

LAND USES: NORTH VILLAGE OVERLAY ZONE (REFER TO COMMUNITY DESIGN MAP)					
USE	UV	NV	NOS	RR	Limitation
ACCESSORY					
Attached and Detached Accessory Dwelling Unit	P	N	P	P	see ordinance 18.108.110
Accessory Building	P	P	P	P	see ordinance 18.68.60
AGRICULTURE					
Farming/Ranching/Grazing/Bee Keeping	P	P	P	P	see ordinance 18.68.135
HOME CHILD CARE					
Up to 12 Children	P	N	P	P	see ordinance 18.86
EDUCATIONAL/ RELIGIOUS					
Church/Cemetery	P	P	P	P	
Charter and/or Private School	P	P	P	P	
Public Schools	P	P	P	P	
COMMERCIAL: OFFICE/BUSINESS					
Home Occupation	P	N	P	P	Allowed in existing homes only in NV. see ordinance 18.108.020
Minor Manufacturing in a Craftsman Industrial building	P	N	N	N	less than 50% of the building
Radio Station (Less than 10,000 SF)	P	P	N	N	
Business Services	P	P	N	N	
Personal Services	P	P	N	N	excludes pay day loans and check cashing
Financial Institution	P	P	N	N	excludes pay day loans and check cashing
Professional Offices	P	P	N	N	less than 30,000 SF footprint
COMMERCIAL: RETAIL/LEISURE					
General Commercial	C	C	N	N	less than 60,000 SF footprint
Bed & Breakfast	P	P	P	P	see ordinance 18.108.034
Recreational Vehicle Parks	N	P	N	N	
Hotel/Hospitality/Lodging	P	P	N	N	
Grocery	P	P	N	N	maximum size 100,000 SF
Neighborhood Store/Shop	P	P	P	N	less than 5,000 SF and only on prominent corners in NOS.
Neighborhood Shops	P	P	N	N	less than 12,000 SF footprint. Excludes pawn shops
Dining: Restaurants with or without Alcohol	P	P	N	N	
Dining: Fast Food	P	P	N	N	drive -thru only allowed to the rear of a building with no car stacking in front
Outdoor Markets, Sidewalk Vendors, Food Trucks	P	P	N	N	
Gas/Convenience Store	P	P	N	N	
Cinema, Live Theater, Amphitheater	C	P	N	N	up to 4 screens
Entertainment/Commercial Recreation	P	P	C	N	
Enclosed Climate Controlled Storage Rentals	C	N	N	N	first floor facades facing and visible from a street shall include commercial use, different than an office associated with the business

Table 2.1 Land Uses

2.1 DENSITY

1. Base Sub-District Density Allocation Per Gross Acre: Overall property averages are subject to any Master Development Agreement (MDA) or Annexation Agreement (AA) documentation or any previously formal entitlements from approved plans for this particular property from Wasatch County government. Such agreements may include North Fields preservation requirements or the payment of fees for open space/agricultural land preservation.

1. NV: 4.5 ERUs per gross acre base density
2. NOS: 3.5 ERUs per gross acre, clustering required.
3. UV: Six ERUs per gross acre base density
4. RR: Two ERUs per gross acre, clustering encouraged.

These densities are essentially ranges that not all properties will be able to achieve. They are contingent on site design considerations, sensitive lands avoidance, City Stormwater Standards, water availability, as well as Federal, State, and local service providers/stakeholders processes and approvals. All development/ERUs may be subject to a negotiated preservation fee paid at the time of recording of any plats, in return for the increased flexibility provided for in this ordinance. As part of the overall residential density calculation, commercial ERUs (.86 ERU per every 2000 sq ft) shall be included in the residential density calculation.

2.ERU Density Definitions

ERUs		
Configuration	Notes	ERUs
Hotel or Motel Room, RV Pad, Small Studio or Student Housing Unit	Not to exceed 500 square feet	0.25
One Bedroom: Hotel Room, Apartment or Condo	Not to exceed 800 square feet	0.33
One or Two Bedroom: Apartment, Townhome, Cottage Home or Condo	Not to exceed 1,200 square feet	0.50
Apartment, Condo or Townhome	Not to exceed 1,600 square feet	0.75
All Other Residential Uses	Detached Single-family and other residential units over 1,600 sf	1.00

3.1. Introduction to Building Types

1. Introduction

The building types detailed in 3.0 Building Types outline the required building forms for new construction and renovated structures within the districts defined in Sections 1.0 and 2.0.

2. General Requirements

All building types must meet the following requirements:

- (1) Sub-Districts. Each building type shall be constructed only within its designated sub-districts. Refer to Table 3.1 (1) Permitted Building Types by Sub-Districts.
- (2) Uses. Each building type can house a variety of uses depending on the sub-district in which it is located. Refer to 2.0 Uses for uses permitted per district. Some building types have additional limitations for certain uses.

Building Types by Sub-Districts					
Building Types		University Village (UV)	North Village (NV)	Neighborhood with Open Space (NOS)	Rural Residential (RR)
	Mixed-Use	P	P	P ¹	N
	Stacked Residential	P	P	N	N
	Commercial	P	P	N	N
	Townhouse	P	P	P	P
	Single Family	P	N	P	P

Table 3.1 (1). Permitted Building Types by Sub-District

Footnotes:

¹ Permitted along the Mountain Connector street only.

- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the building types permitted within the zoning district of the lot. Civic and religious buildings should be designed with these standards in mind to be compatible with surrounding development.
- (4) Permanent Structures. All buildings constructed shall be of permanent construction without a chassis, hitch, wheels, or other features that would make the structure mobile, unless otherwise noted.
- (5) Accessory Structures. See ordinance 18.68.066.
 - (a) Detached accessory structures shall not exceed the height of two stories (27 feet) and shall not exceed 120 square feet
- (6) The use of a monotonously consistent template or repetitive architecture on a number of residential units in proximity to one another is not allowed. For single family detached buildings, no more than two identical or nearly identical buildings shall be located next to each other. For attached residential buildings, mixed use, and stacked flats, no more than four adjacent/grouped buildings shall have the same exterior architecture and no more than 2 identical buildings facing a street. As this consideration depends on a degree of aesthetic judgment, the issue shall be reviewed by staff on a project by project basis and shall consider the many facets of a building's quality, as described in this chapter and 3.1.5.
- (7) Dark-Sky Lighting Standards. See chapter 18.78 for general provisions, however the NVOZ requires:

All outdoor lighting fixtures shall be downward directed and fully shielded. Such lighting fixtures shall not emit light above a 45 degree angle. The more directed towards the intended subject the better.
- (8) Charging Stations.
 - (a) All garages in townhouse, duplex, and single family homes shall include one 220 volt outlet to allow for rapid charging of hybrid and electric vehicles.
 - (b) All mixed use/residential parking garages shall include charging stations at the rate of 1 for every 10 units. All single purpose commercial buildings shall provide one Level 1 charging station per 50 stalls with a cap of two such charging stations.
- (9) Except for commercial cooking, no wood burning fireplaces, stoves(except EPA approved pellet stoves), home heating or water heating appliances, and open fire pits are allowed.

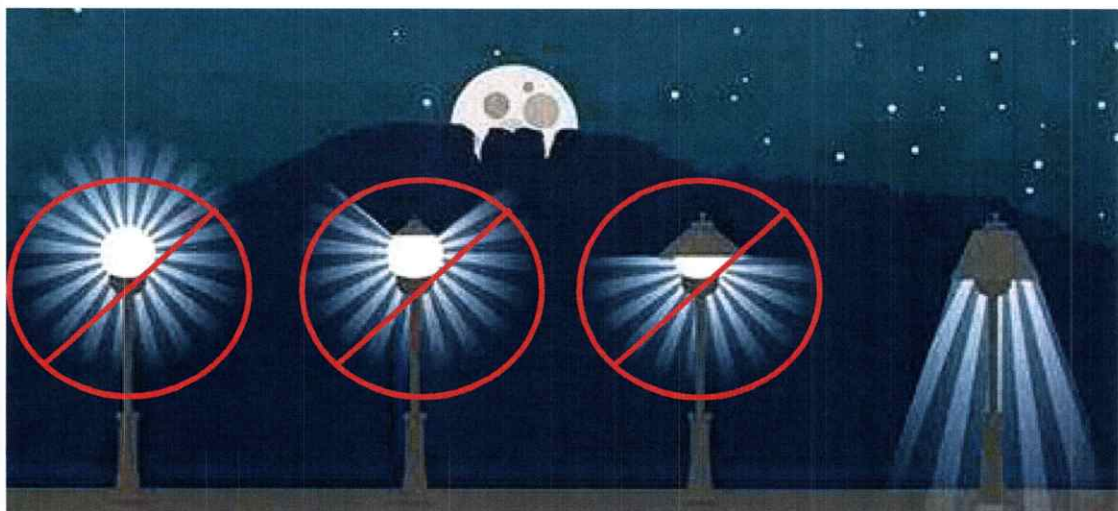


Figure 3.1 (1). Dark Skies Permitted and Not Permitted Fixtures