

Proposed Code Amendment Title 21, *Land Development Code*

Proposal –

Amendments related to Mixed Use Development

- Sec. 21-37-14. "M" Definitions

- Sec. 21-8-2. Permitted Land Use Matrix

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Amendments related to Mixed Use Development

- Amends Sec. 21-37-14. "M" Definitions
 - Consolidates from 5 defined terms to 1
 - Combines elements from each existing term
 - Clarified language and clear expectations

Sec. 21-37-14. "M" Definitions.

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- (10) ~~Mixed use, commercial and residential development. See Mixed use development. means a development consisting of a mixture of residential and commercial uses with an approved ratio, developed according to a master site plan. The development of the uses is of sufficient size and physical improvement to protect surrounding areas and the general community, and to ensure a harmonious integration into the neighborhood.~~
- (11) ~~Mixed use development means a development project that combines residential and one or more other non-residential land uses (commercial retail sales and services, office (professional and medical), institutional, or civic uses) that must be included within a building or set of buildings, which includes all of the following:~~
- ~~a. part of an overall master planned development or area that includes residential and one or more of the following land uses: retail, service, commercial, or office; and~~
 - ~~b. which vertically or horizontally, integrates mutually supportive uses, arranged in vertical or horizontal critical massing of physical and functional components, into that area coherent plan; and~~
 - ~~c. incorporates a public amenity within the overall master plan (i.e. plaza, gathering space, etc.); and~~
 - ~~d. that promotes walkability through uninterrupted pedestrian connections with limited interruptions; and~~
 - ~~e. layout and mix of uses that reduces vehicular traffic and parking impacts; and~~
 - ~~f. contains sufficient size and physical improvement to protect and provide benefit to the surrounding areas, the general community, and ensures a harmonious integration into the neighborhood.~~
- ~~(12) Mixed use, horizontal, means commercial and residential uses, etc., which are in close proximity to each other and designed in a village manner, but not necessarily within the same building structures.~~
- ~~(13) Mixed use, residential and office use. See Mixed use development., means a development consisting of a mixture of residential and office uses with an approved ratio, developed according to a master site plan. The development of the uses is of sufficient size and physical improvement to protect surrounding areas and the general community, and to ensure a harmonious integration into the neighborhood.~~
- (14) ~~Mixed use, vertical, means commercial, office, or residential uses, etc., designed in a village manner which are within close proximity to each other within the same building structure.~~

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Sec. 21-37-14. "M" Definitions.

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- (10) *Mixed use, commercial and residential development* – see mixed use development.
- (11) *Mixed use development* means a project that combines residential and one or more other non-residential land uses (commercial retail sales and services, office (professional and medical), institutional, or civic uses) that must be included within a building or set of buildings, which includes all of the following:
- a. part of an overall master planned development or area; and
 - b. mutually supportive uses, arranged in vertical or horizontal massing of physical and functional components; and
 - c. incorporates a public amenity within the overall master plan (i.e. plaza, gathering space, etc.); and
 - d. promotes walkability through pedestrian connections with limited interruptions; and
 - e. layout and mix of uses that reduces vehicular traffic and parking impacts; and
 - f. contains sufficient size and physical improvement to protect and provide benefit to the surrounding areas, the general community, and ensures a harmonious integration into the neighborhood.
- (12) *Mixed use, residential and office use* – see mixed use development.

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- Amends Sec. 21-8-2. Permitted Land Use Matrix
 - Changes to Zones that allow for this use as a Permitted (P), Conditional (C) or Not Permitted (N).
 - Now permitted within Zones in the Cairns District through a subscript note.

Sec. 21-8-2. Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts.

(a) *Matrix Explanation.* The following matrix lists all permitted uses within Sandy City commercial, office, industrial, mixed use, transit corridor, and research and development districts. The letters "P," "C," "S," or "N" shall mean "Permitted," "Conditional," "Special Use," or "Not Permitted," respectively. Refer to special use standards within this title for all land uses allowed with an "S." For those letters which are followed by a slash "/" the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan). For those land uses marked with a superscript number (¹), refer to Subsection (c) of this section for explanation.

(b) *Table of Uses.*

Land Use Category	CB D	CB D-P	CB D-O	CB D-A & C	CR - PU D	RC	BC	CC	C N	Cv C	C N(HS N)	HB D	LC	P O	ID	A M (D ea ler shi ps)	A M (C o m m er cia l)	M U	TC	RD
Mixed use development	<u>P²⁶</u> €	<u>P²⁶</u> €	<u>P²⁶</u> €	<u>P²⁶</u>	€ <u>N</u>	<u>CP</u> ²⁶	€ <u>N</u>	€ <u>N</u>	€ <u>N</u>	N	<u>PN</u>	<u>PN</u>	€ <u>N</u>	N	N	N	N	P	N	€ <u>N</u>

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(c) *Explanatory Notes for Land Use Matrix.*

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26. A mixed use development is only allowed within the Cairns Master Plan Area. These developments shall be regulated by the Cairns Design Standards.

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Removed Amendments related to Mixed Use Development Standards (Sec. 21-23-24)

- Further revisions to this section will come after General Plan is completed