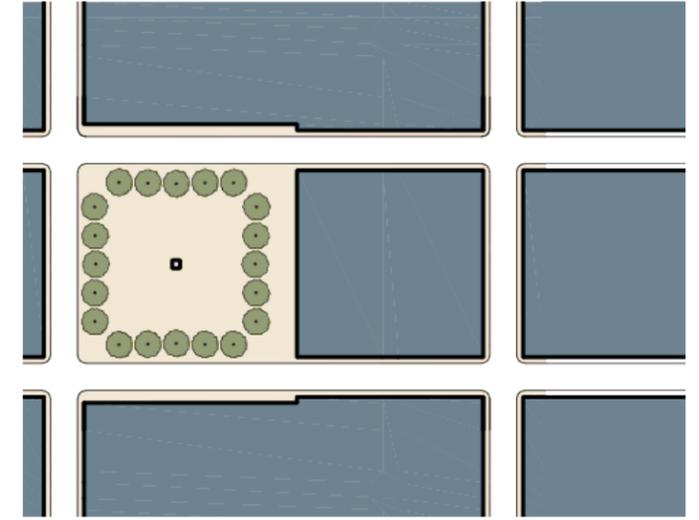
Intended Character: A medium Civic Space available for recreation. A green is typically shaped by buildings and its landscape consists mostly of lawn and trees with a naturalistic character requiring limited maintenance.



Square

Transect Zones: T3, T4, T5

Intended Character: A small-to-medium Civic Space, typically at the intersection of important thoroughfares. A Square is shaped by buildings, some or all of which may be mixed-use, and its landscape consisted of paved walks, lawn, trees, and Civic Buildings with a formal character.



Plaza

Transect Zones: T4, T5

Intended Character: Civic Space which is predominantly paved. A Plaza is often fronted with mixed-use or commercial buildings, as the hardscape is ideal for outdoor seating.

Civic Spaces

1. **Applicability.** This section applies to all Civic Spaces in the Master Plan.
2. **Civic Space Types.** Each Civic Space is assigned a Civic Space Type on the Civic Space Plan (page 23). Each Civic Space shall be improved based on its corresponding Civic Space Type (page 23), including modifications based on the specific conditions of the Site and the Master Plan. A Civic Space may be assigned a different Civic Space Type by Warrant.
3. **Civic Space Adjustments.** The location, size, and design of Civic Spaces may be refined or modified based on the specific conditions of the Site and the Master Plan.
4. **Ownership.** Civic Spaces may be publicly or privately owned.
5. **Pedestrian Connectivity & Access to Lots.** Civic Spaces shall have Sidewalks or Pedestrian Paths sufficient to provide access to all Enfronting lots and provide connectivity to adjacent Front Thoroughfares and Civic Spaces. These Sidewalks or pedestrian paths shall comply with the Public Realm Details Section of these Zoning Regulations.
6. **Civic Space Uses & Encroachments.** The following Uses are permitted within Civic Spaces as consistent with the Encroachments Table (page 28) in these Zoning Regulations.
 - a. Natural landscape.
 - b. Gardens including ornamental and productive gardens.
 - c. Lawns.
 - d. Recreation facilities including sport courts, pools, skate parks, and exercise equipment.
 - e. Playgrounds.
 - f. Stormwater managements facilities.
 - g. Cemeteries.
 - h. Sidewalk dining.
 - i. Retail including restaurants.
 - j. Art installations.
 - k. Outdoor festivals or gatherings.
7. **Stormwater Management.** The area of stormwater management facilities shall count towards the required Civic Spaces if designed in a manner that is integrated into a Civic Space.
8. **Covered Structures.** Covered, unenclosed structures may be included within Civic Spaces and shall count towards the required Civic Spaces. Enclosed buildings in Civic Spaces shall be considered Civic Building Sites and shall comply with the Civic Building Sites Section (page 30) of these Zoning Regulations.
9. **Landscaping.** Landscaping in Civic Spaces shall consist of ground cover, shrubs, and trees as described in the Public Realm Details section of these Zoning Regulations. Minimum required ground planting and quantity of trees are listed in the Civic Space Types (page 24). The minimum required quantity of trees shall be calculated based on the area of the Civic Space.

Public Realm Details

1. **Sidewalks & Pedestrian Paths.** Sidewalks and pedestrian paths shall have a minimum width of 5 feet and may consist of any paving material specified below (requirement #4). Sidewalks may also include tree grates.
2. **Shared-Use Paths.** Shared-use paths shall have a minimum width of 8 feet and may consist of any paving material specified below (requirement #4).
3. **Planting Strips.** Planting strips shall include ground cover and trees planted in Allees or Clustered. Planting strips of a width less than 5 feet need not include trees. The width of planting strips may be adjusted in order to accommodate curb ramps and adjustments to curb height.
4. **Paving Materials.** In addition to paving materials and surfaces currently acceptable to the County, asphalt, stabilized decomposed granite, limestone, concrete, brick, Grasscrete (and similar products), integral colored concrete, stamped concrete, granite, granite pavers, cobblestone, decomposed granite, tar and chip, asphalt pavers, brick pavers, and concrete pavers may be used. Other materials may also be permitted.
5. **Ground Planting.** Ground planting shall consist of a combination of shrubs and ground cover. Ground cover shall be spaced a maximum of 12 inches apart on center and may include irrigated turf grass.
6. **Tree Planting.** Whether trees are planted in an Allee or Clustered shall be determined by Warrant. The following requirements apply to tree planting:
 - a. **Total Species Variation.** Individual Thoroughfares and Civic Spaces need not have any variation in tree species.
 - b. **Allees.** Where tree planting is in an Allee, it shall consist of a single species. Trees shall be spaced between 30 and 40 feet apart on center. Variations from this spacing may be permitted by Warrant.
 - c. **Clustered.** Where tree planting is clustered, it may consist of multiple species.
 - d. **Distance from Curb & Sidewalk.** The distance of trees from curbs, sidewalks, and pedestrian paths shall be determined by Warrant.
7. **Species.** The species used in landscaping for all Thoroughfares and Civic Spaces shall conform to the Approved Plant List and the Prohibited Plant List in the Weber County Code of Ordinances. Additional species may be permitted by Warrant only if they are not listed on the Prohibited Plant Lists.
8. **Lighting.** The following requirements apply to lighting in Thoroughfares and Civic Spaces:
 - a. **Spacing.** Light fixtures shall be spaced based on the requirements of the Weber County Code of Ordinances.
 - b. **Shielding.** All light fixtures shall be fully shielded and direct light downward.
 - c. **Height.** Light pole height shall not exceed 25 feet. The height of wall-mounted light fixtures shall not exceed 30 feet.
 - d. **Light Fixtures.** The design of light fixtures shall be determined by Warrant.
 - e. **Signs.** Thoroughfare name and traffic control signs may be attached to street light fixtures.
9. **Furniture.** The following may be located in any Civic Space or in the Public Frontage of any Thoroughfare in a manner that maintains a minimum pedestrian clear width of 5 feet. Furniture not listed here may also be permitted.
 - a. Benches.
 - b. Chairs.
 - c. Tables.
 - d. Water fountains.
 - e. Trash cans.
 - f. Bike racks.
 - g. Bollards, which may include lights.
 - h. Play equipment.
 - i. Exercise equipment.
 - j. Artwork.
10. **Signage.** Designs for street signs, freestanding signs, and all other signs installed by the Developer to identify the Neighborhood may vary from the Weber County Code of Ordinances by Warrant.

PRIVATE REALM



The images shown in this Figure were taken in Norton Commons, a Traditional Neighborhood Development in Louisville, Kentucky. The architectural character of The West Weber Property will be similar to that of Norton Commons and will be achieved through a similar design review process. The development of Norton Commons has been shaped by a Design Code (a.k.a. Pattern Book) enforced by a Town Architect similar to the Design Code proposed in these Zoning Regulations. The Design Code is based on principles of traditional architecture which regulate many aspects of the design from massing and composition to architectural details. The administration of the Design Code by a Town Architect has allowed for detailed consideration for how each design contributes to the identity of the place, resulting in a neighborhood that generates value from its walkability, mix of uses, and traditional neighborhood character.

PRIVATE REALM



Private Lot & Building Requirements by Transect Table

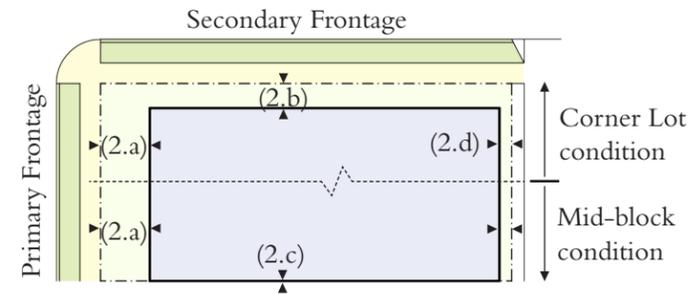
	T2 Rural	T3 Neighborhood Edge	T4 Neighborhood General	T5 Neighborhood Center	SD Special District
1. Lot Dimensions					
a. Lot Width	Determined by Warrant	50 ft. min.	16 ft. min.	10 ft. min.	See page 30
b. Lot Coverage		80% max.	90% max.	100% max.	
2. Building Setbacks					
a. Primary Front Setback	Determined by Warrant	10-40 ft.	5-30 ft.	0-20 ft.	See page 30
b. Secondary Front Setback		10-40 ft.	5-30 ft.	0-20 ft.	
c. Side Setback		5 ft. min.	0 ft. min.	0 ft. min.	
d. Rear Setback		0 ft. min.	0 ft. min.	0 ft. min.	
3. Building Height					
		2½ stories max.	3 stories max.	4 stories max.	
4. Frontage Types					
a. Common Lawn	Determined by Warrant	permitted	permitted	not permitted	See page 30
b. Porch		permitted	permitted	permitted	
c. Terrace & Light Court		not permitted	permitted	permitted	
d. Forecourt		not permitted	permitted	permitted	
e. Stoop		permitted	permitted	permitted	
f. Storefront		not permitted	permitted	permitted	
g. Gallery		not permitted	permitted	permitted	
h. Arcade / Colonnade		not permitted	not permitted	permitted	
5. Principal Uses					
a. Residential	not permitted	restricted	limited	open	See page 30
b. Lodging	not permitted	restricted	limited	open	
c. Office	not permitted	restricted	limited	open	
d. Retail	not permitted	restricted	limited	open	
e. Agricultural	restricted	restricted	not permitted	not permitted	restricted
f. Civic	open	open	open	open	open

PRIVATE REALM

Private Lots & Buildings

1. **Applicability.** The requirements of this section apply to all Private Lots and buildings within the Master Plan.
2. **Lot Dimensions.** Lot Width and Lot Coverage requirements for Private Lots in each Transect Zone are listed in the Private Lot & Building Requirements by Transect Table (page 27). There shall be no minimum or maximum Lot Depth or Lot Size. Corner Lots may be up to 10 feet wider than otherwise permitted in that Transect Zone.
3. **Private Frontages.**
 - a. **Lot Frontage.** The minimum Lot Frontage shall be equivalent to the minimum Lot Width.
 - b. **Primary & Secondary Frontages.** Primary and Secondary Frontages are mapped on the Regulating Plan (page 8). Each Lot shall have at least one Primary Frontage, and the location of transitions between Primary and Secondary Frontages may be modified.
 - c. **Main Entrance.** The Main Entrance of all Principal Buildings shall be oriented to the Primary Frontage, and pedestrian access shall be provided from the Main Entrance to the adjoining Sidewalk or Pedestrian Path.
 - d. **Lots Without Frontage.** Lots without Frontage on a Front Thoroughfare or Civic Space may be permitted by Warrant.
 - e. **Private Frontage Types.** All Principal Buildings shall include a minimum of one Private Frontage Type.
4. **Principal & Accessory Buildings.** On each Lot, one Principal Building shall be positioned within the range required by the Primary Front Setback. Lots may also include any number of Accessory Buildings. This requirement does not apply to Lots without Frontage as permitted within these Zoning Regulations.
5. **Building Setbacks.** Building Setback requirements for buildings in each Transect Zone are listed in the Private Lot & Building Requirements by Transect Table (page 27). Buildings shall be distanced from Lot Lines according to the Setbacks as illustrated in the Setback Diagram.

Setback Diagram



Notes

1. The label for each Setback dimension corresponds to a row of the Private Lot & Building Requirements by Transect Table (page 27).
6. **Building Height.** Building Height requirements for buildings in each Transect Zone are listed in the Private Lot & Building Requirements by Transect Table (page 27).
 - a. **Building Height Exceptions.** Towers, including but not limited to: spires, church steeples, fire towers, and scenery lofts may be exempted from these Building Height requirements by Warrant.
 - b. **Attics and Basements.** Attics and Basements are not counted toward a building's required number of Stories.
7. **Building Size & Width.** There shall be no minimum building size or width in any Transect Zone or for any Use.
8. **Encroachments.** Permitted encroachments into Setbacks, Thoroughfares, and Civic Spaces are listed in the Permitted Encroachments Table. All encroachments into utility easements are subject to applicable easement restrictions.
9. **Parking Areas.** Parking Areas on Private Lots shall be located within the Buildable Area. Parking Areas on Private Lots shall comply with the Parking Areas requirements of these Zoning Regulations (page 30).

Encroachments Table

	Front Setbacks	Side & Rear Setbacks	Thoroughfares & Civic Spaces
Private Frontage Types ^{1,3}	•	•	•
Building ^{2,3}	•		•
Stairs & Ramps	•	•	•
Balconies	•	•	•
Bay Windows	•	•	•
Towers	•	•	•
Chimneys	•	•	•
Eaves & Architectural Details	•	•	•
Canopies & Marquees	•	•	•
Awnings ^{1,3}	•	•	•
Lights	•	•	•
Fences & Walls	•	•	
Signs ^{1,3}	•	•	•
Planters	•	•	•
Furniture ^{1,3}	•	•	•
Merchandise ^{1,3}	•	•	•
Patios & Decks		•	
Mechanical Equipment		•	
Utility Meters		•	
Window Wells		•	

Notes

1. These elements may encroach into Thoroughfares and Civic Spaces only if associated with a Storefront, Gallery, Arcade, or Colonnade.
2. These elements may encroach into Thoroughfares and Civic Spaces only if associated with an Arcade or Colonnade.
3. These elements may encroach within 2 feet of Vehicular Travel or Parking Lanes. A 7-foot minimum clear height shall be maintained with the exception of columns, piers, and posts. A 5-foot-wide minimum pedestrian clear zone shall also be maintained.

PRIVATE REALM: USES

Primary Use Table

Primary Use	Additional Requirements	T2 Rural	T3 Neighborhood Edge	T4 Neighborhood General	T5 Neighborhood Center	SD Special District
Residential	See #8	Not Permitted.	Restricted Residential: The number of Dwelling Units shall be limited by the requirement of 2 parking spaces for each Dwelling Unit up to a maximum of 2 Dwelling Units.	Limited Residential: The number of Dwelling Units shall be limited by the requirement of 1.5 parking spaces for each Dwelling Unit up to a maximum of 12 Dwelling Units.	Open Residential: The number of Dwelling Units shall be limited by the requirement of 1 parking space for each Dwelling Unit.	See page 30
Lodging	None	Not Permitted.	Restricted Lodging: The number of bedrooms available for Lodging shall be limited by the requirement of 1 parking space for each bedroom up to a maximum of 5 bedrooms. Breakfast may be provided to overnight guests before noon each day.	Limited Lodging: The number of bedrooms available for Lodging shall be limited by the requirement of 1 parking space for each bedroom up to a maximum of 10 bedrooms. Breakfast may be provided to overnight guests before noon each day.	Open Lodging: The number of bedrooms available for Lodging shall be limited by the requirement of 1 parking space for each bedroom. Food service may be provided at all times. The building area allocated for food service shall be calculated and provided with additional parking according to the Retail Use.	
Office	None	Not Permitted.	Restricted Office: The building area available for Office Uses shall be limited to the first Story of Principal Buildings or Accessory Buildings and by the requirement of 3.0 parking spaces per 1,000 square feet of net Office space.	Limited Office: The building area available for Office Uses shall be limited to the first Story of Principal Buildings or Accessory Buildings and by the requirement of 3.0 parking spaces per 1,000 square feet of net Office space.	Open Office: The building area available for Office Uses shall be limited by the requirement of 2.0 parking spaces for 1,000 square feet of net Office space.	
Retail	None	Not Permitted.	Restricted Retail: The building area available for Retail Uses shall be limited to the first story of Principal Buildings on Corner Lots or Accessory Buildings on Corner Lots and by the requirement of 4.0 parking spaces per 1,000 square feet of net Retail Space.	Limited Retail: The building area available for Retail Uses shall be limited to the first story of Principal Buildings on Corner Lots or Accessory Buildings on Corner Lots and by the requirement of 4.0 parking spaces per 1,000 square feet of net Retail Space.	Open Retail: The building area available for Retail Uses shall be limited by the requirement of 3.0 parking spaces per 1,000 square feet of net Retail space. Retail spaces with a net area of less than 1,500 square feet are exempt from this parking requirement.	
Agricultural	None	Restricted Agricultural: Agricultural Uses are permitted in T2, T3, or SD, with the specific Agricultural Uses to be determined by Warrant such that they are compatible with the Transect Zone and surrounding Uses.				
Civic	See page 30	Open Civic: Civic Uses are permitted in Civic Building Sites in any Transect Zone (page 30).				

- Applicability:** The requirements of this section apply to all Uses on Private Lots within the Master Plan.
- Primary Uses.** Unless otherwise specified, Use refers to Primary Use in these Zoning Regulations. Permitted Primary Uses are listed in the Primary Use Table.
- Accessory Uses.** Accessory Uses, including Home Occupations, outdoor eating areas, outdoor storage and display, and others as determined by Warrant, shall be permitted.
- Temporary Uses.** Temporary Uses shall comply with all applicable regulations including those found in the Weber County Code of Ordinances with the exception of requirements regarding the location and design of temporary structures, location of goods and display materials, parking, and vehicular and pedestrian traffic flow. In addition, a sales office for the Neighborhood may be located in a Residential Principal or Accessory Building.
- Prohibited Uses.** The following Uses shall be prohibited as a Primary, Accessory, or Temporary Use:
 - Heavy Industrial.
 - Auto-Oriented Commercial.
 - Commercial Kennels.
 - Storage, Warehouse, and Distribution Facilities.
 - Adult Businesses.
- Unlisted Uses.** Uses not listed in these Zoning Regulations may be permitted by Warrant.
- Parking Requirements.** Parking requirements for Primary Uses are described in the Primary Use Table and may be satisfied through any combination of on-site or adjacent on-street parking spaces. Parking required for a building Use shall be located anywhere within or adjacent to the same Block as the building Use. There shall be no parking requirements associated with any Accessory or Temporary Use.
- Residential.** The following requirements apply to Residential Uses:
 - Dwelling Size.** There shall be no minimum or maximum Dwelling Size.
 - Accessory Dwelling Units.** Each Lot may have a maximum of 1 Accessory Dwelling Unit in addition to the number of permitted Dwelling Units listed in the Primary Use Table.



Special Districts

1. **Applicability.** The requirements of this section apply to all Private Lots within Special Districts as shown on the Regulating Plan (page 8) or revisions therein. Requirements in this section shall supersede any conflicting requirements in other sections.
2. **Private Lots & Buildings.** Requirements for all the items described in the Private Lots & Buildings and Uses sections of these Zoning Regulations shall be determined by Warrant.
3. **Uses.** All Uses permitted in T5 are also permitted in Special Districts.
4. **Frontages.** The location of Frontages shall be determined by warrant and may not correspond to Lot Lines.
5. **Access.** A means of pedestrian and bicycle access shall be provided to a building's Main Entrance from within the neighborhood and from the Sidewalk at the Primary Frontage. Access may be provided through some combination of Sidewalks, crosswalks, and Paths, all with a minimum clear width of 5 feet.
6. **Parking Placement.** Parking need not be located within the Buildable Area and need not be screened from Frontages.
7. **Yards & Landscaping:** There shall be no required landscaping in Front Yards in Special Districts.

Civic Building Sites

1. **Applicability.** The requirements of this section apply to all Civic Building Sites as shown on the Regulating Plan (page 8) or revisions therein. Requirements in this section shall supersede any conflicting requirements in other sections.
2. **Location.** Civic Building Sites of any size and dimensions may be located in any Block or Civic Space.
3. **Private Lots & Buildings.** Requirements for all the items described in the Private Lots & Buildings section of these Zoning Regulations shall be determined by Warrant.
4. **Uses.** The following Primary Uses are permitted for Civic Buildings. Other Uses may be permitted by Warrant.
 - a. Community Center.
 - b. Child Care.
 - c. Senior Care.
 - d. Public Assembly.
 - e. Religious Assembly.
 - f. Clubhouse.
 - g. Primary or Secondary School.
 - h. Fire Station.
 - i. Police Station.
 - j. Library.
5. **Parking.** The quantity and location of Parking Areas within Civic Building Sites shall be determined by Warrant.
6. **Yards & Landscaping.** Required landscaping for Civic Building Sites shall be determined by Warrant.

Parking Areas

1. **Applicability.** The requirements of this section apply to all Parking Areas. Parking Lanes in Thoroughfares are not considered Parking Areas.
2. **Location & Access.** Parking Areas on Private Lots shall be located as consistent with these Zoning Regulations. Parking Areas shall be accessed by Alleys unless it is located on a Lot that does not adjoin an Alley.
3. **Size.** Head-in parking spaces shall have a minimum depth of 18 feet and a minimum width of 9 feet, with the exception of compact spaces. Drive aisles serving head-in spaces shall have a minimum width of 22 feet. The required dimensions for diagonal spaces and associated drive aisles shall be determined by Warrant.
4. **Tandem Parking Spaces.** Parking Areas associated with Residential Uses may include tandem parking spaces.
5. **Truck Loading.** Given the small scale of the Commercial Uses anticipated for the Neighborhood, truck loading shall typically be accommodated via Alleys and Commercial Streets. If required, the design of off-street truck loading spaces shall be determined by Warrant.
6. **Bicycle Parking.** The quantity and design of parking for bicycles shall be determined by Warrant.
7. **Parking Lots.** The following requirements apply only to Parking Lots:
 - a. **Connectivity.** Parking Lots on adjacent Private Lots shall connect to one another.
 - b. **Landscaping.** One tree island (of 100 square feet minimum with one 2-inch minimum caliper tree and ground cover) is required for every 10 spaces that are side-by-side. Alternatively, an equivalent number of trees may be provided at the perimeter of the Parking Lot. Parking Lots of fewer than 50 spaces and/or those of no more than one row of double-loaded head-in parking are exempt from landscaping requirements. Landscaping in Parking Lots shall comply with the requirements for Yards & Landscaping (page 31).
 - c. **Paving Materials.** Asphalt, stabilized decomposed granite, limestone, concrete, brick, Grasscrete (and similar products), integral colored concrete, stamped concrete, granite, granite pavers, cobblestone, decomposed granite, tar and chip, asphalt pavers, brick pavers, concrete pavers, and permeable pavers may be used. Other materials may also be permitted.
8. **Bumpers.** Bumpers may or may not be included in the design of Parking Areas.
9. **Light Spillover.** Lighting on one Parking Area may spill over onto a Parking Area on an adjacent lot.
10. **Screening.** Parking Areas shall be screened from Frontages with landscaping, fences, or walls, as determined by Warrant.

Yards & Landscaping

1. **Applicability.** The requirements of this section apply to all Yards and to all landscaping on Private Lots. Requirements for landscaping in Thoroughfares and Civic Spaces are listed in the Public Realm section of these Zoning Regulations.
2. **Species.** The species used in landscaping for all Yards shall conform to the Approved Plant List and the Prohibited Plant List in the Weber County Code of Ordinances. Additional species may be permitted by Warrant only if they are not listed on the Prohibited Plant List.
3. **Swimming Pools.** Swimming pools may be located in Side or Rear Yards as permitted by the Design Code as described in these Zoning Regulations.
4. **Design Code.** Additional regulations for Yards and landscaping will be included in the Design Code as described in these Zoning Regulations.

Lighting

1. **Applicability.** The requirements of this section apply to all lighting on Private Lots. Requirements for lighting in Thoroughfares and Civic Spaces are listed in the Public Realm Details section of these Zoning Regulations.
2. **Shielding.** All light fixtures shall be fully shielded and direct light downward, with the exception of lighting for signs or art as consistent with these Zoning Regulations and the Design Code.
3. **Spillover.** Light need not be directed away from adjacent Thoroughfares, Civic Spaces, and Front Yards.
4. **Height.** Light pole height shall not exceed 25 feet. The height of wall-mounted light fixtures shall not exceed 30 feet, with the exception of lighting for signs as consistent with these Zoning Regulations and the Design Code.
5. **Design Code.** Additional regulations for Yards and landscaping will be included in the Design Code as described in these Zoning Regulations.

Design Code

1. **Applicability.** The Design Code shall apply to all improvements to Private Lots and shall be enforced by the Town Architect.
2. **Relation to Zoning Regulations.** Regulations in the Design Code shall be consistent with these Zoning Regulations. The Design Code may impose stricter requirements than these Zoning Regulations, and it may impose requirements which modify these Zoning Regulations by Warrant.
3. **Permission of the Town Architect.** The Town Architect shall review and permit the design for each Private Lot for compliance with the intent of the Design Code prior to the issuance of a building permit by the County. This Town Architect review shall not constitute any evaluation of compliance with any applicable regulations other than the Design Code, and shall not relieve the applicant of compliance with any applicable regulations including the intent of the Design Code.
4. **Architectural Design.** The Design Code will include regulations for the architectural design of buildings which shall supersede the requirements of the Weber County Code of Ordinances for the following:
 - a. Exterior finish materials, colors, and quantity of materials.
 - b. Design and location of architectural details.
5. **Yards & Landscaping.** The Design Code will include regulations for Yards and landscaping which shall supersede the requirements of the Weber County Code of Ordinances for the following:
 - a. Grading of Yards.
 - b. Location, spacing, and installation size of plants.
 - c. Location and design of fences and garden walls.
6. **Lighting.** The Design Code will include regulations for lighting which shall supersede the requirements of the Weber County Code of Ordinances for the following:
 - a. Location and design of light fixtures, not including requirements for the direction of light in these Zoning Regulations.
 - b. Temperature and intensity of light.
7. **Signs.** The Design Code will include regulations for the design of signs including:
 - a. Uses for which different types of signs are and are not permitted.
 - b. Quantity, location, and size of signs.
 - c. Types of permanent and temporary signs.
 - d. Lighting of signs.
8. **Additional Regulations.** The Design Code may include additional regulations for items not listed in this section.
9. **Alternative Methods.** As an alternative means of achieving the intended character of a traditional neighborhood, the developer may opt for one of the following in place of a Design Code:
 - a. **Design Guild.** The developer may form a design guild of architects and building designers familiar with the principles of traditional design, who will be the only designers permitted to design improvements to Private Lots.
 - b. **Town Architect Review.** The developer may employ a Town Architect to review and permit the design of all improvements to Private Lots based on their knowledge of the principles of traditional design instead of a Design Code.