

WHEN RECORDED MAIL TO:

Lakeside Land Partners, LLC
7585 South Union Park Avenue , Suite 200 Midvale,
Midvale, UT 84047

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Andrea Allen
Utah County Recorder
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ACCOMODATION RECORDING

DEVELOPMENT AGREEMENT FOR LAKESIDE LANDING PROPERTY

In Reference to Tax ID Number(s): EXHIBIT A-1

21-096-0011, 21-097-0054, 23-027-0008, 23-027-0030, 21-096-0002, 21-097-0024, 21-096-0005,
21-096-0016,21-096-0015, 23-028-0003, 23-028-0037, 23-028-0038, 23-028-0004, & 23-028-0039

In Reference to Tax ID Number(s): EXHIBIT A-2

23-027-0082, 23-027-0083, 21-097-0048, 23-027-0084

**DEVELOPMENT AGREEMENT
FOR LAKESIDE LANDING PROPERTY**

This Development Agreement for the Lakeside Landing property (this “**Agreement**”) is made effective as of the Effective Date (defined below) by and between the City of Springville, a Utah municipal corporation (the “**City**”), Lakeside Land Partners, LLC, a Utah limited liability company (“**Lakeside**”), and Davies Design Build, Inc. (“**Davies**” and, together with Lakeside, each a “**Developer**” and, collectively, “**Developers**”). The City and Developers are collectively referred to herein as the “**Parties**.”

RECITALS:

A. Lakeside is the owner of or is under contract for the purchase of certain real property located in the City of Springville, Utah County, as specifically described in the attached **Exhibit A-1** (the “**Lakeside Property**”). Lakeside intends to develop the Lakeside Property as a mixed-use project consistent with the terms and conditions of this Agreement.

B. Davies is the owner of certain real property located in the City of Springville, Utah County, as specifically described in the attached **Exhibit A-2** (the “**Davies Property**” together with the Lakeside Property will hereinafter be called the “**Property**”). Davies intends to develop the Davies Property as a mixed-use project consistent with the terms and conditions of this Agreement.

C. Developers have initiated and been part of the planning of the Lakeside Landing Overlay Ordinance. Each Developer agrees to abide by and pay for, at such Developer’s sole cost and expense, all requirements, including, without limitation, all design, improvements, open space, park and other requirements applicable to their respective portion of the Property.

D. The City has determined that the proposed development contains features which advance the policies goals and objectives of the Springville City General Plan.

E. The City, acting pursuant to (1) its authority under Utah Code § 10-9a-102(2) *et seq.*, as amended, and (2) the Springville City Municipal Code (the “**City Code**”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the promises, covenants, and provisions set forth herein, the receipt and adequacy of which consideration is hereby acknowledged, the Parties covenant and agree as follows:

Section 1. **INCORPORATION OF TERMS.**

1.1 **Recitals.** The Recitals stated above are incorporated into this Agreement. The Parties hereby ratify and confirm all prior actions and agreements referenced in the Recitals.

1.2 **Exhibits.** The following exhibits are incorporated into this Agreement:

Exhibits A-1 and A-2 – Legal Description of the Property Covered by this Agreement

Exhibit B – Form of Lakeside Landing Special District Ordinance adopted as Springville City Code Title 11, Chapter 9, as Prepared by PEL-ONA Architects and Urbanists

Exhibit C – Depiction of 2600 West

Exhibit D – Depiction of Location of Off-Site Sewer Infrastructure

Exhibit E – Form of Reimbursement Agreement

Section 2. **CONDITIONS PRECEDENT, EFFECTIVE DATE AND TERM OF AGREEMENT.**

2.1 **Conditions Precedent.** Notwithstanding any other provisions in this Agreement to the contrary, the following are conditions precedent to the Parties' rights and obligations under this Agreement:

(a) the City's approval of this Agreement, including approval by the City Council and full execution of this Agreement by the City; and

(b) the City's approval, including approval by the City Council, in the independent exercise of its legislative discretion of the Lakeside Landing Special District Overlay Ordinance (the "**Lakeside Ordinance**") as attached as **Exhibit B** to this Agreement into Springville City Code, Title 11, Chapter 9, to be effective as of the same date as the satisfaction of the condition precedent set forth in Section 2.1(a) above.

This Agreement shall have no force or effect unless each of the two (2) above-stated conditions are satisfied.

2.2 **Effective Date.** Subject to the satisfaction of the conditions identified in Section 2.1 above, this Agreement shall become effective on the last date it is executed by all Parties (the "**Effective Date**").

2.3 **Term.** The term of this Agreement (the "**Term**") shall commence upon the Effective Date and continue for a period of fifteen (15) years. In the event the parties mutually decide to renew this Agreement beyond the Term, the parties shall negotiate the new term and any possibly new conditions and provisions to this Agreement. None of the Parties have any obligation whatsoever to agree to extending the Term. Any extension to the Term will require each of the Parties, in each Parties' sole discretion, to agree in writing to extend the Term. This Agreement shall automatically terminate at the end of the Term or at the time the Property is fully developed, whichever comes first.

Section 3. **DEFINITIONS.**

Unless the context requires a different meaning, any term or phrase used in this Agreement that has its first letter capitalized shall have that meaning given to it by this Agreement. If not defined in this Agreement, capitalized terms shall have the meanings given them in the City Code. In the event of conflict in any definition defined in the City Code, the definition given by the Lakeside Ordinance shall prevail.

Section 4. VESTED RIGHTS AND APPLICABLE LAW.

4.1 Vested Rights. The Parties agree and acknowledge that each Developer is not vested in any developmental rights, except as stated in this Section. Those development rights in which each Developer is vested in accordance with this Section shall be referred to herein as “Vested Rights.” In the event this Agreement shall expire, or this Agreement is otherwise terminated as to a Developer, any and all of such Developer’s Vested Rights shall terminate as to future applications to develop the Property. Any such expiration or termination of the Development Agreement shall not affect the vested rights that a Developer receives pursuant to Utah law. The Property will be a mixed-use project in accordance with the Lakeside Ordinance. The Vested Rights shall be comprised of “Article 2 Rights” and “Design Rights” as follows:

(a) Article 2 Rights.

- i. Developers shall be vested in those regulatory items listed in Article 2 of the Lakeside Ordinance (the “**Article 2 Rights**”) for a period of fifteen (15) years, commencing on the Effective Date, (the “**Article 2 Rights Period**”), which period may be extended by mutual written agreement of each of the Parties at the each of the Parties’ sole discretion. If a Party does not agree in writing to extend the Article 2 Rights Period as to a Developer, all of such Developer’s Article 2 Rights shall terminate as to future development applications.
- ii. Each Developer acknowledges and agrees that the Article 2 Rights do not provide a Developer with a set number of residential units, only a possible maximum number of residential units based on a Developer’s ability to achieve the maximum number of units while at the same time meeting all requirements of the Lakeside Ordinance and all other regulations of the City Code. In the event a Developer cannot achieve the maximum number of residential units while at the same time adhering to the Lakeside Ordinance and all other regulations of the City Code, including all amendments to the Lakeside Ordinance following the Design Rights Period (defined below) and the City Code, Developer’s possible number of residential units shall fall below the maximum number of residential units listed in Article 2 of the Lakeside Ordinance. The maximum number of residential units shall never increase above the number of units listed in Article 2 of the Lakeside Ordinance.

(b) Design Rights. The “**Design Rights**” shall include all Articles of the Lakeside Ordinance, except for Article 2. Developers shall be vested in the Design Rights for a period of six (6) years, commencing on the Effective Date (the “**Design Rights Period**”), which period may be extended by mutual written agreement of each of the Parties at each of the Parties’ sole discretion. If a Party does not agree in writing to extend the Design Rights Period as to a Developer, all of that Developer’s Design Rights shall terminate as to future development applications. Also, in the event this Agreement expires or this Agreement is otherwise terminated as to a Developer, any and all of such Developer’s Design Rights shall terminate as to future development applications, and the Developer shall be subject to any lawful amendments made to the Design Rights under the Lakeside Ordinance.

(c) Design Standards. Developers acknowledge and agree that they have been part of planning all “building design elements,” as that term is defined in Section 10-9a-534 of the Utah Code. Developers agree to be bound by and follow all building design elements in the Lakeside Ordinance. The Parties acknowledge and agree that this provision shall survive any termination of this Agreement as to the Property.

(d) Reserved Legislative Powers. Developers acknowledge and agree that the City is restricted in its authority to limit its police power by contract. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Vested Rights as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act or any other exception to the doctrine of vested rights recognized under state or federal law. This Subsection 4.1(d) does not modify any of the exceptions to the Vested Rights as stated in this Agreement.

(e) Exceptions to Developer’s Vested Rights. Developers’ Vested Rights are subject to the following exceptions:

- i. Developer Agreement. Future revisions to the Lakeside Ordinance that Developers agree in writing to follow;
- ii. Compliance with Laws. Future laws which are generally applicable to all properties in the City affecting the development of the Property;
- iii. Safety Code Updates. Future laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;
- iv. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged;
- v. Fees. Changes to the amounts of fees for the processing of development applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;
- vi. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, imposed and collected; and
- vii. Court Orders. Any court order that finds that the Vested Rights are unlawful.

4.2 Applicable Law. The local, state and federal rules, laws, statutes, regulations, ordinances (including, without limitation, the Lakeside Ordinance and the City Code), policies, standards and specifications applicable to the development of the Property, including all amendments and revisions to each of these laws, statutes, regulations, ordinances, policies, rules, and standards and specifications whether made before or after the effective date of this Agreement (the “**Applicable Law**”) shall be the conditions of approvals set forth in this Agreement. Each Developer acknowledges and agrees that, except as expressly provided herein, nothing in this Agreement shall be deemed to relieve such Developer from the obligation to comply with all applicable requirements of the City for approval and recordation of subdivision plats, approval of site plans, construction of improvements in accordance with code requirements, or the payment of lawful fees and compliance with all other applicable ordinances, regulations, and procedures.

4.3 Governing Standards. Subject to the terms and conditions of this Agreement, development of the Property and all new improvements constructed on or within the Property shall be governed by the procedures, standards and requirements of this Agreement and the Applicable Law, and the approved final plat(s), site plans, construction plans and all other approved plans for the Property (including any lawful conditions of approval related thereto required or allowed under the Applicable Law). If there are any conflicts between this Agreement and the Applicable Law, this Agreement shall prevail. Nothing in this Agreement, however, shall be construed to allow the City to impose, or prevent either Developer from challenging, any unlawful development exactions as defined under Utah law. The Parties acknowledge and agree that all exactions required by this Agreement are lawful development exactions.

Section 5. PARTIES’ OBLIGATIONS; CERTAIN RIGHTS OF DEVELOPERS.

5.1 Obligations of the City.

(a) Generally. The Parties agree that the City’s agreement to perform and abide by the covenants and obligations of the City set forth herein is material consideration for Developers’ agreements to perform and abide by the covenants and obligations of such Developer set forth herein.

(b) Approval of Applications. The approval processes for development applications for the Property shall be as provided in the Applicable Law.

(c) Universal Fairness. In all events, the City shall not impose upon the Property any unlawful regulations or fees.

(d) Collection of and Limitations on Impact Fee Use. The City shall be responsible for collecting any impact fees generated by the Property in accordance with the Applicable Law.

5.2 Obligations of Developers.

(a) Generally. The Parties agree that each Developer’s respective agreements to perform and abide by the covenants and obligations set forth herein are material consideration for the City’s and the other Developer’s agreement to perform and abide by the covenants and obligations of the City and such other Developer set forth herein.

(b) Conditions to Approval. Each Developer shall comply with the following Conditions of Approvals for development of the Property:

i. Payment of Fees. Each Developer agrees to pay any and all applicable building and land use fees, including, without limitation, impact fees, applicable to such Developer's portion of the Property that are lawfully adopted by City and in effect as of the date such fees become due and payable.

ii. Public Utilities. Each Developer acknowledges that it is solely responsible to develop and install, at such Developer's sole cost and expense, all infrastructure and improvements for all culinary and secondary water, sewer, storm drain, street, curb and gutter, sidewalk, electricity, natural gas, telecommunications, cable, TV, internet services and other utility-type services upon such Developer's portion of the Property (collectively, as to each Developer's portion of the Property, the "**Public Utilities**").

iii. 2600 West Roadway Right of Way Dedication and Improvements. Lakeside shall dedicate a right of way of up to the width that is required to be dedicated pursuant to the Applicable Law for the construction of 2600 West in the area owned by Lakeside and as depicted on Exhibit C. Developers shall also install such portion of 2600 West improvements to Applicable Law standards at Developers' sole cost. The Parties recognize that funding through the Mountainland Association of Governments ("MAG Funding") may be available for the 2600 West improvements. City has or plans to apply for MAG Funding for a portion of 2600 West improvements. At City's discretion, Developer may work with City to help obtain MAG Funding for 2600 West improvements. Developers shall be able to seek possible reimbursement agreements pursuant to Section 5.2(e) of this Agreement.

iv. Off-Site Sewer Extension. Developers acknowledge that the sewer system in the area of the Property is at, or almost at, capacity. Developers acknowledge and agree that the development of the Property more than likely will be held up due to the lack of capacity in current sewer system. In order to develop the Property, Developers desire to be responsible for designing, constructing and installing an off-site sewer lift station and extending the sewer main from the Spring Point lift station to the Westfield lift station, as generally depicted on Exhibit D, attached hereto (the "**Sewer Extension Improvements**"). The Parties will further discuss sewer capacity to determine how much sewer capacity and for how many units, if any, the City is able to commit to Developers prior to the Sewer Extension Improvements being completed. After the Sewer Extension Improvements have been completed, the City shall reserve sufficient capacity for the full build-out of the Property. As at least a portion of the Sewer Extension Improvements constitute a "system improvement," as that term is defined in Utah Code § 11-36a-102, funding and/or reimbursement to Developers for such portion of the Sewer Extension Improvements that is considered a system improvement shall be provided in accordance with Section 5.2(e).

v. North Neighborhood Park.

(A) Development, Dedication and Maintenance of the Park. Lakeside shall design, construct and install a neighborhood park in accordance with the Lakeside Ordinance and the City's Parks Master Plan, or with such other amenities as agreed to by the Parties (the "**North Neighborhood Park**"). The North Neighborhood Park shall be located in the area of Lakeside Avenue and 100 North as shown in the Lakeside Ordinance and shall contain park amenities, open space and green space in accordance with a design plan and construction costs and expenses that shall be developed and agreed to by the Parties. After the City approves and accepts the park improvements as installed by Lakeside, the North Neighborhood Park shall be dedicated to the City. After receiving the dedication of the park, the City will be responsible for the general maintenance of the park, and the North Neighborhood Park shall be open to the public. Even though the City will maintain the park, for one year after the North Neighborhood Park is dedicated to the City, Lakeside shall warranty all improvements in the North Neighborhood Park, including, without limitation, fixing or replacing any and all defective work or improvements that need repairs.

(B) Lakeside's Park Costs and Density Bonus. The Parties acknowledge and agree that the installation of the North Neighborhood Park shall be purchased, designed and installed at Lakeside's sole cost and expense up to Nine Dollars and 00/100 Per Square Foot (\$9.00/sf) (the "**\$9.00 Cost**"). The \$9.00 Cost shall increase in an amount equal to the consumer price index year over year until the park is completed. The \$9.00 Cost, with any increases to that amount, and Lakeside dedicating the North Neighborhood Park property to the City free of charge shall be referred to as "**Lakeside's Park Costs.**" Lakeside's requirement to expend Lakeside's Park Costs to develop and construct the North Neighborhood Park and dedicate the North Neighborhood Park is needed for and done in exchange for the densities granted to Lakeside under the Lakeside Ordinance.

(C) Impact Fees and Timing. Lakeside's Park Costs are in addition to any park impact fees that Lakeside is required to pay to develop the Lakeside Property. Lakeside acknowledges and agrees that Lakeside is required to pay all park impact fees in accordance with the Applicable Law. Lakeside shall complete the installation of the North Neighborhood Park within three (3) years of the date of this Agreement.

vi. South Neighborhood Park.

(A) Development, Dedication and Maintenance of the Park. Davies shall design, construct and install a neighborhood park in accordance with the Lakeside Ordinance and the City's Parks Master Plan, or with such other amenities as agreed to by the Parties (the "**South Neighborhood Park**"). The South Neighborhood Park shall be located in the area shown in the Lakeside Ordinance and shall contain park amenities, open space and green space in

accordance with a design plan and construction costs and expenses that shall be developed and agreed to by the Parties. After the City approves and accepts the park improvements as installed by Davies, the South Neighborhood Park shall be dedicated to the City. After receiving the dedication of the park, the City will be responsible for the general maintenance of the park, and the South Neighborhood Park shall be open to the public. Even though the City will maintain the park, for one year after the South Neighborhood Park is dedicated to the City, Davies shall warranty all improvements in the South Neighborhood Park, including, without limitation, fixing or replacing any and all defective work or improvements that need repairs.

(B) Davies' Park Costs and Density Bonus. The Parties acknowledge and agree that the installation of the South Neighborhood Park shall be purchased, designed and installed at Davies' sole cost and expense up to the \$9.00 Cost. The \$9.00 Cost shall increase in an amount equal to the consumer price index year over year until the park is completed. The \$9.00 Cost, with any increases to that amount, and Davies dedicating the South Neighborhood Park property to the City free of charge shall be referred to as "**Davies' Park Costs.**" Davies' requirement to expend Davies' Park Costs to develop and construct the South Neighborhood Park and dedicate the South Neighborhood Park is needed for and done in exchange for the densities granted to Davies under the Lakeside Ordinance.

(C) Impact Fees and Timing. Davies' Park Costs are in addition to any park impact fees that Davies is required to pay to develop the Davies Property. Davies acknowledges and agrees that Davies is required to pay all park impact fees in accordance with the Applicable Law. Davies shall complete the installation of the South Neighborhood Park within three (3) years of the date of this Agreement.

vii. Formation of Owners Association. Developers shall form a master homeowners' association over the Property. Each Developer, as applicable, shall form an independent owners' association for each portion of the Property that comprises a separate neighborhood. Each such owners' association shall be responsible for maintaining any common area landscaping or green space within such association's neighborhood, with the master homeowners' association overseeing all the Property. In addition, each such owners' association shall be responsible for the maintenance of and providing snow removal for the private alleys within the association's neighborhood. Notwithstanding anything to the contrary contained in this Subsection 5.2(b)vii, the Parties understand and agree that the obligation to create independent owners' associations provided herein shall not apply to retail/commercial property or to Davies' multi-family apartment housing.

viii. Design Standards. Each Developer agrees to follow all design standards set forth in the Lakeside Ordinance (so long as the Developer's Design Rights are vested) and all other Applicable Laws. Developer's agreement contained in this Subsection 5.2(b)(viii) meets any requirements of current or future Utah laws that require Developer to enter into a development agreement or any other

requirement to be bound by design standards so long as the Developer's Design Rights are vested.

(c) Indemnification. Developers agree to, and do hereby defend, hold harmless and indemnify the City and all City elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys from any and all claims that may be asserted at any time against any of them arising out of this Agreement and/or of the negligence or willful misconduct of Developers, each as applicable with respect to its own negligence or willful misconduct, in connection with the development, construction, maintenance, or use of the Davies Property and/or Lakeside Property, including, without limitation, the installing of infrastructure or other improvements. Developers, each as applicable with respect to its own negligence or willful misconduct, do hereby agree to pay all expenses, including without limitation legal fees and administrative expenses, incurred by City in defending itself with regard to any and all such claims.

(d) Reimbursement to Developers for System Improvements. If a Developer installs a "system improvement," as that term is defined under Section 11-36a-102 of the Utah Code, the Parties will negotiate a reimbursement agreement to reimburse Developer for costs incurred for installing the system improvements. For a reimbursement agreement to be binding, the reimbursement agreements must be negotiated prior to Developer commencing on the construction and installation of the system improvement. Developers shall be responsible for constructing and installing all "project improvements" Developers' sole cost and expense, as that term is defined under Section 11-36a-102, whether or not the project improvement is located on the Property or a third-party property. (The terms "system improvement" and "project improvement used herein shall have those definitions as found in Section 11-36a-102 of the Utah Code on the effective date of this Agreement.)

(e) Reimbursement Agreement.

a. Streets. The City and Developers may enter into a reimbursement agreement based on the actual verifiable incremental costs incurred by Developers to construct and install system improvements and the value of any land dedicated for the 2600 West improvements in excess of the minimum required street improvements to be constructed and installed under the Applicable Law (the "**Reimbursement Amounts**"). Any reimbursement agreement entered between the Parties shall be in substantially the form attached as **Exhibit E**. Under any such reimbursement agreement, the City will reimburse Developers for the full amount of the Reimbursement Amounts as follows: (i) Developers may be reimbursed by means of a credit against any development transportation impact fees required in connection with applications or permits for development ("**Street Impact Fees**") which Developers would otherwise owe to the City at the time of development, but only to the extent that such Developers will actually owe Street Impact Fees when such development occurs; (ii) to the extent the Reimbursement Amounts exceed the amount of Street Impact Fees which Developers would otherwise be required to pay in connection with the development of the Project, City shall reimburse Developers as described in a reimbursement agreement for system improvement costs City would otherwise be required to pay under the Applicable Law. Nothing in this Agreement will prevent Developers from assigning any Street Impact Fee credits which accrue hereunder to any other builder or developer.

b. Sewer. The City and Developers may enter into a reimbursement agreement based on the actual verifiable incremental costs incurred by Developers to construct and install system improvements for the Sewer Extension Improvements in excess of the minimum required sewer improvements to be constructed and installed under the Applicable Law (the “**Reimbursement Amounts**”). Any reimbursement agreement entered between the Parties shall be in substantially the form attached as **Exhibit E**. Under any such reimbursement agreement, the City will reimburse Developers for the full amount of the Reimbursement Amounts as follows: (i) Developers may be reimbursed by means of a credit against any development sewer impact fees required in connection with applications or permits for development (“**Sewer Impact Fees**”) which Developers would otherwise owe to the City at the time of development, but only to the extent that such Developers will actually owe Sewer Impact Fees when such development occurs; (ii) to the extent the Reimbursement Amounts exceed the amount of Sewer Impact Fees which Developers would otherwise be required to pay in connection with the development of the Project, City shall reimburse Developers as described in a reimbursement agreement for system improvement costs City would otherwise be required to pay under the Applicable Law. Nothing in this Agreement will prevent Developers from assigning any Sewer Impact Fee credits which accrue hereunder to any other builder or developer.

5.3 Certain Rights and Obligations of Developers and City.

(a) Parcel Sales. Developers may sell parcels as allowed by the Applicable Law.

(b) Tax Benefits. The City acknowledges that either Developer may seek and qualify for certain tax benefits by reason of conveying, dedicating, gifting, granting or transferring open space and/or trails to the City or to a charitable organization. Each Developer shall have the sole responsibility to claim and qualify for any tax benefits sought by such Developer by reason of the foregoing. The City shall reasonably cooperate with such Developer to allow such Developer to take advantage of any such tax benefits. The City does not offer tax advice and the Developers shall rely on their own respective independent review and analysis of tax issues. Nothing in this subsection shall require the City to accept any parks, landscaped areas, open space and/or trails that the City, at its own discretion, does not want to own, except for the City’s obligation to accept the dedication of the North Neighborhood Park and South Neighborhood Park pursuant to Sections 5.2.b(v) and 5.2.b(vi).

(c) Outsourcing of Processing Building Permit Applications. Within fifteen (15) business days after receipt of a building permit application and upon the request of the applying Developer, the City and such Developer will confer to determine whether the City and/or such Developer desires the City to outsource the review of the building permit application. If the City and such Developer determine, based on their reasonable discretion, that outsourcing is appropriate to ensure timely processing, then the City shall promptly estimate the reasonably anticipated differential cost of outsourcing in consultation with the Developer. If such Developer notifies the City that it desires to proceed with the outsourcing based on the City’s estimated costs, then such Developer shall deposit in advance with the City the estimated differential cost and the City shall then proceed with having the review of the building permit application outsourced. Upon completion of the outsourcing services and the provision by the City of an invoice for the actual differential costs of outsourcing, such

Developer shall, within ten (10) business days, pay or receive credit (as the case may be) for any difference between the estimated differential cost deposited for the outsourcing and the actual cost differential.

Section 6. DEFAULT.

6.1 Default by a Developer.

If the City asserts that an event of default on any Developer's part has occurred, the City shall provide not less than thirty (30) days written notice to the defaulting Developer, with copy to the non-defaulting Developer, which notice shall include all material details regarding the nature of the alleged default. If the nature of the alleged failure is such that it cannot reasonably be cured within such 30-day period, then the City and defaulting Developer shall cooperate to reasonably agree to an appropriate cure period, which period shall not exceed 90 days. If an event of default by defaulting Developer remains uncured after the time for cure provided for in this Section (which cure period shall be tolled during any mediation or litigation), this Agreement may be terminated as to such Developer for all future applications to develop the Property it being understood that this Agreement shall not terminate as to any portions of the Property for which a complete application for development had been submitted prior to the default. Prior to any termination, the non-defaulting Developer shall have the opportunity, but not the obligation, to cure such default. If the default is cured, then no default shall exist and the City shall take no further action. For the avoidance of doubt, any termination of this Agreement pursuant to this Section shall only affect the rights and obligations of the defaulting Developer, it being understood and agreed that the non-defaulting Developer's rights, benefits and obligations set forth herein shall remain in full force and effect following such termination.

6.2 Default by the City.

(a) If a Developer asserts that an event of default on the City's part has occurred under this Agreement, such Developer's only legal recourse shall be to seek specific performance or injunctive relief. Developers shall not be entitled to seek (and shall not seek) damages of any kind whatsoever.

(b) Without limiting or revising Subsection 6.2(a), the Parties hereby acknowledge and agree that the City is a governmental entity under the Utah Governmental Immunity Act, Utah Code § 63G-7-101, et seq. ("UGIA"). Nothing in this Agreement shall be construed as a waiver of any rights, immunities, defenses or limitation of judgments otherwise applicable under the UGIA.

6.3 Mediation. If the City and Developer(s) are unable to resolve a dispute, the parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the City and Developer(s) are unable to agree on a single acceptable mediator they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. The City shall pay one-half of the mediator's fees and the Developer(s) shall pay one-half of the mediator's fees. The chosen mediator shall within fifteen (15) business days, or as soon as reasonably possible, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the

resolution that the mediator deems appropriate. The mediator's opinion shall remain confidential and shall not be binding on the parties nor admissible in any legal proceedings. This mediation option shall not eliminate other legal options available to either Party.

Section 7. DEVELOPERS' CONSENT; AGREEMENT TO RUN WITH LAND.

Developers consent to the terms and conditions of this Agreement as an encumbrance on the Property. This Agreement or a memorandum thereof, at Developers' discretion, shall be recorded against the Property and shall be deemed to run with the land. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the Parties hereto, and to any entities standing in the place of any of the original parties as a result of reorganization, consolidation, merger, or any other legally recognized process. The City acknowledges that Lakeside intends to subdivide and sell portions of the Lakeside Property to third parties, including builders. In the event Lakeside desires to assign any obligations under this Agreement to such third parties, Lakeside shall obtain the City's written consent in advance of such assignment, such written consent to the assignment may be withheld based upon any reasonable reason of the City. The City shall be entitled to request such information as it deems reasonably necessary to obtain assurance that the third-party is capable of performing such assigned obligations, subject to maintaining the confidentiality of such information.

Section 8. INTEGRATION.

This Agreement constitutes the entire understanding and agreement between the Parties regarding the Property, and supersedes any previous agreement, representation, or understanding between the Parties relating to the subject matter hereof.

Section 9. NOTICE.

Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended, provided by a method of electronic or digital communication that provides for confirmation that the notice was delivered to the recipient, or if mailed, by certified mail, return receipt requested, postage prepaid, to such Party at its address shown below:

To the City:

Troy Fitzgerald
 City Administrator
 110 South Main Street
 Springville, Utah 84663
 Email: tfitzgerald@springville.org

With a copy to:

John Penrod
 City Attorney
 110 South Main Street
 Springville, Utah 84663
 Email: jpenrod@springville.org

To Lakeside: Lakeside Land Partners, LLC
9544 Willow Trail Way
South Jordan, Utah 84095

With a copy to: Paxton Guymon, Esq.
York Howell & Guymon
10610 South Jordan Gateway #200
South Jordan, Utah 84095
Email: paxton@yorkhowell.com

To Davies: Davies Design Build, Inc.
240 North 1200 East, Suite 201
Lehi, Utah 84043
Email: ed@daviesdb.com

With a copy to: Loyal C. Hulme, Esq.
Kirton McConkie
50 East South Temple Street, Suite 400
Salt Lake City, Utah 84111
Email: lhulme@kmclaw.com

Section 10. SEVERABILITY.

The provisions of this Agreement are severable, and should any provision hereof be deemed unenforceable or invalid, such unenforceability or invalidity provision shall not affect the remaining provisions of this Agreement.

Section 11. NO MODIFICATION.

This Agreement may not be modified, altered or terminated, except as provided in this Agreement or by an instrument in writing signed by the Parties hereto and approved by the City Council.

Section 12. GOVERNING LAW.

This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

Section 13. COSTS OF ENFORCEMENT; FEES.

In the event of litigation to enforce this Agreement, each Party shall bear its own costs for attorney fees and other costs arising out of such action.

Section 14. WAIVER.

No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any

waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach.

Section 15. REPRESENTATIONS.

Each Party hereby represents and warrants to each other Parties that the following statements are true, complete, and not misleading as regards the representing warranting Party:

- (a) Such Party, if a business entity, is duly organized, validly existing and in good standing under the laws of the state of its organization.
- (b) Such Party has full authority to enter into this Agreement and perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of such Party.
- (c) This Agreement constitutes the legal, valid and binding obligation of such Party enforceable in accordance with its terms.

Section 16. FORCE MAJEURE.

Any prevention, delay or stoppage of the performance of any obligation under this Agreement inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, fires or other casualties (an “**Event of Force Majeure**”) shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage. An Event of Force Majeure shall not extend the Term of this Agreement nor any Vested Rights period.

Section 17. COUNTERPARTS AND RECORDING.

This Agreement may be executed in counterparts, each of which will be deemed an original, and all of which, taken together, shall constitute one and the same agreement. This Agreement shall be recorded against the Property.

[Signatures on following page]

In witness whereof, the Parties have executed this Agreement to be effective on the Effective Date.

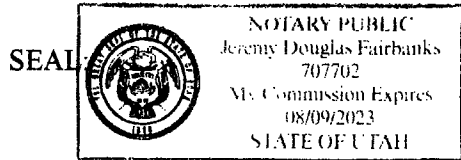
LAKESIDE:

Lakeside Land Partners, LLC

By: [Signature]
Printed Name: Glen K. Lent
Title: Manager

STATE OF UTAH)
~~WASATCH~~) :ss
~~SALT LAKE COUNTY~~)

On this 31st day of January, 2022, personally appeared before me, Glen K. Lent, who being by me duly sworn, did say that he is the manager of **LAKESIDE LAND PARTNERS, LLC**, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its governing body.



[Signature]
NOTARY PUBLIC

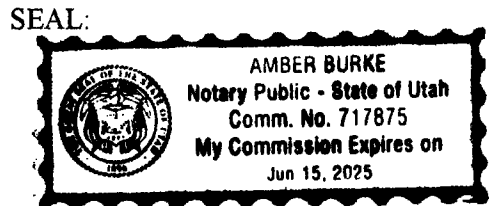
DAVIES:

Davies Design Build, Inc.

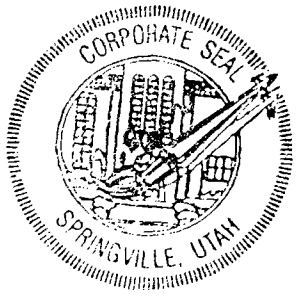
By: [Signature]
Printed Name: EDWARD AXLEY
Title: PRESIDENT

STATE OF UTAH)
UTAH COUNTY) :ss

On this 31 day of January, 2022, personally appeared before me, Ed Axley, who being by me duly sworn, did say that he is the President of **DAVIES DESIGN BUILD, INC.**, and that the foregoing instrument was signed on behalf of said corporation by authority of its governing body.



[Signature]
NOTARY PUBLIC



ATTEST:

CITY OF SPRINGVILLE, a municipal corporation in State of Utah

City Recorder

Mayor

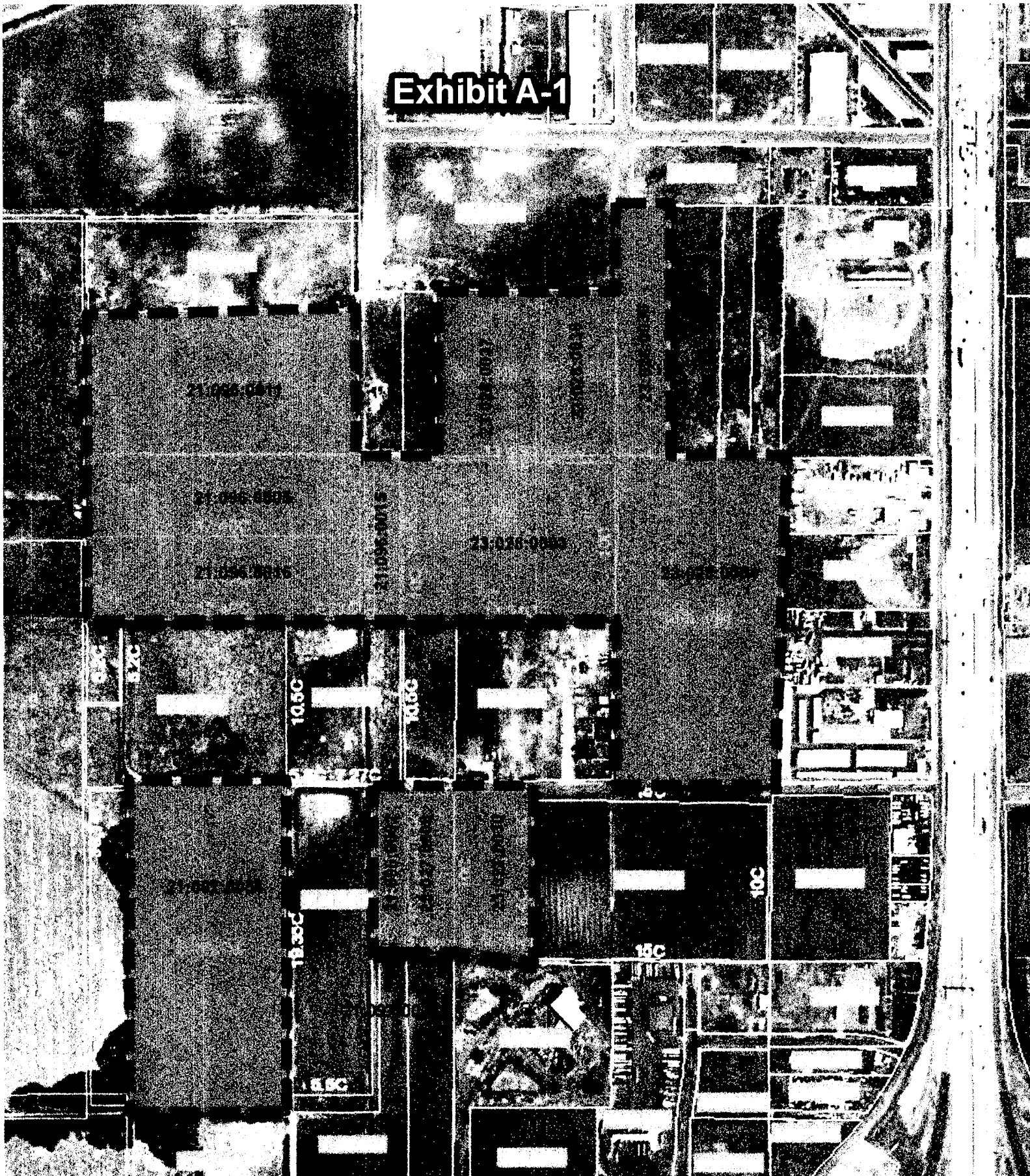
Approved as to Form:

City Attorney

Exhibit A-1

Legal Description of Lakeside Property

Exhibit A-1



LEGAL DESCRIPTIONS**Prepared for Thrive Springville****Springville City, UT****03/28/2022****20-0442****The Following document contains the legal descriptions for the following Parcels:****21-096-0011, 21-097-0054, 23-027-0008, 23-027-0030, 21-096-0002, 21-097-0024, 21-096-0005, 21-096-0016, 21-096-0015, 23-028-0003, 23-028-0037, 23-028-0038, 23-028-0004, & 23-028-0039.****Parcel No. 21-096-0011****Wayne McDonald****Contains 15.22 Acres +/-****(Per Title Commitment No. 205012, Effective Date: December 6, 2021)**

Beginning at a point in a fence line, which point is North 1669.78 feet and West 1316.28 feet from the East quarter corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; (Based upon the Utah State Coordinate System Utah Central Zone); thence North $0^{\circ}32'13''$ West along a fence line 586.63 feet; thence North $89^{\circ}16'36''$ East 1133.25 feet to the centerline of a canal; thence South $0^{\circ}10'13''$ East along said canal centerline 608.73 feet to a fence line; thence North $89^{\circ}36'12''$ West along said fence line 1129.50 feet to the point of beginning.

Together with and subject to existing rights of way.

Parcel No. 21-097-0054**Lakeside Landing Partners LLC****Contains 21.33 Acres +/-****(Per Warranty Deed Entry No. 209974-2021)**

A portion of the Northeast quarter and the Southeast quarter of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian, Springville, Utah, more particularly described as follows:

Beginning at a point on an extension of a fence line located North $00^{\circ}21'21''$ West along the Section line 1581.31 feet and West 485.32 feet from the Southeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North $88^{\circ}51'24''$ West along the extension of and along said fence line 260.74 feet; thence along said fence the following three (3) courses: (1) South $89^{\circ}42'01''$ West 94.93 feet; (2) North $89^{\circ}30'22''$ West 227.49 feet; and (3) North $89^{\circ}17'38''$ West 89.17 feet to a fence corner; thence along a fence the following two (2) courses: (1) North $00^{\circ}28'12''$ West 578.29 feet; and (2) North $00^{\circ}25'54''$ West 802.89 feet to a fence corner; thence South $89^{\circ}18'50''$ East 664.20 feet to a fence corner; thence South $28^{\circ}17'44''$ East 22.51 feet to the Northwest corner of said deed; thence South $00^{\circ}20'47''$ East along said deed 1361.15 feet to the point of beginning.

(COMPOSITE AS-SURVEYED DESCRIPTION)**(Parcels 1-4 per BLA Survey)**

A parcel of land located in the NW1/4 & SW1/4 of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian and the NE1/4 & SE1/4 of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located on the easterly deed line as determined by Warranty Deed Entry No. 114747:2008, recorded October 22, 2008 in the office of the Utah County Recorder and 25 feet perpendicularly distant southerly from the center line of Center Street as determined by survey, said point being located N0°21'07"W 274.58 feet along the Section Line and N89°02'46"W 136.77 feet from the record location of the West Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being S0°21'29"E between the Witness Corner to the West Quarter and the Southwest Corner of said Section 31), said point also being located S89°32'19"W 136.70 feet from said Witness Corner to the West Quarter Corner; thence along said southerly line of Center Street S89°02'46"E 679.00 feet to the northerly extension of an existing fence; thence along said extension and existing fence line, more or less, S00°13'00"W 710.38 feet to an existing fence; thence along said fence line, more or less, the following two (2) courses: (1) N89°02'46"W 23.38 feet; (2) thence N82°54'24"W 310.26 feet to the Northeast deed corner as determined by Warranty Deed Entry No. 760:1997, recorded January 6, 1997 in the office of the Utah County Recorder; thence along said deed N89°25'26"W 344.97 feet to the easterly deed line as determined by Warranty Deed Entry No. 114747:2008, recorded October 22, 2008 in the office of the Utah County Recorder; thence along said deed line North 679.51 feet to the point of beginning.

Contains 10.68 acres +/-

Parcel No. 23-027-0008
South Utah Valley Solid Waste District
Contains 3.13 Acres +/-
(Per Title Commitment File No. 120585-CAM)
(Parcel #1 Per BLA Survey):

Commencing at the Northwest corner of the Southwest quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 6.10 chains; thence South 88 3/4° East 3.08 chains; thence North 20' East 10 chains; thence North 88 3/4° West 3.20 chains; thence South 3.90 chains to the place of beginning.

Parcel No. 23-027-0030
South Utah Valley Solid Waste District
Contains 5.27 Acres +/-
(Per Title Commitment File No. 120585-CAM)
(Parcel #2 Per BLA Survey):

Commencing North 2245.33 feet and East 187.67 feet from the Southwest corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°38'30" East 678.93 feet; thence South 89°08' East 329.42 feet; thence South 00°20' West 708.10 feet; thence North 84°05'36" West 332.36 feet; thence South 89°30' West 2.27 feet to the beginning.

Parcel No. 21-096-0002
South Utah Valley Solid Waste District
Contains 1.71 Acres +/-
(Per Title Commitment File No. 120585-CAM)
(Parcel #3 Per BLA Survey):

Commencing 34.34 chains North of the Southeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 9.24 chains; thence West 1.85 chains; thence South 9.24 chains; thence East 1.85 chains to the place of beginning.

Parcel No. 21-097-0024
South Utah Valley Solid Waste District
Contains 0.04+/- Acres or 2086 +/- Sq. Ft.
(Per Title Commitment File No. 120585-CAM)
(Parcel #4 Per BLA Survey):

Commencing North 2247.35 feet and West 9.34 feet from the Southeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°25'00" West 112.77 feet; thence North 17.94 feet; thence East 112.61 feet; thence South 00°27'17" East 19.09 feet to the beginning.

(COMPOSITE DESCRIPTION)
(Parcels 1-8 Per Survey)

A parcel of land located in the NW1/4 of Section 31 & SW1/4 of Section 30, Township 7 South, Range 3 East, Salt Lake Base and Meridian and the NE1/4 of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°21'07"E along the Section line 320.81 feet and East 150.43 feet from the Northwest Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being S0°21'29"E between the Witness Corner to the West Quarter Corner and the Southwest Corner of said Section 31); thence along the Southerly line of SPRING POINTE RETAIL CENTER SUBDIVISION, PLAT A on file at the Office of the Utah County Recorder the following four (4) courses: (1) N89°22'22"E 756.54 feet; (2) N00°37'59"E 346.85 feet; (3) S89°27'34"E 223.27 feet; (4) S89°17'44"E 5.27 feet to the Westerly Line of that Real Property described in Deed Entry No. 101999:2007 of the Official Records of Utah County; thence S00°54'15"W along said Deed 1,040.86 feet to the Northerly line of that Real Property described in Deed Entry No. 4251:2011 of the Official Records of Utah County; thence along said Deed the following three (3) courses: (1) S89°13'31"E 495.13 feet; (2) S01°33'41"W 1,343.30 feet; (3) N89°16'01"W 693.55 feet to that Boundary Line Agreement recorded as Entry No. 64519:2016 on file in the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following three (3) courses: (1) N00°54'22"E 676.26 feet; (2) N89°45'45"W 663.12 feet; (3) S00°45'17"W 11.19 feet; thence N88°45'00"W along the Northerly line and extension thereof of that Real Property described in Deed Entry No. 101626:2004 of the Official Records of Utah County 237.31 feet to the Easterly line of Deed Entry No. 25662, Book 2713, Page 197 of the Official Records of Utah County; thence along said Deed the following two (2) courses: (1) North 3.22 feet; (2) West 1,320.00 feet to the Westerly line of that Real Property described in Deed Entry No. 4251:2011 of the Official Records of Utah County; thence North along said Deed 680.09 feet to the extension of a fence line; thence S89°36'12"E along said fence line extension and fence line 1,148.60 feet to the extension of the Westerly line of that Real Property described in Deed Entry No. 84986-2018 of the Official Records of Utah County; thence N00°10'13"W along said extension 1.76 feet to the Southerly line of said Deed; thence along said Deed the following two (4) courses: (1) S89°36'12"E 188.85 feet; (2) N00°20'46"W 0.94 feet; (3) S89°36'21"E 137.00 feet; (4) N00°10'09"W 679.71 feet to the point of beginning.

Contains: 73.30 acres+/-

Parcel No. 21-096-0005
Burke & Dorothy Cloward

Contains 9.04 Acres +/-
(Per Warranty Deed Entry No. 12793-1983)
(Parcel #1 Per Survey):

Commencing South 15 chains and West 2.54 chains from the Northeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence West 1152.36 feet; thence South 341.55 feet; thence East 1152.36 feet; thence North 341.55 feet to the place of beginning.

Parcel No. 21-096-0016
Burke & Dorothy Cloward
Contains 9.04 Acres +/-
(Per Corrective Warranty Deed Entry No. 4251-2011)
(Parcel #2 Per Survey):

Commencing 20.175 chains South and 2.54 chains West from the Northeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 5.175 chains; thence West 17.46 chains; thence North 5.175 chains; thence East 17.46 chains to point of beginning.

Parcel No. 21-096-0015
Burke & Dorothy Cloward
Contains 2.63 Acres +/-
(Per Corrective Warranty Deed Entry No. 4251-2011)
Parcel #3 Per Survey):

Commencing 15 chains South of the Northeast corner of the Section 36, Township 7 South, Range 2 East, of the Salt Lake Base and Meridian; thence West 2.54 chains; thence South 10.35 chains; thence East 2.54 chains; thence North 10.35 chains to the point of beginning.

Parcel No. 23-028-0003
Burke & Dorothy Cloward Trustees of the Burke & Dorothy Cloward Family Trust
Contains 13.41 Acres +/-
(Per Corrective Warranty Deed Entry No. 4251-2011)
(Parcel #4 Per Survey):

Commencing 14.90 chains North of the Southwest corner of the Northwest quarter of Section 31, Township 7 South, Range 3 East of the Salt Lake Base and Meridian; thence North 10 chains; thence South 88 3/4° East 13.46 chains; thence South 20' West 10 chains; thence North 88 3/4° West 13.34 chains to the point of beginning.

Parcel No. 23-028-0037
Burke & Dorothy Cloward
Contains 6.99 Acres +/-
(Per Corrective Warranty Deed Entry No. 4251-2011)
(Parcel #5 Per Survey):

Beginning at a point on a fence line, which point is North 1659.57 feet and East 136.07 feet (based upon the Utah State Coordinate System) from the East quarter corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 0° 10' 09" West 681.15 feet to a fence line; thence North 89° 18' 48" East along a fence line 445.60 feet; thence South 0° 10' 09" East 689.57 feet to a fence line; thence North 89° 36' 12" West along a fence line 445.60 feet to the point of beginning.

SUBJECT TO a 30.00 foot wide right of way in common with others across the Southerly 30 feet to the above described property.

Parcel No. 23-028-0038
Burke & Dorothy Cloward
Contains 5.02 Acres +/-
(Per Corrective Warranty Deed Entry No. 4251-2011)
(Parcel #6 Per Survey):

Beginning at a point on a fence corner, which point is North 2349.81 feet and East 892.55 feet (based on the Utah State Coordinate System) from the West quarter corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 0° 47' 50" East 695.61 feet to a fence corner; thence North 89° 36' 12" West along

a fence line 320.57 feet; thence North $0^{\circ} 10' 09''$ West 689.57 feet to a fence line; thence North $89^{\circ} 18' 48''$ East along a fence line 312.94 feet to the point of beginning.

Parcel No. 23-028-0004

1772 Mohawk LLC (ET AL)

Contains 21.49 Acres +/-

(Per Warranty Deed Entry No. 6215-2022)

(Parcel #7 Per Survey):

Commencing at a point in a fence line on the North side of 3600 South Street, Utah County, Utah, which point is North 301.98 feet and East 1566.98 feet (based on the Utah Coordinate System) for the West quarter corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North $89^{\circ} 16' 01''$ West along said fence line 692.53 feet to a fence line; thence North $1^{\circ} 10' 49''$ East along said fence line 1343.72 feet to the fence line; thence South $89^{\circ} 13' 29''$ East 701.46 feet to a fence line; thence South $1^{\circ} 33' 41''$ West along said fence line 1343.29 feet to the point of beginning.

Parcel No. 23-028-0039

Lakeside Land Partners LLC

Contains 5.21 Acres +/-

(Per Warranty Deed Entry No. 162520-2021)

(Parcel #8 Per Survey):

Beginning at a fence corner, which point is North 2694.61 feet and East 899.18 feet (based on the Utah State Coordinate System) from the West quarter corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence along a fence line South $89^{\circ} 17' 53''$ East 225.7 feet; thence South $1^{\circ} 33' 41''$ West 1040.88 feet to a fence line; thence along a fence line North $89^{\circ} 13' 29''$ West 210.04 feet to a fence line corner; thence North $0^{\circ} 47' 50''$ West 695.61 feet to a fence corner; thence along a fence line North $1^{\circ} 06' 05''$ East 344.8 feet to the point of beginning.

Exhibit A-2

Legal Description of Davies Property



EXHIBIT A-2

1.38C

1.39C



1.39

1.39B

1.38B

1.38B

1.39B

1.38B

1.39C

1.38C

1.38B

PARCEL #1:

(23-027-0082 – for informational purposes only)

COMMENCING NORTH 904.93 FEET AND EAST 180.00 FEET AND SOUTH 89 DEG. 41' EAST 70.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; NORTH 25' 30" EAST 712.15 FEET; SOUTH 89 DEG. 41' EAST 594.2 FEET; SOUTH 20' WEST 712.15 FEET; NORTH 89 DEG. 41' WEST 595.34 FEET TO BEGINNING.

LESS THE FOLLOWING:

ALL THAT PORTION OF THE PARCEL, IN THE CITY OF SPRINGVILLE, UTAH COUNTY, UTAH, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; OWNED BY THE SOUTH UTAH VALLEY SOLID WASTE DISTRICT, AS CONVEYED IN THAT CERTAIN WARRANTY DEED, RECORDED AS ENTRY NO. 1995:2001, OFFICIAL RECORDS, ACCORDING TO THE SURVEY MADE BY CLC ASSOCIATES, INC., FILED IN THE COUNTY SURVEYOR'S OFFICE AS RECORD OF SURVEY NO. 13-015, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF 400 SOUTH STREET, SAID POINT BEING NORTH 00° 16' 31" WEST ALONG THE QUARTER SECTION LINE 834.50 FEET, TO THE CENTERLINE OF 400 SOUTH, AND NORTH 89° 29' 52" WEST ALONG SAID CENTERLINE 1805.32 FEET, AND NORTH 00° 30' 08" EAST 17.00 FEET, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 89° 29' 52" WEST ALONG THE NORTH LINE OF SAID STREET 64.00 FEET, TO A LINE MEASURED 64.00 FEET PERPENDICULAR WEST OF THE EAST LINE OF THE LAND OWNED BY THE SOUTH UTAH VALLEY SOLID WASTE DISTRICT, AS CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 1995:2001, OFFICIAL RECORDS; THENCE NORTH 00° 20' 00" EAST ALONG SAID LINE 712.52 FEET, TO THE SOUTH LINE OF THAT LAND CONVEYED TO THE SOUTH UTAH VALLEY SOLID WASTE DISTRICT IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 28133 IN BOOK 2629 AT PAGE 359, OFFICIAL RECORDS; THENCE SOUTH 89° 41' 00" EAST ALONG SAID LINE 64.00 FEET TO THE EAST LINE OF THE LAND CONVEYED IN THAT ABOVE REFERENCED WARRANTY DEED RECORDED AS ENTRY NO. 1995:2001, OFFICIAL RECORDS; THENCE SOUTH 00° 20' 00" WEST ALONG SAID LINE 712.73 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING 400 SOUTH STREET KNOWN AS PROJECT NO. F-0077(14)7, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SW1/4 SW1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, AND THE SE1/4 SE1/4 OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING NORTHERLY HIGHWAY RIGHT OF WAY LINE OF SAID PROJECT AND THE EASTERLY RIGHT OF WAY LINE OF 2600 WEST, BEING THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 477.38 FEET SOUTH 89° 15' 58" WEST ALONG THE SOUTH SECTION LINE OF SECTION 36 AND 919.04 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 36; AND RUNNING THENCE NORTH 00° 02' 45" WEST 83.96 FEET ALONG SAID EASTERLY RIGHT

OF WAY LINE AND WESTERLY BOUNDARY LINE TO A POINT 83.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 100+41.11; THENCE SOUTH 44° 29' 55" EAST 42.43 FEET TO A POINT 53.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE ENGINEERS STATION 100+71.11; THENCE SOUTH 89° 29' 55" EAST 1229.47 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT WHICH POINT IS 53.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 113+00.59; THENCE SOUTH 00° 20' 00" WEST 49.90 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 89° 41' 00" WEST 1258.83 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

LESS THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING 400 SOUTH STREET KNOWN AS PROJECT NO. F-0077(14)7, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SW1/4 SW1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERLY HIGHWAY RIGHT OF WAY LINE OF SAID PROJECT AT A POINT 53.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEERS STATION 106+84.09, WHICH POINT IS ALSO 956.92 FEET NORTH 00° 21' 29" WEST ALONG THE WEST LINE OF SAID SECTION 31 AND 171.36 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 31; AND RUNNING THENCE NORTH 45° 27' 47" EAST 21.20 FEET TO A POINT 68.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 106+99.07; THENCE NORTH 00° 25' 30" EAST 58.40 FEET TO A POINT 127.34 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 106+99.00; THENCE SOUTH 89° 34' 30" EAST 70.00 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO A POINT 127.34 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 107+69.00; THENCE SOUTH 00° 25' 30" WEST 43.50 FEET TO A POINT 83.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 107+69.06; THENCE SOUTH 45° 23' 08" EAST 43.10 FEET TO A POINT IN THE NORTHERLY HIGHWAY RIGHT OF WAY LINE OF SAID PROJECT AT A POINT 53.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEERS STATION 108+00.00; THENCE NORTH 89° 29' 55" WEST 115.90 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL #2:

(23-027-0083 – for informational purposes only)

COMMENCING AT A POINT IN A FENCE CORNER ON THE NORTH LINE OF A STATE ROAD (SR 77), SAID POINT BEING NORTH 904.93 FEET AND EAST 180.00 FEET FROM THE SOUTHWEST CORNER OF SECTION

31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0° 25' 30" EAST FOR A DISTANCE OF 1340.46 FEET ALONG A FENCE LINE TO A FENCE CORNER; THENCE SOUTH 84° 05' 36" EAST FOR A DISTANCE OF 332.36 FEET; THENCE SOUTH 88° 45' 00" EAST FOR A DISTANCE OF 332.45 FEET TO GRANTORS EAST DEED LINE; THENCE SOUTH 0° 20' 00" WEST FOR A DISTANCE OF 590.52 FEET ALONG GRANTORS EAST DEED LINE; THENCE NORTH 89° 41' 00" WEST FOR A DISTANCE OF 594.20 FEET LEAVING SAID EAST DEED LINE TO A POINT 70.0 FEET EAST OF GRANTORS WEST FENCE LINE; THENCE SOUTH 0° 25' 30" WEST FOR A DISTANCE OF 712.15 FEET ALONG A LINE WHICH IS 70.0 FEET OFFSET EASTWARD FROM AND PARALLEL TO GRANTORS WEST FENCE LINE TO THE NORTH LINE OF THE STATE ROAD; THENCE NORTH 89° 41' 00" WEST FOR A DISTANCE OF 70.00 FEET ALONG THE FENCE LINE ON THE NORTH LINE OF THE STATE ROAD TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING 400 SOUTH STREET KNOWN AS PROJECT NO. F-0077(14)7, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SW1/4 SW1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, AND THE SE1/4 SE1/4 OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING NORTHERLY HIGHWAY RIGHT OF WAY LINE OF SAID PROJECT AND THE EASTERLY RIGHT OF WAY LINE OF 2600 WEST, BEING THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 477.38 FEET SOUTH 89° 15' 58" WEST ALONG THE SOUTH SECTION LINE OF SECTION 36 AND 919.04 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 36; AND RUNNING THENCE NORTH 00° 02' 45" WEST 83.96 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY BOUNDARY LINE TO A POINT 83.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 100+41.11; THENCE SOUTH 44° 29' 55" EAST 42.43 FEET TO A POINT 53.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE ENGINEERS STATION 100+71.11; THENCE SOUTH 89° 29' 55" EAST 1229.47 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT WHICH POINT IS 53.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 113+00.59; THENCE SOUTH 00° 20' 00" WEST 49.90 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 89° 41' 00" WEST 1258.83 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

LESS THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING 400 SOUTH STREET KNOWN AS PROJECT NO. F-0077(14)7, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SW1/4 SW1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERLY HIGHWAY RIGHT OF WAY LINE OF SAID PROJECT AT A POINT 53.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEERS STATION 106+84.09, WHICH POINT IS ALSO 956.92 FEET NORTH 00° 21' 29" WEST ALONG THE WEST LINE OF SAID SECTION 31 AND 171.36 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 31; AND RUNNING THENCE NORTH 45° 27' 47" EAST 21.20 FEET TO A POINT 68.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 106+99.07; THENCE NORTH 00° 25' 30" EAST 58.40 FEET TO A POINT 127.34 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 106+99.00; THENCE SOUTH 89° 34' 30" EAST 70.00 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO A POINT 127.34 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 107+69.00; THENCE SOUTH 00° 25' 30" WEST 43.50 FEET TO A POINT 83.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 107+69.06; THENCE SOUTH 45° 23' 08" EAST 43.10 FEET TO A POINT IN THE NORTHERLY HIGHWAY RIGHT OF WAY LINE OF SAID PROJECT AT A POINT 53.94 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEERS STATION 108+00.00; THENCE NORTH 89° 29' 55" WEST 115.90 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCELS #3 AND #4:

(21-097-0048 and 23-027-0084 – for informational purposes only)

BEGINNING AT A POINT ON THE NORTH SIDE OF 3900 SOUTH UTAH COUNTY ROAD, WHICH POINT IS NORTH 00 DEG 21' 27" WEST ALONG THE SECTION LINE 904.95 FEET AND EAST 185.65 FEET (BASED ON THE UTAH STATE COORDINATE SYSTEM, CENTRAL ZONE AND DATA PUBLISHED BY THE UTAH COUNTY SURVEYOR AS OF JANUARY 1986) FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEG 41' 00" WEST ALONG THE NORTH SIDE OF SAID ROAD 657.26 FEET TO THE EXTENSION OF A FENCE LINE; THENCE NORTH 00 DEG 02' 45" WEST ALONG SAID FENCE LINE AND EXTENSION THEREOF 690.62 FEET; THENCE EAST 328.42 FEET; THENCE NORTH 00 DEG 17' 45" EAST 649.56 FEET; THENCE SOUTH 89 DEG 25' 00" EAST 333.72 FEET; THENCE NORTH 89 DEG 30' 00" EAST 2.27 FEET; THENCE SOUTH 00 DEG 25' 30" WEST 1340.46 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

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BEGINNING AT THE INTERSECTION OF THE EXISTING NORTHERLY HIGHWAY RIGHT OF WAY LINE OF SAID PROJECT AND THE EASTERLY RIGHT OF WAY LINE OF 2600 WEST, BEING THE WESTERLY BOUNDARY LINE

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Exhibit B

Form of Lakeside Landing Special District Ordinance



Chapter 9:
**LAKESIDE LANDING
SPECIAL DISTRICT OVERLAY**



prepared by
PEL-ONA ARCHITECTS AND URBANISTS
together with
CITY OF SPRINGVILLE
initiated by
LAKESIDE LAND PARTNERS
DAVIES DESIGN BUILD

December 21, 2021

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NOTE:

Within Chapter 9: Lakeside Landing Special District Overlay the regular text is used for regulatory language and the italic text is used for explanatory language.

Article 1

GENERAL PROVISIONS

11-9-101 Applicability

Article 1 - GENERAL PROVISIONS

The provisions of this Chapter 9 apply for all parcels that are located within Lakeside Landing Special District Overlay, boundaries of which are shown on Regulating (Transect) Plan presented in Article 2 of this chapter. The provisions of this Chapter 9 replace the provisions directly addressing the base zone districts as well as those of the following chapters and articles of Title 11, Development Code of Springville, Utah:

Chapter 6 - Supplementary Regulations

- 11-6-104: Accessory Building Prohibited as Living Area
- 11-6-106: Allowed Projections into Required Yard Areas
- 11-6-107: Exception to Front and Side Setback Requirements
- 11-6-113 (2) (a) (vi). Tandem parking
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- 11-6-113 (6) Parking spaces required
- 11-6-114 (4) (a) (iii) Driveway widths
- 11-6-204 Landscaping requirements

Beyond the above listed chapters and articles, when there is a conflict between the requirements of this Chapter 9 and the rest of Title 11, provisions of this Chapter 9 shall apply. For all other items and subjects for which this Chapter 9 has no requirements the provisions assigned to the base zone districts and those of Title 11 and title 14 shall apply.

HOW TO USE THIS CHAPTER

Lakeside Landing Special District Overlay adopts a set of standards to create an internally consistent code to be applied to Lakeside Landing. It uses a "lot type" approach that is based on transect zones. It establishes transect zones within Lakeside Landing Special District Overlay by means of a regulatory plan (presented in Article 2 of this chapter) and specifies the permitted uses, densities, and building forms within each transect. An applicant needs to (a) find out in which transect the property is located which will provide the permitted uses, densities, and building forms via a list of permitted lot types; (b) study the lot types options simultaneously with the definitions provided in Article 4; (c) study the illustrative plan for inspiration; (d) read the architectural and landscape design standards (Articles 6 and 7) to find out about additional regulations applied to the property. The following are brief descriptions of each article.

Article 2 - Regulating (Transect) Plan establishes four buildable transect zones and a zone for neighborhood parks and greens. It also assigns lot types to each transect zone and defines permitted uses within the transects, as well as the neighborhood parks and greens zone.

Article 3 - Illustrative plan is not a regulatory map, but an inspirational example. The purpose of this plan is to provide an idea about the built-out condition and to substantiate some of the design principles and standards.

Article 4 - Definitions explain specific terms used within Chapter 9. If not defined in this section, the definitions provided within "11-3-402: Definitions" will be used.

Article 5 - Lot types is the section where each of the twenty-six lot types are defined. A lot type is a set of density, intensity, and bulk regulations that are based on a building type. Depending on the specific lot type, these regulations include lot size, lot coverage, height, setback, building and porch size regulations, as well as parking requirements.

Article 6 - Architectural design standards provide additional architectural standards and guidelines corresponding to each lot and building type. These include standards and guidelines that address massing and articulation, block face diversity, exterior building materials, colors, etc.

Article 7 - Landscape design standards provide standards for both the public spaces and private lots. The emphasis is on the selection of appropriate plants and design strategies for the public realm, with considerable flexibility provided for private yards.

Article 8 - Thoroughfare design standards provide the street types used in Lakeside Landing via a series of diagrams, specifications, and dimensions that describe the public realm for pedestrian, bicycle, and vehicular movement.

Article 9 - Procedural standards establishes the application and review procedures and address variances and special permits.

11-9-102 Vision and purpose

Article 1 - GENERAL PROVISIONS

The vision and the primary design principles of the Lakeside Landing Special District Overlay are in agreement with the principles of the Lakeside Community Plan. The thoroughfare network and street categories are also in agreement with the City’s transportation plan.

Lakeside Landing Special District Overlay is planned to be a diverse, compact, walkable, and street-oriented neighborhood with strong common amenities; a thriving convivial neighborhood that supports and guides further development in the nearby surroundings. The design principles of Traditional Neighborhood Design (TND) are integrated into the regulations listed within this chapter. The regulations included within this chapter are essential in the successful implementation of this vision.

DIVERSITY

Lakeside Landing is aimed at creating a diverse community in terms of both uses and lifestyles. Diversity of use creates resiliency. Providing certain essential daily services and businesses within walking and biking distances reduces driving. This is the reason why Lakeside Landing intends to accommodate necessary retail uses and provide space for small community businesses and start-ups. In terms of residential uses, Lakeside Landing accommodates not only detached houses, but also cottages, twin houses, town houses, clusters, and apartments, as well as live work units; each of these appeal to a certain lifestyle in a certain phase of life. Mixing families with children, empty nesters, young couples, and other household types, creates a healthy community with strong mutual support and social interaction. It also creates resiliency in times of emergency.

COMPACTNESS

Compactness refers not only to the density of buildings, but also to how they increase the intensity of social life and encourage neighborly interaction. For example, a high-rise building may have considerable unit density, but if it is surrounded by a sea of parking, it may promote little interaction between residents. By contrast, a green court, well-appointed street, or small plaza surrounded by front entrances and porches can create a strong sense of place and encourage interaction between residents. A well-connected street grid with smaller blocks



An inspirational bird’s-eye view perspective drawing of a neighborhood center with two neighborhood parks surrounded by a diverse set of neighborhood businesses and residential buildings.

increases the intensity of neighborly interaction because small blocks create a more appealing and interesting environment for walking. Mid-block green court pedestrian connections, pocket parks, and small plazas enrich the pedestrian experience. Deep and narrow lots with narrow houses increase the number of front doors and porches along the sidewalk. Instead of street-facing garages, garages with access from an alley behind the houses can handle cars and encourage pedestrian use of sidewalks. Serving buildings from alleys also eliminates curb cuts so the sidewalk continues uninterrupted. Buildings placed close to the sidewalk provide visual interest and bring neighbors closer to the action. These gestures makes sidewalks safer, more attractive, and allows space for on-street parking, which also calms traffic.



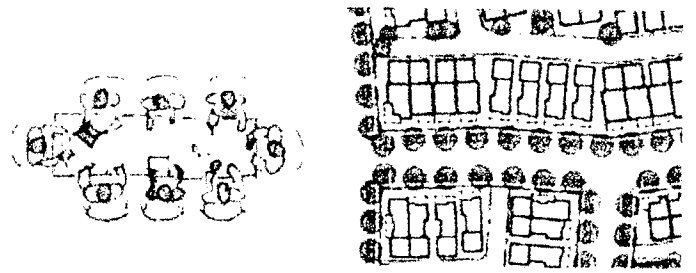
An inspirational conceptual drawing showing how common green courts can be valuable amenities especially when surrounded by residential units with limited open space, such as townhouses and multifamily dwelling buildings.

11-9-102 Vision and purpose

Article 1 - GENERAL PROVISIONS

C. WALKABLE

Strong neighborhoods offer pleasant environments for walking. Walking is an essential daily activity for both traveling to destinations and sustaining a healthy level of fitness and social interaction. Residential streets in a healthy community are important amenities where significant levels of recreation and socialization take place. For a residential street to embrace life and provide a safe place for families and older or physically challenged neighbors, traffic needs to be slowed down or calmed. Designing streets according to the desired speed of traffic is essential. This means providing narrower streets with tighter turning curb radii at intersections. Trees planted at short intervals, close to the curb in tree lawns separating the street from detached sidewalks, provide shade for pedestrians and help drivers slow down without speed bumps. On-street parking also slows drivers and provides pedestrians a safer and more appealing sidewalk environment, as well as protection from the moving cars. Street furniture, such as a bench or a table, can also communicate a subliminal message to drivers: People live here, slow down. Buildings placed close to the sidewalk also communicate the presence of people. These are all simple design principles, but they are essential in creating a safe and thriving neighborhood.



On the left is a top view of eight people meeting around a table, and on the right is a partial plan of a neighborhood street with houses facing the street. Like the way we need to face each other to communicate effectively, buildings need to face each other to create a street that accommodates and encourages neighborly interaction.

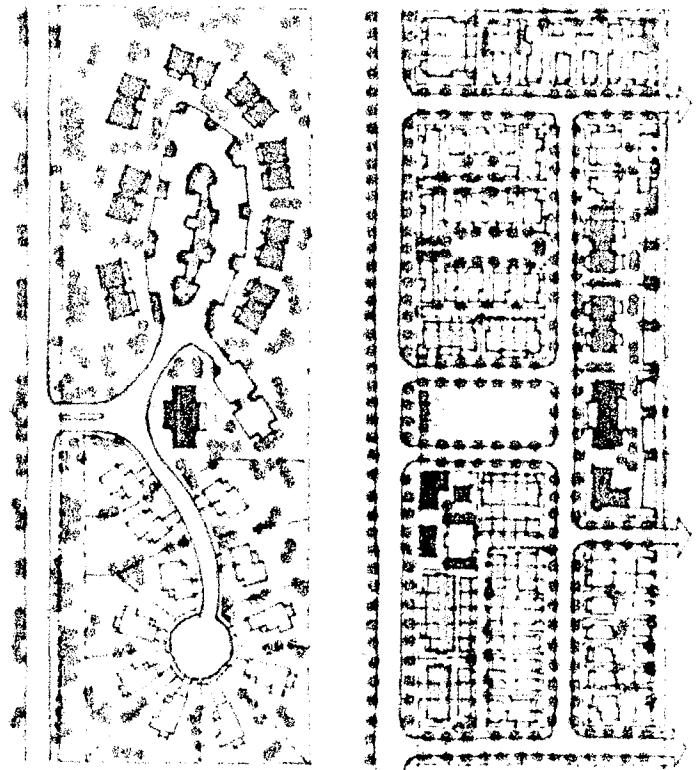
in these neighborhoods, unless they are walking the dog. It is just not that pleasant to walk around.

In the traditional neighborhood plan, the street right-of-way is wide but the streets themselves are narrow. The buildings are placed close to the sidewalk to communicate the presence of life to the drivers. Finally, in the traditional neighborhood plan, the green spaces take the form of neighborhood parks and green courts. Sited in a central location and celebrated as a gathering place, the neighborhood park shown on the plan is embraced by surrounding buildings, encouraging residents to step outside and connect.

D. STREET-ORIENTED DESIGN

Just as we face each other to communicate, buildings need to face each other to relate. When buildings face the street, the street becomes a place that accommodates and encourages interaction. The two site plans presented on the right show a comparison between a typical suburban pattern, designed to isolate homes on large lots, and a street-oriented traditional neighborhood plan that encourages community interactions. While suburban neighborhood plans often provide only one entrance and access roads branching from it, traditional neighborhoods offer multiple access points via a street grid. Furthermore, this street grid is overlapped by a grid of pedestrian walkways and greens.

The suburban plan offers a lot of pavement via wide streets and driveways. It is easy and quick to drive through. Sidewalks are attached to the street. The buildings sit back, away from the sidewalk, with ample lawns. Wide driveways and large garages facing the street create distance between homes. The private green space in front of and between homes acts as a buffer providing privacy but little connection. You rarely see people strolling



A comparison of a conventional suburban pattern (left) with a street-oriented traditional neighborhood site design (right).

Article 2
REGULATING
(TRANSECT)
PLAN

11-9-201 Context

Article 2 - REGULATING (TRANSECT) PLAN

A. LAKESIDE LANDING WITHIN LAKESIDE COMMUNITY

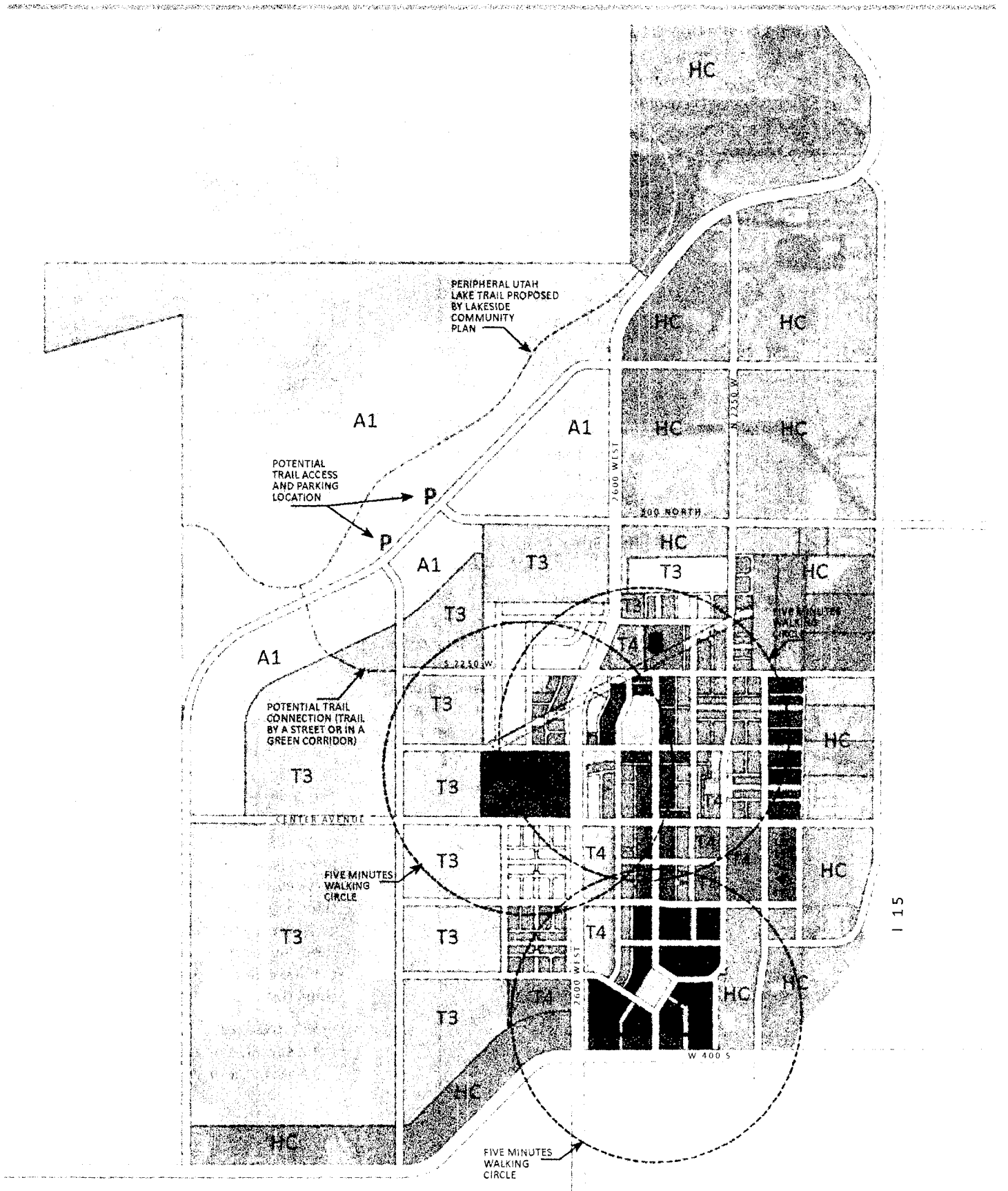
Lakeside Landing Special District Overlay is only a part of the Lakeside Community as it is defined by the Lakeside Community Plan. The plan on the opposite page depicts the entire Lakeside Community and shows how Lakeside Landing Special District Overlay sits within it (all the blocks colored solid, without transparency, are within Lakeside Landing Special District and all of the other blocks, with transparency on top of the aerial picture, are outside the boundary of Lakeside Landing Special District Overlay, but within the Lakeside Community).

Article 2 provides guidance and land use recommendations for the parcels that are located outside the district boundary. The zone assignments indicated on the map on the opposite page are recommended land uses (see also the regulating plan on page X suggested for some of the adjacent properties). The A1 (Agriculture) and HC (Highway Commercial) zone districts are the designations provided by "Chapter 4 - Zoning District Regulations." T3 (Garden Village Transect) is defined by this article.

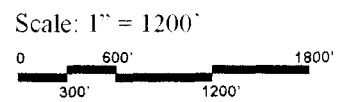
B. PRIMARY PLAN DECISIONS

- A diverse set of buildings types (houses, cottages, compact cottages, twin houses, townhouses, clusters, various live/work and mixed use building types, apartments) will be employed to accommodate a diverse set of lifestyles. Residential density, along with the level of urbanity, will decrease as one moves away from the Lakeside Avenue and the neighborhood centers.
 - The two neighborhood parks that mark the neighborhood centers create a strong sense of arrival. These centers are connected via a series of walkable streets and common green courts.
 - The green space network includes a diverse set of neighborhood parks, pocket parks, walk-through greens and small common courts in various sizes, to serve the diverse needs of residents of all ages.
 - The entire neighborhood is configured with a well-connected street grid and a finer web of pedestrian connections (via walk-through green courts) that provides further connectivity for the pedestrians and encourages walking and neighborly interaction.
 - The streets are treated as complete streets; places not only to walk and bike but also to accommodate neighborly interaction.
 - Connections to Peripheral Utah Lake Trail are suggested at the end of 500 North, 400 North, and 2250 West streets.
 - A vista terminating at the church at the north end of the Lakeside Avenue (2450 W) and at an Elementary School on East 100 North Street are proposed. Even though the Middle School is located to the west of 2600 West, which is an arterial street. This location lies at the center of the entire Lakeside Community and offers access by walking for many blocks, as well as an easy vehicular access which is usually problematic when schools are located within core locations of the neighborhood. Another advantage of this location is that the school will slow down the traffic on 2600 West by means of the school zone driving restrictions. Considering that arterials that run through residential neighborhoods usually create safety issues, slowing the traffic for a block or two will be a positive improvement.
 - At the HC (Highway Commercial) and neighborhood interface areas a special transect, T5i: Village center Interface Transect, is created to provide the proper transition of land uses.
- Two neighborhood centers that are brought together by two neighborhood parks, one to the south and one to the north, are connected by a "Main Street" (Lakeside Avenue or 2450 W) where neighborhood oriented businesses are to be accommodated within mixed use buildings. These centers are located within ten minutes walking distance (a half-mile) from each other.
 - As envisioned by Springville's transportation plan, 2600 W (designated as arterial street) and N 350 E connecting to S 2000 W (designated as local commercial street) will be through streets. Lakeside Avenue (2450 W), on the other hand, will be a pedestrian friendly, low speed street. Lakeside Avenue (2450 W) lies in the middle of the properties presented by the group of owners representing this document. As such, it is likely that this street will be developed soon, and will establish the quality of the development with exemplary building types.
 - The lot types assigned to the Lakeside Avenue corridor include various mixed use building types that can accommodate a diversity of small neighborhood service businesses, such as a small grocery store, coffee houses, as well as professional offices, dentists, health providers, alternative health providers, accountants, lawyers, and last, but not least, the artists, for which Springville is known for.

Article 2 - REGULATING (TRANSECT) PLAN



LAKESIDE LANDING WITHIN THE LAKESIDE COMMUNITY:
SURROUNDING LAND USE AND TRANSECT RECOMMENDATIONS



11-9-202 Permitted lot types and uses

The regulating plan provided on the opposite page establishes the location of transect zones, thoroughfares, blocks, and neighborhood parks, and common courts, within the Lakeside Landing Special District Overlay. The permitted lot types and uses within each transect zone are


 T3: GARDEN VILLAGE TRANSECT

Permitted lot types:

- 1. Suburban Mansion
- 2. Suburban House
- 2. Side-Drive House
- 3. Village House
- 4. Cottage
- 10. Twin Houses

Permitted uses:

Residential, home office, cottage farming, cottage industry and retail, accessory dwelling unit, assisted living, daycare.

 T4: VILLAGE TRANSECT

Permitted lot types:


- 4. Village House
- 5. Cottage
- 6. Compact Cottage
- 7. Tiny Cottage
- 8. Compact Tiny Cottage
- 9. Shallow Cottage
- 10. Twin Houses
- 11. Cottage Twin Houses
- 12. Compact Cottage Twin Houses
- 13. Shallow Cottage Twin Houses
- 14. Backyard Townhouse
- 15. Compact Townhouse
- 16. Small Apartment Building
- 18. Main Street Cottage Live Work
- 19. Main Street Townhouse Live Work

Permitted uses:

Residential, home office, cottage farming, cottage industry and retail, accessory dwelling unit, assisted living, daycare, bed & breakfast, studio (art, dance, music, drama), office (general, healthcare, professional), personal services.

Prohibited uses:

Adult sexually-oriented business, heavy industry, outdoor storage.

 T5: NEIGHBORHOOD CENTER TRANSECT

Permitted lot types:

- 5. Cottage
- 6. Compact Cottage
- 10. Twin Houses
- 11. Cottage Twin Houses
- 12. Compact Cottage Twin Houses
- 13. Shallow Cottage Twin Houses
- 14. Backyard Townhouse
- 15. Compact Townhouse
- 16. Small Apartment Building
- 17. Courtyard Apartment Building
- 18. Main Street Cottage Live Work
- 19. Main Street Townhouse Live Work
- 20. Main Street Slot Townhouse Cluster
- 21. Main Street Back-to-Back Cluster
- 22. Main Street Row Building
- 23. Apartment Row Building
- 24. Compact Urban Townhouse
- 25. Main Street Mixed Use Apartment Building
- 26. Liner Building
- 27. Neigh. Store, Restaurant, or Civic Building

Permitted uses:

Residential, assisted living, daycare, bed & breakfast, public building and/or community services, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic, laboratory (medical or dental), convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, artisan shop, restaurant/cafe, brew restaurant.

Prohibited uses:

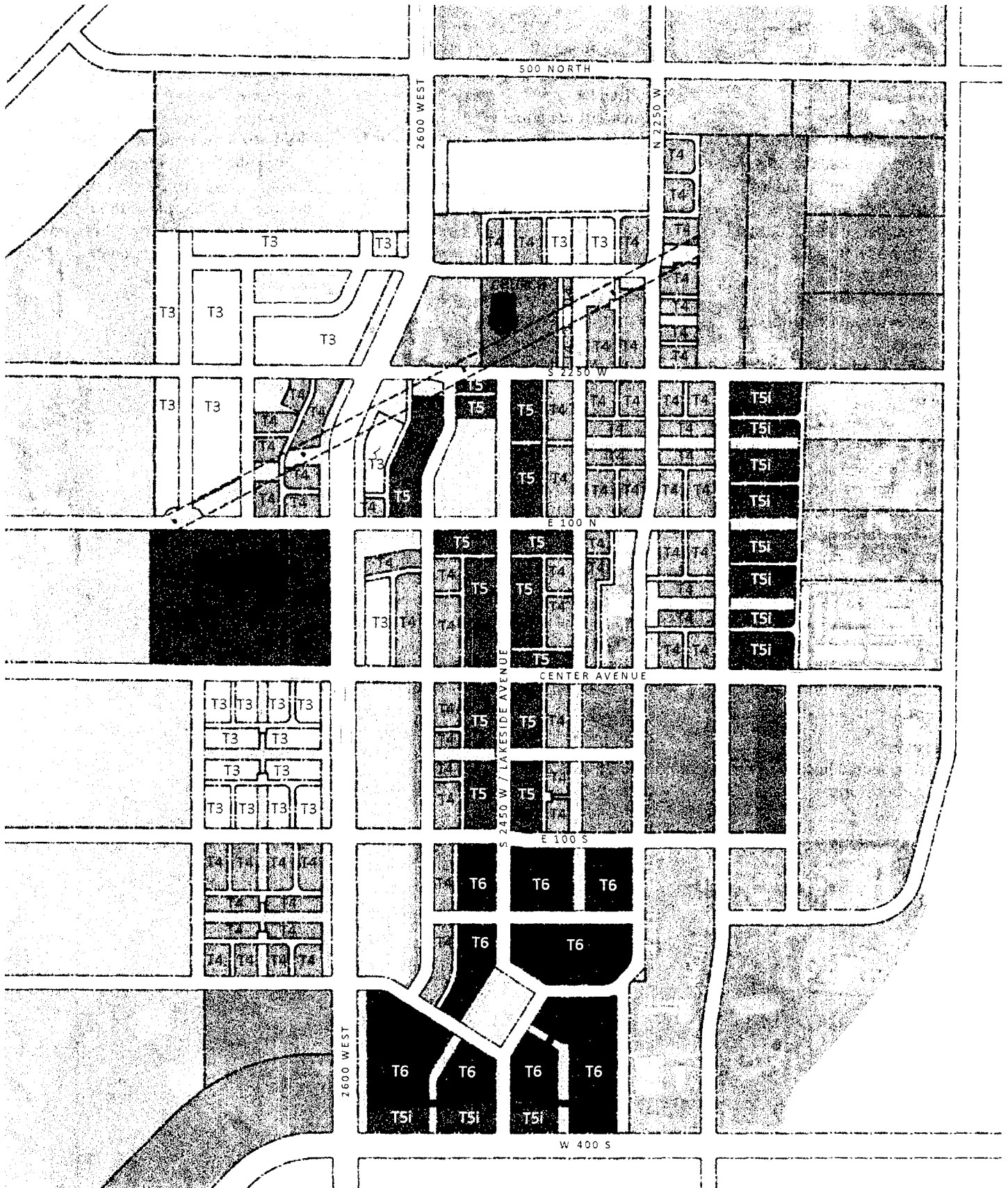
Adult sexually-oriented business, heavy industry, outdoor storage.

Article 2 - REGULATING (TRANSECT) PLAN

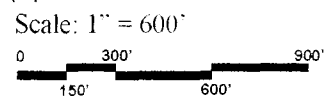
listed below. The highlighted uses (in dark blue) are defined on page 15. In addition to the developable transect zones, this regulating plan creates a zone district for neighborhood parks and common courts and lists permitted uses and structures that can take place within this zone.

Note: All uses that are not listed as permitted in a transect, are prohibited within that transect.

Article 2 - REGULATING (TRANSECT) PLAN



LAKESIDE LANDING
REGULATING (TRANSECT) PLAN




11-9-202 Permitted lot types and uses

Article 2 - REGULATING (TRANSECT) PLAN

 T5i: VILLAGE CENTER INTERFACE TRANSECT

 T6: VILLAGE CENTER TRANSECT

 NEIGHBORHOOD PARKS AND COMMON COURTS

Permitted lot types:

- 14. Backyard Townhouse
- 25. Compact Townhouse
- 16. Small Apartment Building
- 17. Courtyard Apartment Building
- 20. Main Street Slot Townhouse Cluster
- 21. Main Street Back-to-Back Cluster
- 22. Main Street Row Building
- 23. Apartment Row Building
- 24. Compact Urban Townhouse
- 25. Main Street Mixed Use Apt. Bldg.
- 26. Liner Building
- 28. General Big Box Retail Building

Permitted uses:

Residential, assisted living, daycare, bed & breakfast, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic/retail sale, convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, tattoo parlor, taxidermy, medical cannabis pharmacy, mortuary, artisan shop, restaurant/cafe, brew restaurant, bars and taverns, hotel, motel, storage - indoor, storage - small, multi-unit, light industry.

Prohibited uses:

Adult sexually-oriented business, heavy industry, outdoor storage.

Permitted lot types:

- 14. Backyard Townhouse
- 15. Compact Townhouse
- 16. Small Apartment Building
- 17. Courtyard Apartment Building
- 18. Main Street Cottage Live Work
- 19. Main Street Townhouse Live Work
- 20. Main Street Slot Townhouse Cluster
- 21. Main Street Back-to-Back Cluster
- 22. Main Street Row Building
- 23. Apartment Row Building
- 24. Compact Urban Townhouse
- 25. Main Street Mixed Use Apartment Building
- 26. Liner Building
- 27. Neigh. Store, Restaurant, or Civic Building

Permitted uses:

Residential, assisted living, daycare, bed & breakfast, public building and/or community services, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic, laboratory (medical or dental), convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, artisan shop, restaurant/cafe, brew restaurant.

Prohibited uses:

Adult sexually-oriented business, heavy industry, outdoor storage.

Permitted uses and structures:

Playgrounds, recreation areas and sports fields, community gardens, storage sheds with a footprint of maximum 240 s.f., greenhouses with a maximum footprint of 1800 s.f., kiosks, pavillions, band shelters, open air amphitheatres, temporary artists or farmers market stands.

Note: All uses that are not listed as permitted in a transect, are prohibited within that transect.

11-9-202 Permitted lot types and uses**Article 2 - REGULATING (TRANSECT) PLAN****Additional Article****Cottage Industry and Retail:**

Premises available for the creation, assemblage, and repair of artifacts (including carpentry, ironwork, and similar crafts), as well as cooking and food preparation, including their retail sale as long as produced, performed, or managed by the residents of the lot. The premises reserved for these functions shall not exceed 1,000 square feet per lot.

Cottage Farming:

Premises available for small scale farming to support the residents of a lot, with limited surplus. Only organic pesticides and herbicides are permitted. Use of machinery creating noise levels more than 40 dB shall be limited to daylight hours. Use of machinery heavier than 4 tons or creating noise levels more than 65 dB is not permitted.

Home office:

Space that is part of the dwelling unit where the occupants of the unit conduct business, which is clearly secondary to the use of the dwelling unit as a private residence and does not change the character thereof. Home offices may accommodate no more than two employees (in addition to the residents) within the promises any given time.

Residential:

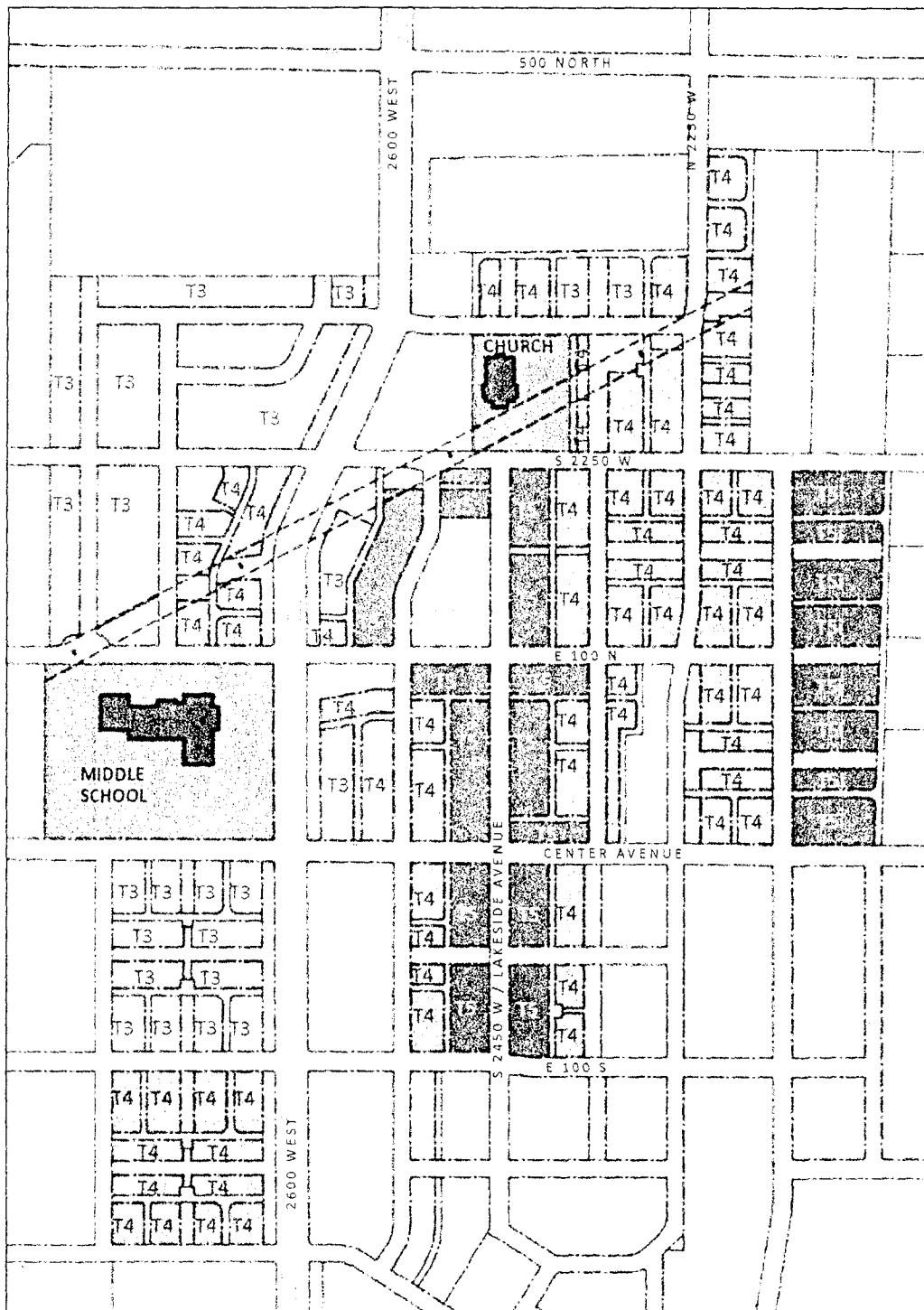
Premises available for long-term habitation by means of ownership and rental. Residential use is defined as a building or buildings that can include sleeping rooms, full kitchen facilities, bathroom(s), living and dining, car storage (garage), HVAC equipment storage, and other traditional, residential spaces.

11-9-203 Permitted densities

Article 2 - REGULATING (TRANSECT) PLAN

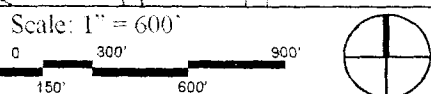
The densities within Lakeside Landing Special District Overlay are determined separately for the northern and southern parts. These parts are established by the Northern Part and the Southern Part maps presented in

this article. The reason for this is (a) current ownership pattern, and (b) denser development is recommended for the southern part of the Lakeside Community by the Lakeside Community Plan.



- Net developable land within Northern part (excluding the school, the church and the street right-of-ways):
4,029,726 s.f. / 92.51 acres
- Parks and common greens:
802,571 s.f. / 18.42 acres
- Total net developable land within T3 Garden Village Transect:
949,569 s.f. / 21.80 acres
- Total net developable land within T4 Village Transect:
1,413,376 s.f. / 32.45 acres
- Total net developable land within T5 Village Center Transect:
557,105 s.f. / 12.79 acres
- Total net developable land within T5I Village Center Interface Transect:
307,005 s.f. / 7.05 acres

LAKESIDE LANDING NORTHERN PART



11-9-203 Permitted densities

Article 2 - REGULATING (TRANSECT) PLAN

Densities for residential and non-residential uses within the Northern Part (the boundaries are shown on the map page 16) are determined by the transect according to the following (continues on the next page):

- T3 Garden Village:**
 9 dwelling units maximum per acre
 Studio/office/retail/restaurant/cafe space:
 no requirement
- T4 Village Transect:**
 15 dwelling units maximum per acre
 Studio/office/retail/restaurant/cafe space:
 no requirement
- T5 Neighborhood Center Transect:**
 20 dwelling units maximum per acre
 Studio/office/retail/restaurant/cafe space:
 A minimum of 2500 s.f. per acre
- T5i Village Center Interface Transect:**
 24 dwelling units maximum per acre
 Studio/office/retail/restaurant/cafe space:
 A minimum of 3000 s.f. per acre

Residential density for the Northern part is calculated using the 12 units per acre base density. When this is applied to 92.51 acres of net developable land shown on the plan below (92.51 acres x 12 units) a total of 1110 units are obtained. Since the development on the northern part may happen gradually by owners of various blocks applying for subdivision separately, this density is distributed to the various transects. In other words, for the north part densities will be calculated per acreage within each transect.

When these densities are applied to the amount of land within each transect (as shown on the map, page 16) the following tables result:

Maximum number of residential units:			
T3: 21.8 acres	x	9 units	= 196 units
T4: 32.45 acres	x	15 units	= 487 units
T5: 12.79 acres	x	20 units	= 256 units
T5i: 7.05 acres	x	24 units	= 169 units
			TOTAL 1,108 units

Minimum amount of studio/office/retail/restaurant/cafe space shall be as follows:			
T5: 12.79 acres	x	2500 s.f.	= 31,975 s.f.
T5i: 7.05 acres	x	3000 s.f.	= 21,144 s.f.
			TOTAL 53,117 s.f.

1. In no case shall an application include a half block (where an alley divides a block) or a block with less than 7 dwelling units per acre residential density.
2. Densities shall be calculated per application, per transect. No density transfers are permitted across transects but are allowed within an application between the blocks within the same transect.
3. Lots that face the neighborhood park and lots that have Lakeside Avenue frontage shall provide at least half of the required minimum of non-residential space on the Lakeside Avenue or on the park.
4. This Regulating Plan does not provide a developer with a set number of residential units, only a possible maximum number of residential units based on a developer's ability to achieve the maximum number of units while at the same time meeting all regulations of this Chapter 9 and all other regulations of the City Code.
5. Developers shall meet the minimum amount of studio/office/retail/restaurant/café space as listed herein.

11-9-203 Permitted densities

Article 2 - REGULATING (TRANSECT) PLAN

B. SOUTHERN PART:

Densities for residential and non-residential uses within the Southern Part (the boundaries are shown on the map below) are determined by the transect according to the following (continues on the next page):

1. In no case an application shall include a half block (where an alley divides a block), or a block, with less than 7 dwelling units per acre residential density.
2. Densities shall be calculated per application, per transect. No density transfers are permitted across transects, but allowed within an application between the blocks within the same transect.
3. A minimum of 15,000 s.f. of the required non-residential space shall be provided on Lakeside Avenue or on lots facing the neighborhood park, on the ground floors of mixed use buildings.
4. This Regulating Plan does not provide a developer with a set number of residential units, only a possible maximum number of residential units based on a developer's ability to achieve the maximum number of units while at the same time meeting all requirements of this chapter and all other regulations of the City Code.

T4 Village Transect:

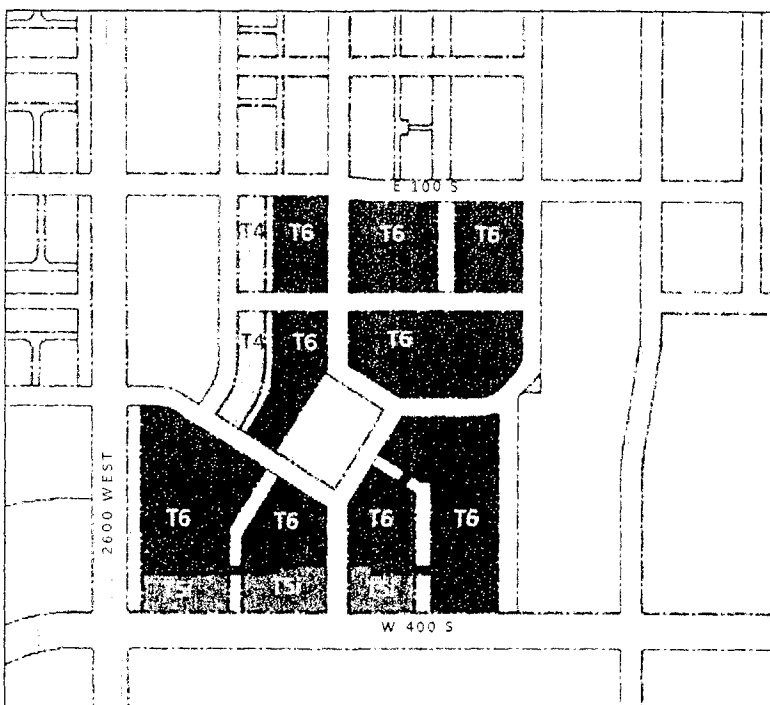
15 dwelling units maximum per acre
 Studio/office/retail/restaurant/cafe space:
 no requirement

T5i Village Center Interface Transect:

24 dwelling units maximum per acre
 Studio/office/retail/restaurant/cafe space:
 A minimum of 3000 s.f. per acre

T6 Village Center Transect:

24 dwelling units maximum per acre
 Studio/office/retail/restaurant/cafe space:
 A minimum of 3400 s.f. per acre



Net developable land within Southern part (excluding the street right-of-ways):

1,112,751 s.f. / 25.55 acres

Parks and common greens:

156,277 s.f. / 3.59 acres

Total net developable land within T4 Village Transect:

59,915 s.f. / 1.31 acres

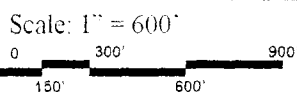
Total net developable land within T5i Village Center Interface Transect:

96,066 s.f. / 2.21 acres

Total net developable land within T6 Village Center Transect:

803,491 s.f. / 18.45 acres

LAKESIDE LANDING SOUTHERN PART



11-9-203 Permitted densities

Article 2 - REGULATING (TRANSECT) PLAN



Even though all of what is shown on the map below as the southern part is owned by the same entity and shall most probably be a single subdivision application, assigning densities per transects provide flexibility for future use of the transect for adjacent properties. Residential density for the Southern part is calculated using the 20 units per acre base density. When this is applied to 25.55 acres of net developable land shown on the plan below (25.55 acres x 20 units) a total of 515 units are obtained.

When these densities are applied to the amount of land within each transect (as shown on the map below) the following tables result:

Maximum number of residential units:

T4:	1.31 acres	x	15 units	=	20 units
T5i:	2.21 acres	x	24 units	=	53 units
T6:	18.45 acres	x	24 units	=	442 units
	TOTAL				515 units

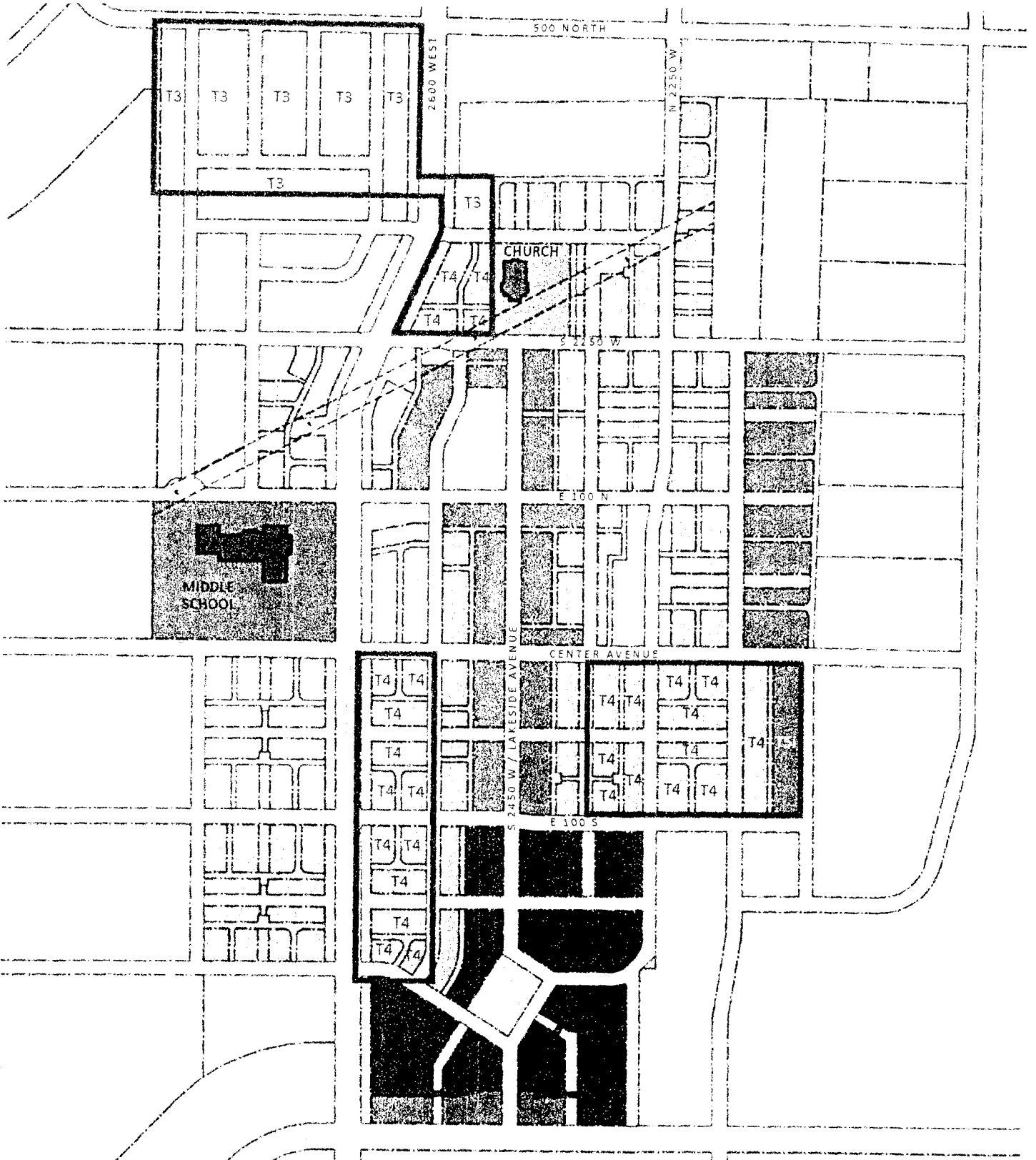
Minimum amount of studio/office/retail/restaurant/cafe space shall be as follows:

T5i:	2.21 acres	x	3000 s.f.	=	6,616 s.f.
T6:	18.45 acres	x	3400 s.f.	=	62,715 s.f.
	TOTAL				69,331 s.f.

Article 2 - REGULATING (TRANSECT) PLAN

The regulating plan presented below includes three of the adjacent areas that are not included within the

current Special District. The plan is included here as a recommendation for future land use and site layout.



LAKESIDE LANDING SUGGESTED REGULATING (TRANSECT) PLAN FOR ADJOINING KEY PARCELS

Scale: 1" = 600'



Article 3
ILLUSTRATIVE
PLAN

Article 3 - ILLUSTRATIVE PLAN

The illustrative plan provided in this article depicts one exemplary site plan among many other possible outcomes. It shows a desirable outcome that is in line with the overall vision and primary design objectives. The purpose of this plan is to guide, inspire, and substantiate the standards. The regulatory structure of the Lakeside Landing Special District Overlay is

crafted to provide flexibility for the future developers to test and adjust to the market conditions that may happen in and around Lakeside Landing. This is the reason why the regulatory plan, as opposed to illustrative, show only blocks and half-blocks and provide a set of lot type options that can be employed for these locations in various creative ways.

NUMBER OF RESIDENTIAL UNITS SHOWN ON THE ILLUSTRATIVE PLAN PER AREA AND TRANSECT

	Residential Categories					Total
	Houses and Cottages	Twin Houses	Townhouses	Apartments	Main Street / Mixed Use	
NORTH	T3	0	0	0	0	180
	T4	0	0	318	88	585
	T5	1	4	17	0	202
	T6	0	0	25	108	134
	T7	0	0	0	0	0
TOTALS	1	4	360	196	1101	
SOUTH	T3	0	0	0	0	0
	T4	1	6	16	0	23
	T5	0	0	0	0	0
	T6	0	0	0	76	76
	T7	0	0	4	346	543
TOTALS	1	6	16	76	642	

COLOR KEY



Houses and cottages:

1. Suburban Mansion Lot Type
2. Suburban House Lot Type
3. Side-Drive House Lot Type
4. Village House Lot Type
5. Cottage Lot Type
6. Compact Cottage Lot Type
7. Tiny Cottage Lot Type
8. Compact Tiny Cottage Lot Type
9. Shallow cottage lot type



Twin Houses:

10. Twin Houses Lot Type
11. Cottage Twin Houses Lot Type
12. Compact Cottage Twin Houses Lot Type
13. Shallow Cottage Twin Houses Lot Type
26. Liner Building Lot Type



Townhouses:

14. Backyard Townhouse Lot Type
15. Compact Townhouse Lot Type
24. Compact Urban Townhouse Lot Type



Apartments:

16. Small Apartment Building Lot Type
17. Courtyard Apartment Building Lot Type
23. Apartment Row Building Lot Type
25. Main Street Mixed Use Apartment Building Lot Type
26. Liner Building Lot Type



Main Street / Live Work / Mixed Use Buildings:

18. Main Street Cottage Live Work Lot Type
19. Main Street Townhouse Live Work Lot Type
20. Main Street Slot Townhouse Live Work Lot Type
21. Main Street Back-to-Back Cluster Lot Type
22. Main Street Row Building Lot Type
25. Main Street Mixed Use Apartment Building Lot Type
26. Liner Building Lot Type



Self-standing commercial, restaurant, cafe:

27. Neighborhood Store, Restaurant, or Civic Building Lot Type
28. General Big Box Retail Building Lot Type

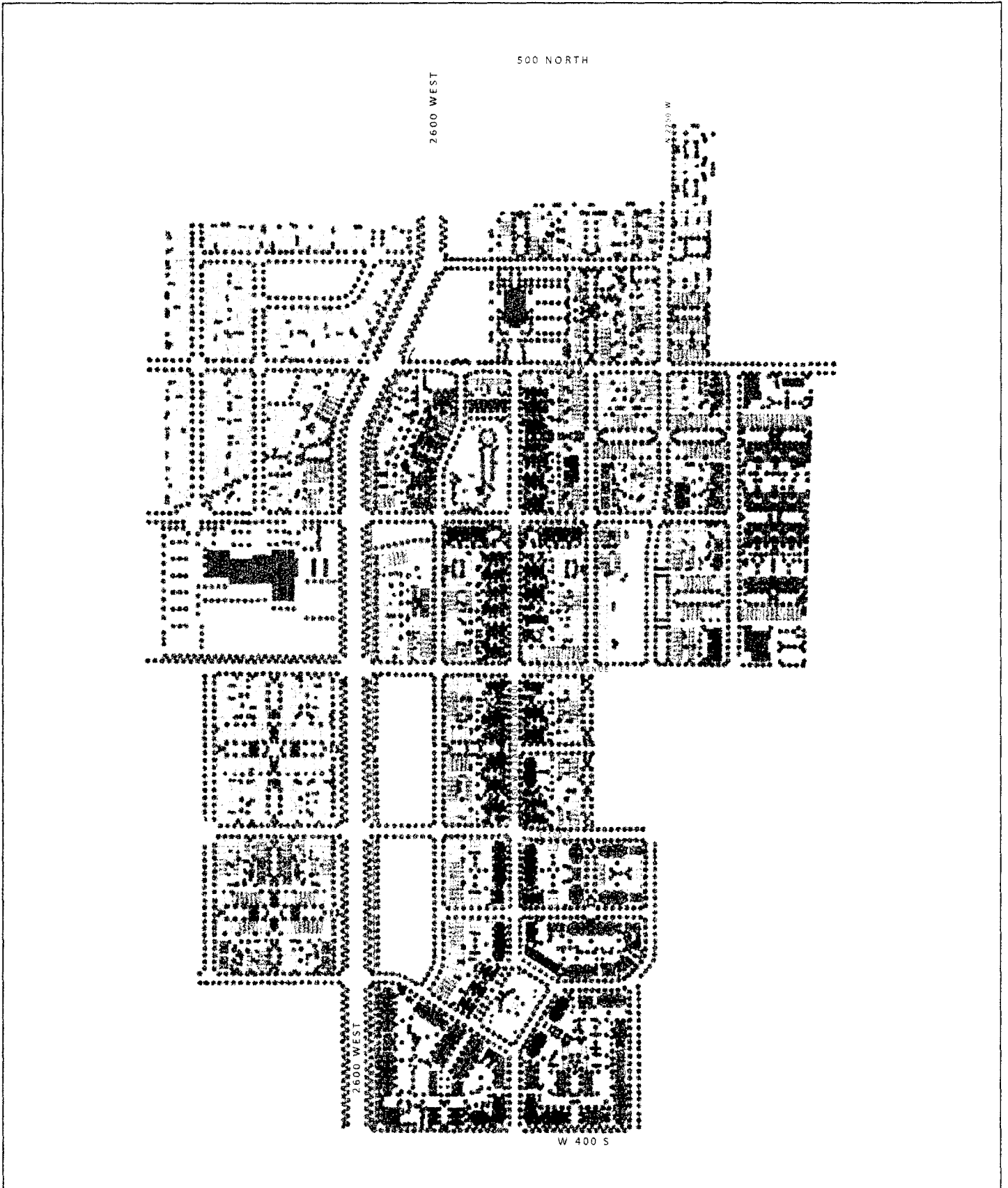


Parks and Common Courts

NET RESIDENTIAL UNIT DENSITY OF EACH LOT TYPE CALCULATED PER MINIMUM AND TYPICAL LOT SIZES

Lot types	Minimum lot size	Typical lot size	Units per acre for minimum lot size	Units per acre for typical lot size
1. Suburban Mansion	6000	6200	7.36	7.20
2. Suburban House	4000	5500	10.89	7.92
3. Side-Drive House	4000	5500	10.89	7.92
4. Village House	4000	5500	10.89	7.92
5. Cottage	3000	3200	14.52	13.61
6. Compact Cottage	2500	2450	20.74	17.78
7. Tiny Cottage	2400	2500	18.18	17.42
8. Compact Tiny Cottage	1750	1900	24.89	22.22
9. Shallow Cottage	3000	2250	21.78	19.36
10. Twin Houses	2800	3000	15.56	14.52
11. Cottage Twin Houses	2400	2500	18.18	17.42
12. Compact Cottage Twin Houses	1700	1750	25.62	24.89
13. Shallow Cottage Twin Houses	2000	2250	21.78	19.36
14. Backyard Townhouse	1800	2000	24.2	21.78
15. Compact Townhouse	1400	1400	31.11	31.11
16. Small Apartment Building (with 4 units)	6000	7000	29.04	24.89
17. Courtyard Apartment Building (with 6 units)	9000	10200	29.04	23.93
18. Main Street Cottage Live Work (with 2 units)	3000	3200	24.04	13.61
19. Main Street Townhouse Live Work (with 2 units)	2700	3000	32.27	29.04
20. Main St. Slot Townhouse Live Work (with 4 units)	7800	10500	22.34	16.59
21. Main Street Back-to-Back Cluster (with 2 units)	11000	13440	19.8	18.21
22. Main Street Row Building (with 4 units)	5000	6000	34.85	29.04
23. Apartment Row Building	4800	5200	36.5	33.53
24. Compact Urban Townhouse	1400	1400	51.11	31.11
25. Main Street Mixed Use Apartment Building	NA	NA	NA	NA
26. Liner Building	600	912	72.6	47.76
27. Neighborhood Store, Restaurant, or Civic Bldg	NA	NA	NA	NA
28. General Big Box Retail Building	NA	NA	NA	NA

Article 3 - ILLUSTRATIVE PLAN



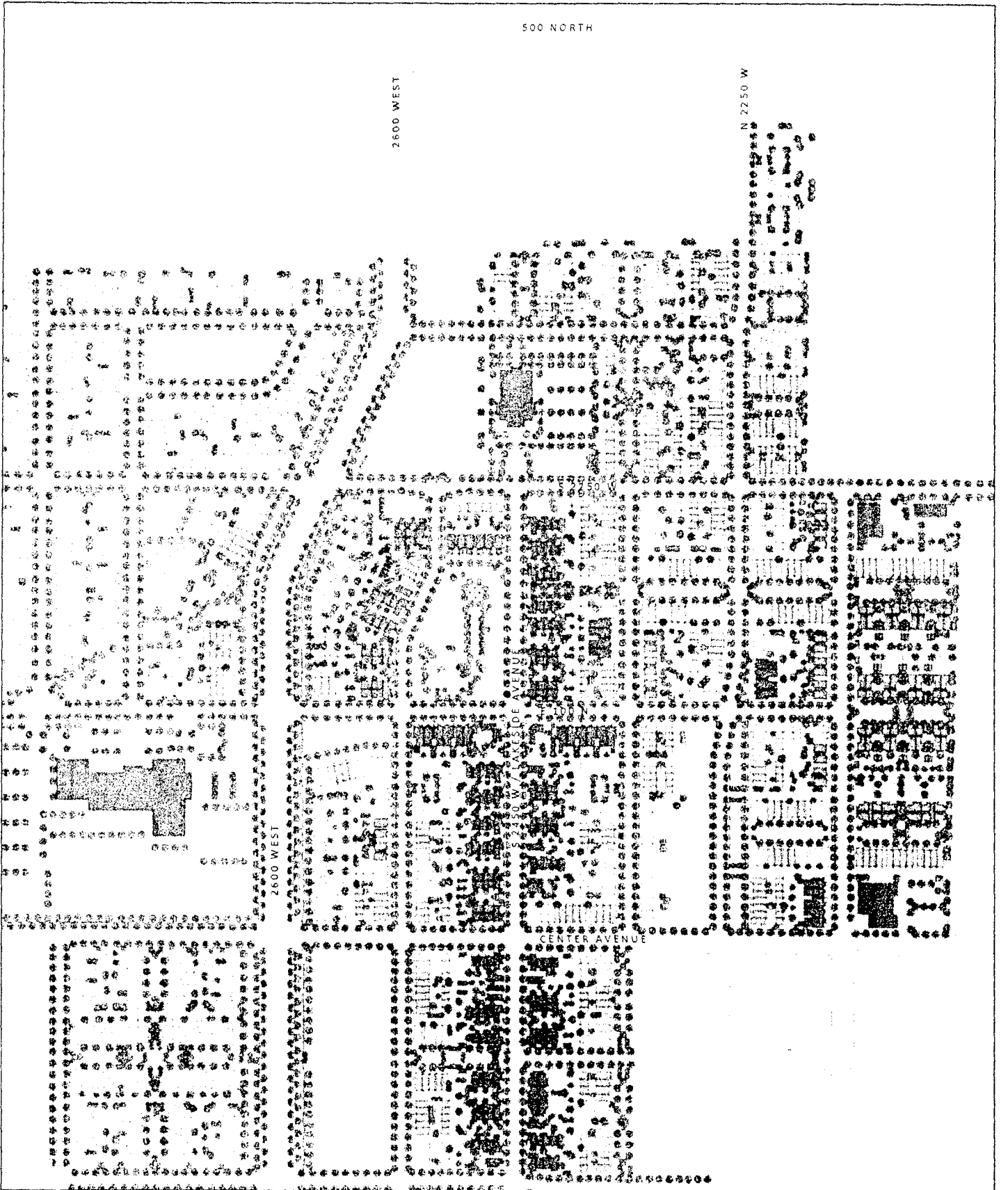
LAKESIDE LANDING
ILLUSTRATIVE PLAN

Scale: 1" = 600'



Article 3 - ILLUSTRATIVE PLAN

GENERAL PLAN MAP OF THE CITY OF SPRINGVILLE, UTAH, SHOWING THE LAKESIDE LANDING SPECIAL DISTRICT OVERLAY, WITH THE LAKESIDE LANDING SUBDIVISION DEVELOPMENT PLAN, CITY OF SPRINGVILLE, UTAH

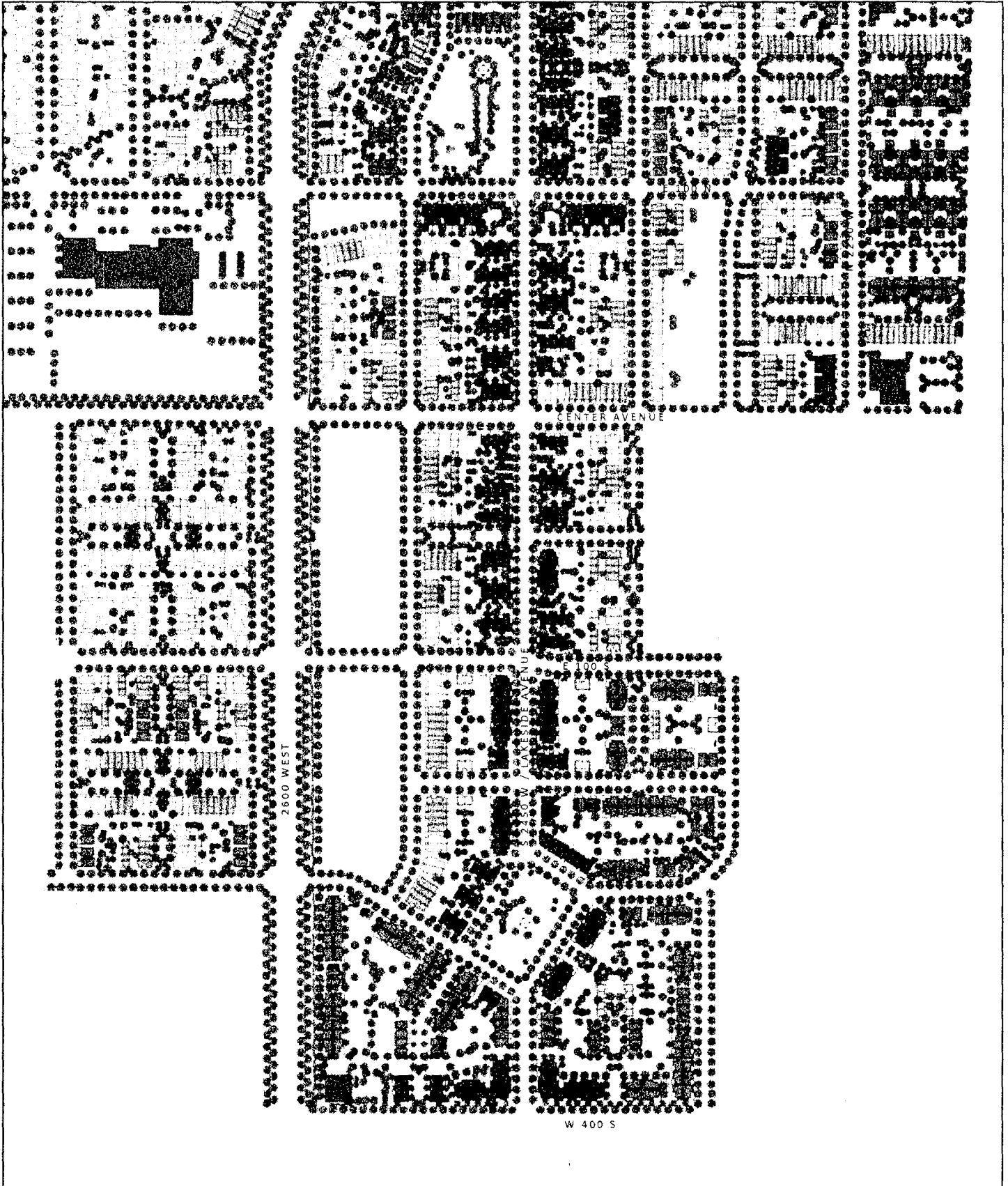


LAKESIDE LANDING
ILLUSTRATIVE PLAN (DETAIL)

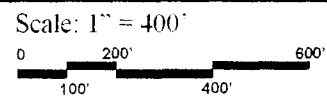
Scale: 1" = 400'



Article 3 - ILLUSTRATIVE PLAN



LAKESIDE LANDING
ILLUSTRATIVE PLAN (DETAIL)



Article 4

DEFINITIONS

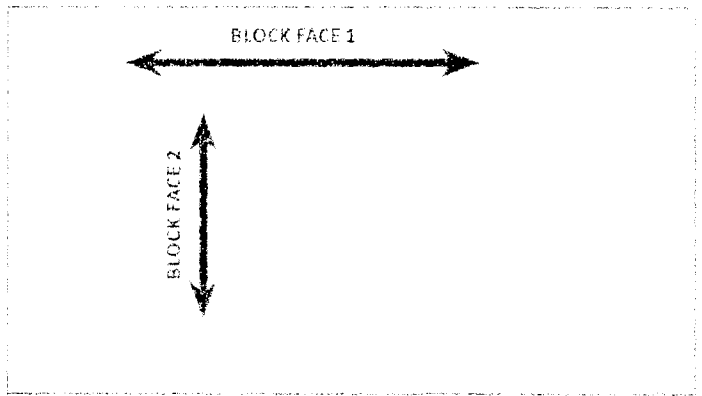
Article 4 - DEFINITIONS

11-9-401 Applicability

The definitions included within this article shall apply to Chapter 9. The definitions included in 11-3-402 shall apply to Chapter 9 only when no definition for the term is provided in this article.

11-9-402 Definitions

Please refer to 11-3-402, if no definition is provided for the term in this article.



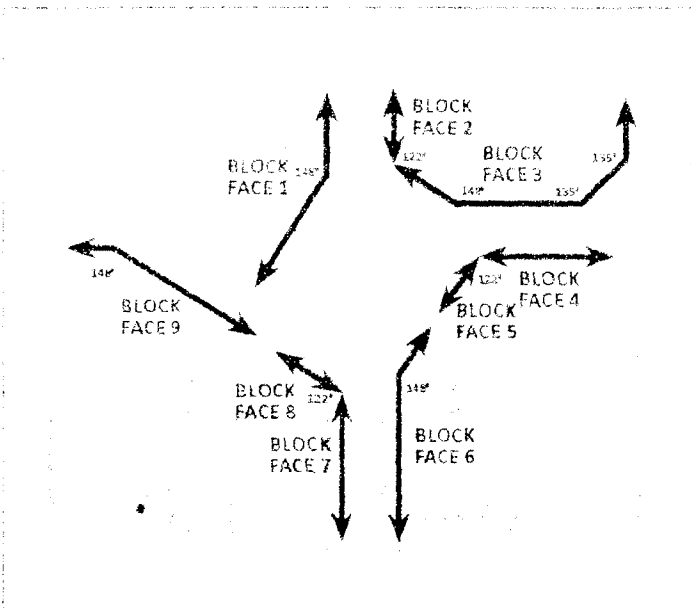
Above is a block geometry that contains many "T" intersections. "T" intersections do not divide the block face at the top of the "T." Thus, even though there are "T" intersections in the middle of the block faces 1 and 2, these intersections do not divide these block faces because they are located at the top of the "T" intersections.

BLOCK FACE:

A block face is defined as the continuous facade of a block between two street intersections. "T" intersections shall not divide the block face of the block located at the top of the "T." "Y" intersections shall divide the block where the angle in between two arms is 125 degrees or less. They will not divide the block where the angle in between two arms is greater than 125 degrees. For the purposes of determining the block faces 11-9-802.E. Pedestrian Green Street as well shall be considered as a thoroughfare that forms an intersection and divides a block face.

BUILDING FOOTPRINT:

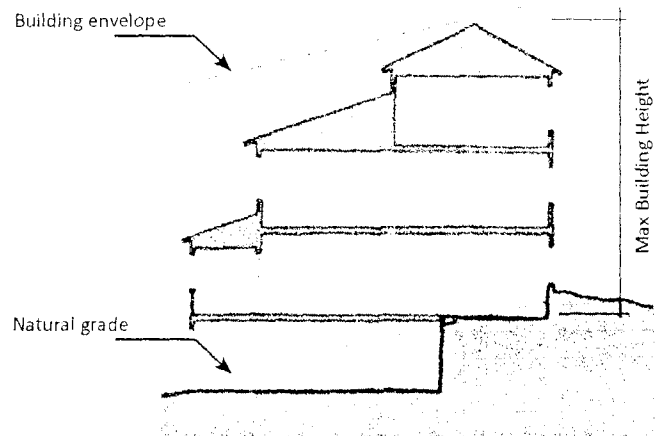
Building footprint is the total square footage located between and including the foundation walls of all structures on a lot, including garages. Covered porches, colonnades, carports, roof overhangs, stoops, exterior stairs, and balconies shall not be included in the building footprint calculation.



Above is a block geometry that contains many "Y" intersections. "Y" intersections divide the block where the angle in between two arms is 125 degrees or less, which is the case for the angles in between block faces 2 and 3, 4 and 5, and 7 and 8, thus they are separate block faces. However, the angles that turn the block faces 1, 3, 6, and 9, at the intersections, are greater than 125 degrees, therefore these intersections do not divide these block faces.

BUILDING HEIGHT:

Building height shall be measured both in terms of the number of stories and the distance (in feet) from the natural grade, to the highest point in the building.



A diagrammatic cross-section through a building on a sloping site. The height is measured from the finished grade to the highest point of the building. In other words, the building envelope follows the terrain.

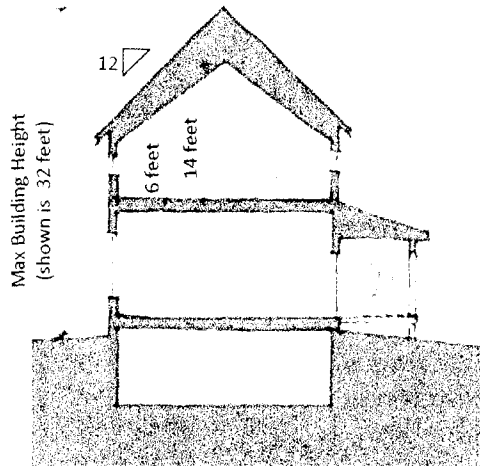
Article 4 - DEFINITIONS

BUILDING HEIGHT AS DISTANCE

Building height as distance (in feet) shall be measured following the natural terrain within the building footprint. The allowed building envelope will be defined by projecting the terrain from the ground a distance equal to the maximum height allowed. Subdivisions with an area larger than 40,000 square feet shall be permitted to use overlot grading as the natural grade.

BUILDING HEIGHT AS THE NUMBER OF STORIES:

A story is defined as a floor-to-floor measurement not to exceed twelve (12) feet, except for non-residential stories, which shall not exceed sixteen (16) feet. Single story or two-story non-residential spaces are permitted to exceed the sixteen (16) feet limitation. Where vaulted ceilings are provided, the height measurement shall be taken at the midpoint of the main ceiling slope. If the main level is located more than two (2) feet above the average grade, measured at edges of the building footprint, the level below shall be considered a story. (Note that basement may not be permitted because of flood plane conditions).



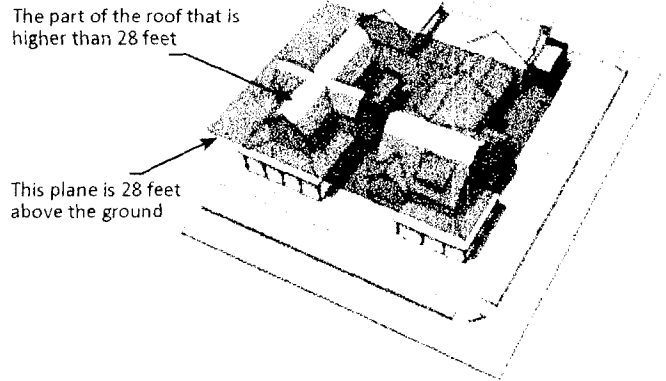
Above is a cross-section through a one-and-a-half (1 1/2) story building. The floor to floor dimension of the ground floor is eleven (11) feet. The plate height of the upper story at the exterior is six (6) feet. Note also that the height of the building measured as distance is thirty two (32) feet.

HALF-STORY:

A half-story is a story that has a minimum of forty percent (40%) of the plate height along the perimeter of the exterior walls at a height of six (6) feet or less. Dormers that are eight (8) feet or less in width and originate from a wall with a plate height that is six (6) feet or less shall be considered as an exterior wall of six (6) feet or less.

HEIGHT IN PERCENTAGES:

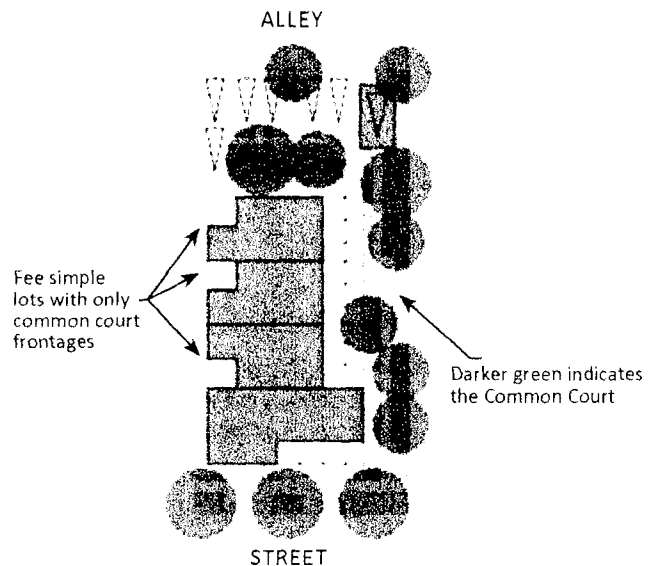
When there are two height limits are stated for two percentages, the height limits apply to the prescribed footprint percentages as shown on the following image.



Only 30% of the building footprint is permitted to reach beyond the 28 feet height (the tip of ridges above the pink plane), but no part can reach beyond the 35 feet maximum height.

The building floor area square footage shall be measured to the outside of the framing, not including the exterior cladding material, and shall include all floor areas with a height of 6' or greater regardless of use. Total building floor area shall not include garages, nor the basement square footage.

The cluster lot types in this code permits the establishment of certain small lots that have no street nor alley frontages, but instead are connected to the shared parking (at the rear, along the alley) and the sidewalk (along the street) via a common court. It offers a unique living option where the dwelling unit is part of a large building (attached), yet occupies a fee simple lot. Please refer to the definition of the "common court" as well.



A Main Street Slot Townhouse Cluster lot diagram. The common court provides access to the street and the parking located at the rear.

Article 4 - DEFINITIONS

COMMON COURT:

Common court is a shared amenity owned and managed by a Home Owners' Association (HOA), with a public access easement. Cluster lot types require the creation of a common court. A common court shall have a minimum of sixteen (16) feet width along the frontage line of any lot without street frontage. Also, a common court shall have a minimum area of eight hundred square feet (800 s.f.). A minimum of fifty percent (50%) of the common court shall be landscaped area.

COVERED WALKWAY:

A covered walkway is defined as the pedestrian area that is not exposed to the sky and has a cover (a ceiling) within fifteen (15) feet of the ground. A covered walkway may be in the form of a colonnade, a porch, a covered patio or an awning.

DORMER:

A dormer is a building element containing windows that projects from a principal roof with a maximum width of twelve (12) feet, a minimum width of four (4) feet, a separation from a building corner of at least three (3) feet, and a separation from any adjacent dormer of at least four (4) feet. A dormer roof may be gable, hip, or shed (with a 3:12 slope minimum), but cannot be flat or reverse sloped.



A three feet wide shed dormer and a twelve feet wide gable dormer. Note that the space in between the dormers is four feet and the shed dormer is three feet away from the corner of the building.

FRONTAGE FOR IRREGULAR LOTS:

For irregular lots with uneven sides, the minimum frontage is to be measured at the principal building's minimum front setback.

GARAGE:

A garage is any building, or portion of a building, designed to accommodate or store motor vehicles.

LANDSCAPED AREA:

Landscaped area is the area with a pervious surface on a lot. Areas with ground covers, sod and mulch, as well as pervious pavement, shall count as a landscaped area.

LOT:

Lot means a parcel of land owned by a single entity and occupied or to be occupied by a building or group of buildings identified under this title. A lot's principal frontage must be on a public right-of-way or a common court.

LOT COVERAGE:

Lot coverage is the ratio of the building footprint to the lot area (please see the definition of "building footprint" provided in this section).

Article 4 - DEFINITIONS

The lot types are the basic building blocks of this code that address the form of the built environment.

A lot type is a set of bulk, density, and intensity regulations that are tailored based on a building type.

Depending on the lot type, these regulations include restrictions of the lot size, building size, porch size, lot coverage, height, setbacks, and parking, as well as notes that address various aspects of lot configuration and building disposition.

Lot types are presented in this code with a lot diagram and a bird's eye view perspective of one exemplary prototypical outcome. It is one outcome among many possible outcomes. The lot diagrams and the perspective views are not regulatory but provided as a supplement to help users visualize what the regulations ask for. The lot dimensions included on the lot diagrams are exemplary as well; they indicate the dimensions used on the diagram and the bird's eye view perspective.

The name of the lot type refers to the building types the lot type is based on.

Brief explanation for the application and intention of the lot type. The italics are explanatory and regular text is regulatory. If there are multiple zones on the lot, or open and closed sides regulated differently, it will be stated here as part of the regulatory measures.

Lot diagram that shows how regulations presented on this page can be applied. When needed, more than one lot is shown. It depicts one possible outcome among many. This diagram is not regulatory but provided to communicate intentions and explain the regulations.

A bird's eye view perspective drawing of a possible and desirable outcome. The footprint matches the lot diagram presented above. The drawing is not regulatory but explanatory. The buildings shown are usually well-articulated, following the architectural standards provided in this code. Even though the building forms and roof shapes indicate traditional architecture, no architectural style is meant to be favored over others. The intention here is to help the user visualize how the regulations can be applied via familiar building forms.

This column provides the regulations that create the building form type. Lot size and building size limitations, lot coverage, height and setback regulations, porch and parking requirements are among the most typical categories. Some building form types may include more unique measures.

Notes are also part of the regulations that create the lot type. They cover more unique measures that are not addressed by other regulation categories.

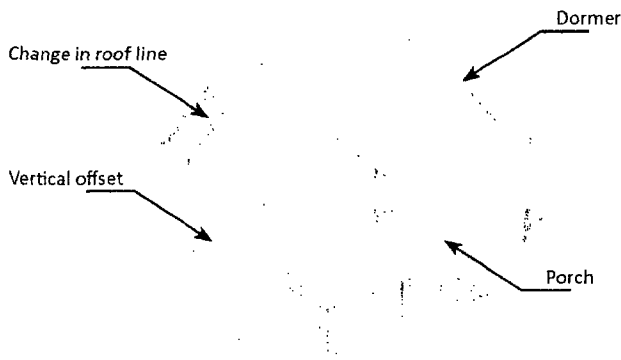
A lot type example page from this code: Village House Lot Type. Presented on this page is the name of the lot type, a brief explanation with some general rules, a lot diagram, a bird's eye view perspective drawing, and a set of regulations listed in the right column. The lot diagram and the perspective drawing are explanatory, and the restrictions presented in the column are regulatory.

Article 4 - DEFINITIONS

PLANNING AND ZONING CODE OF THE CITY OF SPRINGVILLE, UTAH, AS AMENDED BY ORDINANCES 2010-01, 2010-02, 2010-03, 2010-04, 2010-05, 2010-06, 2010-07, 2010-08, 2010-09, 2010-10, 2010-11, 2010-12, 2011-01, 2011-02, 2011-03, 2011-04, 2011-05, 2011-06, 2011-07, 2011-08, 2011-09, 2011-10, 2011-11, 2011-12, 2012-01, 2012-02, 2012-03, 2012-04, 2012-05, 2012-06, 2012-07, 2012-08, 2012-09, 2012-10, 2012-11, 2012-12, 2013-01, 2013-02, 2013-03, 2013-04, 2013-05, 2013-06, 2013-07, 2013-08, 2013-09, 2013-10, 2013-11, 2013-12, 2014-01, 2014-02, 2014-03, 2014-04, 2014-05, 2014-06, 2014-07, 2014-08, 2014-09, 2014-10, 2014-11, 2014-12, 2015-01, 2015-02, 2015-03, 2015-04, 2015-05, 2015-06, 2015-07, 2015-08, 2015-09, 2015-10, 2015-11, 2015-12, 2016-01, 2016-02, 2016-03, 2016-04, 2016-05, 2016-06, 2016-07, 2016-08, 2016-09, 2016-10, 2016-11, 2016-12, 2017-01, 2017-02, 2017-03, 2017-04, 2017-05, 2017-06, 2017-07, 2017-08, 2017-09, 2017-10, 2017-11, 2017-12, 2018-01, 2018-02, 2018-03, 2018-04, 2018-05, 2018-06, 2018-07, 2018-08, 2018-09, 2018-10, 2018-11, 2018-12, 2019-01, 2019-02, 2019-03, 2019-04, 2019-05, 2019-06, 2019-07, 2019-08, 2019-09, 2019-10, 2019-11, 2019-12, 2020-01, 2020-02, 2020-03, 2020-04, 2020-05, 2020-06, 2020-07, 2020-08, 2020-09, 2020-10, 2020-11, 2020-12, 2021-01, 2021-02, 2021-03, 2021-04, 2021-05, 2021-06, 2021-07, 2021-08, 2021-09, 2021-10, 2021-11, 2021-12

MASSING ARTICULATION:

As it is used in this code, the term massing articulation refers to the following building elements: a porch, a dormer, a well-defined entry element (stoop or awning), a horizontal or vertical offset of at least two (2) feet in the building wall for a minimum of four (4) feet in width, material change (from masonry veneer to siding), or change in height of front elevation roof lines. Massing articulation, when done properly, may reduce the perceived size of a building. The number of desired articulation changes are dependent on the building size and type. Too much articulation creates clutter, too little creates monotony and ‘bulky’ buildings.



A building with balanced amount of massing articulation. If located on a street corner this building would offer a graceful presentation to both streets.

PORCH:

A porch is an outdoor, covered, but unwallled space attached to a building providing transition to the interior space from the sidewalk. Unless stated otherwise by the lot type, a porch is a one story element at least fifty percent (50%) open on each side, except for sides abutting the building.

PRINCIPAL BUILDING:

The principal building is defined as the largest structure on the lot containing the primary use.

SETBACKS:

Setbacks shall be applied as listed per each building form type following these general provisions:

1. All setbacks shall be measured from the property line to the outside of the building framing. Sheathing, drywall, siding, masonry and insulation materials are permitted to encroach into the setbacks up to six (6) inches.
2. Eaves, rakes, chimneys, scuppers, light fixtures, and similar appurtenances on the building face, are permitted to encroach into the setback up to twenty-four (24) inches.
3. When setbacks for various structures (e.g. garage) and building elements (e.g. porch) are not listed separately, the setback shall be applied to all structures on the lot.

The above setback requirements do not indicate fire separation distances. Fire separation distances shall be measured from the face of the building to the closest property line as described in the City of Springville’s adopted building codes.

TRANSPARENCY AT EYE-LEVEL:

Transparency at the eye level refers to the percentage of the transparent part of the ground floors (windows and doors with non-opaque glazing) to the rest of the wall surface, measured within the three (3) feet wide zone that lies between four (4) feet high and seven (7) feet high lines on the exterior wall of the building.

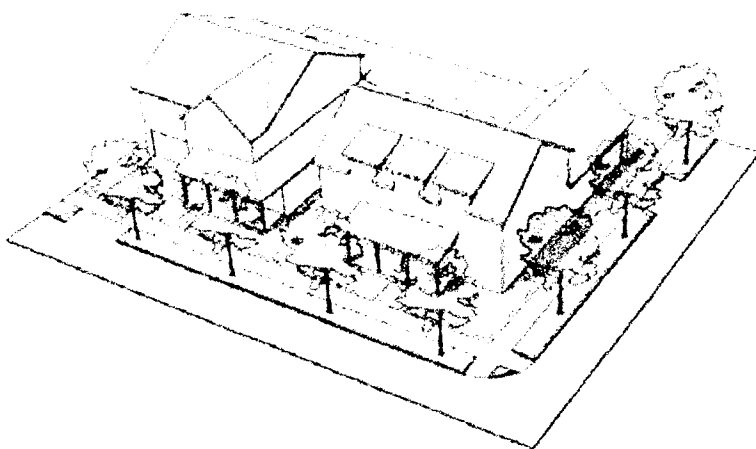
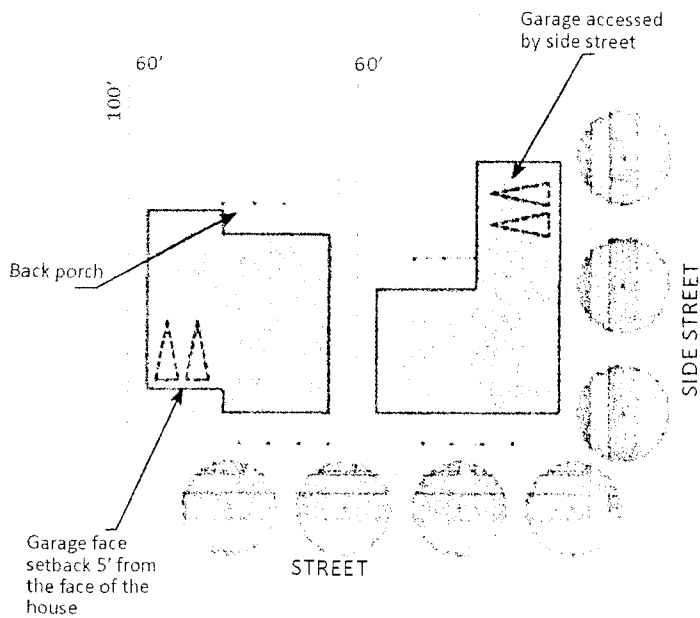
Article 5

LOT TYPES

1. Suburban Mansion Lot Type

Article 5 - LOT TYPES

Suburban Mansion Lot Type is crafted for blocks with no alleys to accommodate larger houses. Even though the minimum frontage and lot size requirements imply a suburban character, the building presence on street is required. The minimum porch requirement, and the requirement for the garage to have a six feet setback from the face of the building at the street, are intended to create a pedestrian friendly streetscape despite the fact that this lot type requires frequent curb cuts.



LOT :

Minimum lot size:	6000 s.f.
Minimum street frontage:	60 feet

LOT COVERAGE:

Maximum lot coverage	50 %
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HEIGHT:

70% of the footprint	2 stories / 28 feet max.
30% of the footprint	2 stories / 35 feet max.
First floor elevation	18" above sidewalk

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Street facing attached garage	5 feet additional front setback measured from the front face of the building
Porch at street	7 feet min.
Porch at side street	6 feet min.
All structures at side	5 feet min.
All structures at rear	10 feet min.

PORCH:

Porch size required within twenty four feet of the front property boundary	140 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

NOTES:

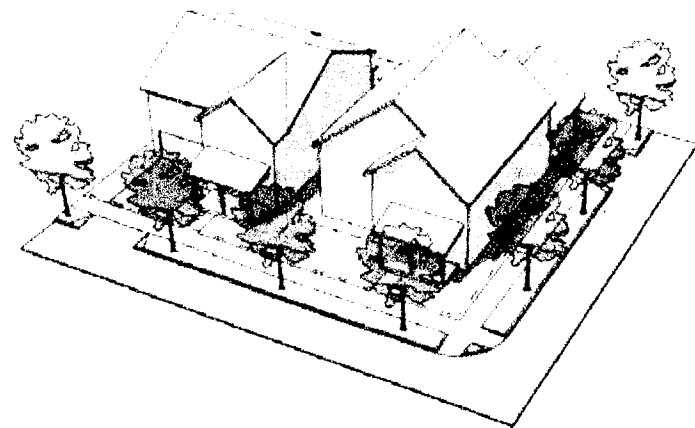
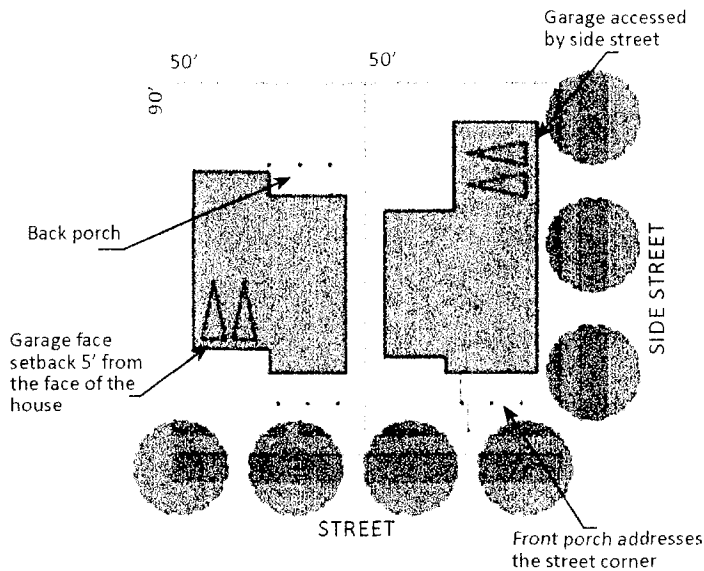
1. Suburban Mansion Lot Type is permitted to be employed only on lots with no alley access.
2. Tandem parking counts for parking requirement.
3. Garage doors, when facing, or visible from, the street, shall not exceed 40% of the frontage; the driveway shall not be wider than 16 feet at the property line.
4. An accessory dwelling unit is permitted within either the principal building or a detached building with a footprint that is more than 650 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.

2. Suburban House Lot Type

Article 5 - LOT TYPES

Suburban House Lot Type is crafted for blocks with no alleys. Even though shown below is a lot with a 50 feet width and a 90 feet depth, this building form type can be employed on wider and deeper lots as well.

The minimum porch requirement, and the requirement for the garage to have a six feet setback from the face of the building at the street, are intended to create a pedestrian friendly streetscape despite the fact that this lot type requires frequent curb cuts.



LOT :

Minimum lot size:	4400 s.f.
Minimum street frontage:	46 feet

BUILDING SIZE:

Maximum total floor area per lot:	3200 s.f.
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LOT COVERAGE:

Maximum lot coverage	50 %
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HEIGHT:

70% of the footprint	2 stories / 28 feet max.
30% of the footprint	2 stories / 35 feet max.
First floor elevation	18" above sidewalk

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Street facing attached garage	5 feet additional front setback measured from the front face of the building
Porch at street	7 feet min.
Porch at side street	6 feet min.
All structures at side	5 feet min.
All structures at rear	10 feet min.

PORCH:

Porch size required within twenty four feet of the front property boundary	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

NOTES:

1. Suburban House Lot Type is permitted to be employed only on lots with no alley access.
2. Tandem parking counts for parking requirement.
3. Garage doors, when facing, or visible from, the street, shall not exceed 40% of the frontage; the driveway shall not be wider than 16 feet at the property line.
4. An accessory dwelling unit is permitted within either the principal building or a detached building with a footprint that is more than 650 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.

3. Side-Drive House Lot Type

Article 5 - LOT TYPES

Side-Drive House Lot Type is crafted for blocks with no alleys. When mixed with the Suburban House Lot Types it has the potential for creating a balanced and diverse streetscape. Single-lane driveways diminishes the width of the curb cut and reduce the sidewalk interruption in exchange for the slight inconvenience of tandem parking.

The notes 4 and 5 are intended to maximize passive solar gain by locating the driveway on the proper side and the garage close to the rear of the lot, either attached or detached.

LOT :

Minimum lot size: 4400 s.f.
 Minimum street frontage: 46 feet

BUILDING SIZE:

Maximum total floor area per lot: 3000 s.f.

LOT COVERAGE:

Maximum lot coverage 50 %

HEIGHT:

70% of the footprint 2 stories / 28 feet max.
 30% of the footprint 2 stories / 35 feet max.
 First floor elevation 18" above sidewalk

SETBACKS:

Building at street 15 feet min.
 Building at side street 6 feet min.
 Porch at street 7 feet min.
 Porch at side street 6 feet min.
 All structures at side 5 feet min.
 All structures at rear 10 feet min.

PORCH:

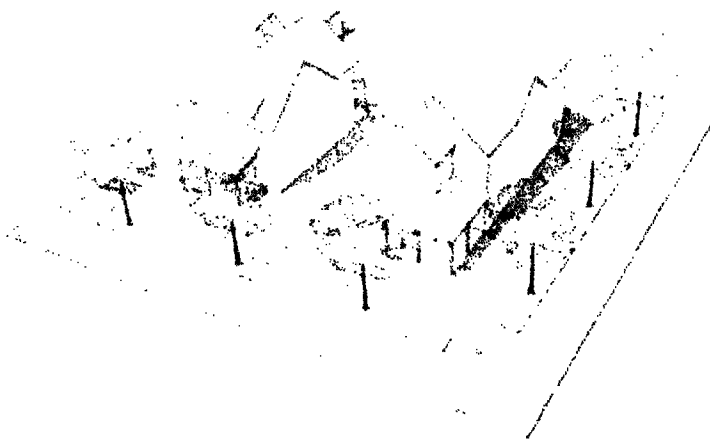
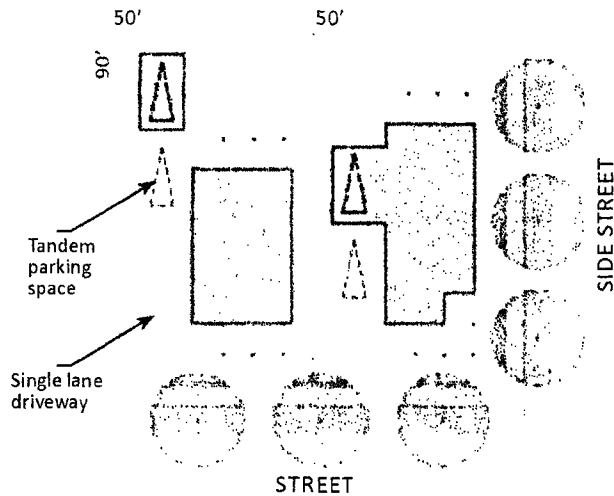
Porch size required within twenty four feet of the front or side street property boundary 80 s.f. min.
 Porch depth 6 feet min.

OFF-STREET PARKING:

Minimum parking per lot: 2 spaces
 Minimum parking per lot with accessory dwelling 3 spaces

NOTES:

1. Side-Drive House Lot Type is permitted to be employed only on lots with no alley access.
2. Tandem parking counts for parking requirement.
3. There shall be only one single-car garage door with a width of nine feet maximum, facing the street or side street within forty feet of the street (front) or side street property line.
4. The driveway shall not be wider than 10 feet on the street or side street property line.
5. There shall be no parking (surface or garage) within 20 feet of the lot from the street frontage.
6. Driveways are advised to be located on the south, south-east, east, or south-west side of the lot, except for corner lots where the driveways shall be located at the opposite side of the corner.
7. An accessory dwelling unit is permitted within either the principal building or a detached building with a footprint that is more than 650 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.

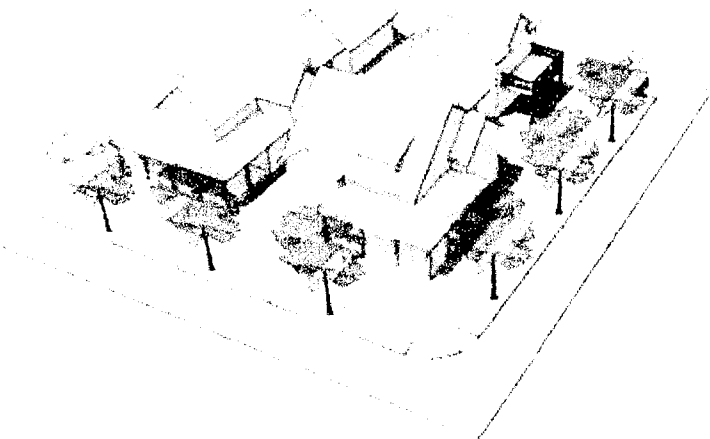
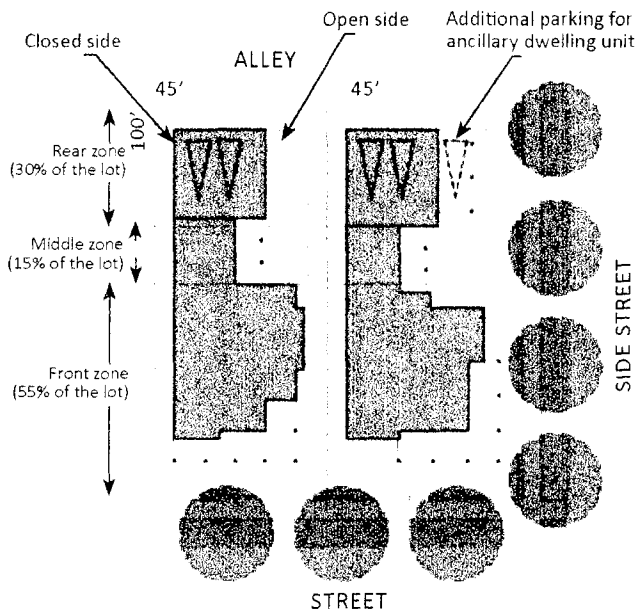


4. Village House Lot Type

Article 5 - LOT TYPES

The Village House Lot Type has an open side and a closed side with different setback requirements, as well as three zones with different lot coverage and height requirements. These zones are the front zone, which is the first 55% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 15% of the lot in the middle.

The intention behind the multiple zones is to pull the garage and secondary spaces, like studios, accessory units, and homes offices, away from the general building mass. This creates a dumbbell form as oppose to a singular, large building as is usually the case with homes commonly referred to as "McMansions." The dumbbell shape decreases the scale of the house and creates a reasonable composition as perceived from the side street. This is a very common building form observed in many traditional neighborhoods in the western United States.



LOT :

Minimum lot size:	4000 s.f.
Minimum street or common court frontage:	44 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot:	3200 s.f.
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LOT COVERAGE:

Front zone:	55% max.
Middle zone:	35% max.
Rear zone:	45% max.

HEIGHT:

Front zone:	70% of the footprint	2 stories / 28 feet max.
	30% of the footprint	2 stories / 35 feet max.
Middle zone:		1 story / 20 feet max. (see note 6)
Rear zone:		1 1/2 stories / 32 feet max.
First floor elevation		18" above sidewalk

	FRONT ZONE	MIDDLE ZONE	REAR ZONE
SETBACKS:			
Building at street	15' min.	N.A.	N.A.
Porch at street	7' min.	N.A.	N.A.
Building at side street	8' min.	24' min.	8' min.
Porch at side street	5' min.	16' min.	5' min.
Building at open side	5' min.	20' min.	5' min.
Porch at open side	5' min.	12' min.	5' min.
Closed side	5' min.	5' min.	5' min.
Rear	N.A.	N.A.	5' min.

PORCH:

Porch size required within twenty feet of the front or side street property boundary	120 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

NOTES:

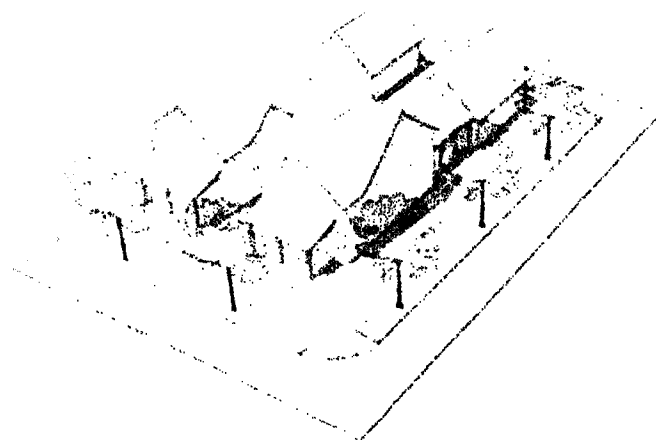
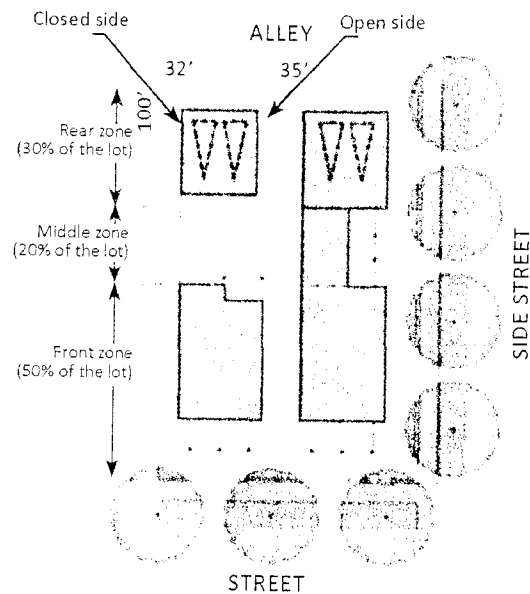
1. Village House Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. Open side shall face south, south-east, east, or south-west, except for corner lots where the open side shall face the side street.
5. An accessory dwelling unit is permitted within either the principal building or a detached building with a footprint that is more than 650 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.
6. The height and setback requirements listed for the front zone shall be applied for the middle zone as well on lots that are 96 feet deep or shallower.

5. Cottage Lot Type

Article 5 - LOT TYPES

The Cottage Lot Type has an open side and a closed side with different setback requirements, as well as three zones with different lot coverage and height requirements. These zones are the front zone, which is the first 50% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 20% of the lot in the middle.

The intention behind the multiple zones is to pull the garage and secondary spaces, like studios, ancillary units and homes offices, away from the general building mass. This creates a dumbbell form as oppose to a singular, large building. The dumbbell shape decreases the scale of the house and creates a reasonable composition as perceived from the side street. A detached garage with a back yard is another encouraged lot configuration that offers an option for those who would prefer a larger private yard.



LOT :

- Minimum lot size: 3000 s.f.
- Minimum street or common court frontage: 30 feet
- Minimum depth: 90 feet

BUILDING SIZE:

- Maximum total floor area per lot: 2400 s.f.

LOT COVERAGE:

- Front zone: 55% max.
- Middle zone: 35% max.
- Rear zone: 45% max.

HEIGHT:

- Front zone: 2 stories / 35 feet max.
- Middle zone: 1 story / 18 feet max. (see note 6)
- Rear zone: 1 1/2 stories / 32 feet max.
- First floor elevation: 18" above sidewalk

SETBACKS:	FRONT ZONE	MIDDLE ZONE	REAR ZONE
Building at street	15' min.	N.A.	N.A.
Porch at street	7' min.	N.A.	N.A.
Building at side street	6' min.	16' min.	12' min.
Porch at side street	6' min.	10' min.	5' min.
Building at open side	5' min.	14' min.	5' min.
Porch at open side	5' min.	8' min.	5' min.
Closed side	5' min.	5' min.	5' min.
Rear	N.A.	N.A.	5' min.

PORCH:

- Porch size required within twenty feet of the front or side street property boundary: 100 s.f. min.
- Porch depth: 6 feet min.

OFF-STREET PARKING:

- Minimum parking per lot: 2 spaces
- Minimum parking per lot with accessory dwelling: 3 spaces

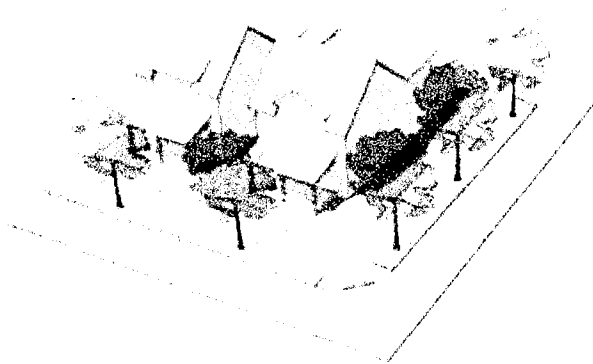
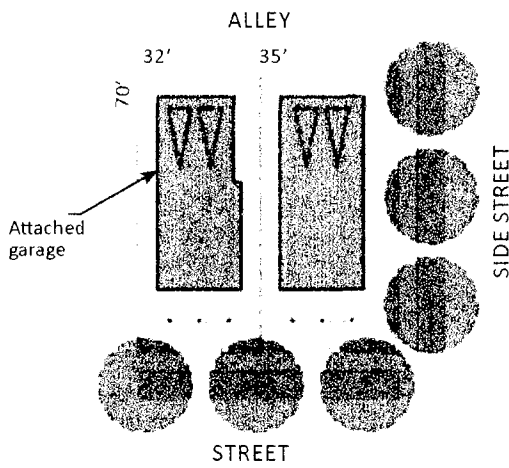
NOTES:

1. Cottage Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. Open side shall face south, south-east, east, or south-west, except for corner lots where the open side shall face the side street.
5. An accessory dwelling unit is permitted within either the principal building or a detached building with a footprint that is more than 550 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.
6. The height and setback requirements listed for the front zone shall be applied for the middle zone as well on lots that are 96 feet deep or shallower.

6. Compact Cottage Lot Type

Article 5 - LOT TYPES

Compact Cottage Lot Type provides an opportunity for employing smaller structures on smaller and shallower lots where appropriate. Cottages offer a more affordable option and contribute to the diversity of residents in a well-balanced, successful neighborhood. The attached garage provides an opportunity to achieve a compact building. Cottages are especially appropriate when and if a well-sized and well-appointed common court is provided for a group of cottages to utilize the limited private open space.



LOT :

Minimum lot size:	2100 s.f.
Minimum street or common court frontage:	24 feet
Maximum lot depth	92 feet

BUILDING SIZE:

Maximum total floor area per lot:	2200 s.f.
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HEIGHT:

	2 stories / 35 feet max.
First floor elevation	18" above sidewalk

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Porch size required within twenty feet of the front property boundary	100 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

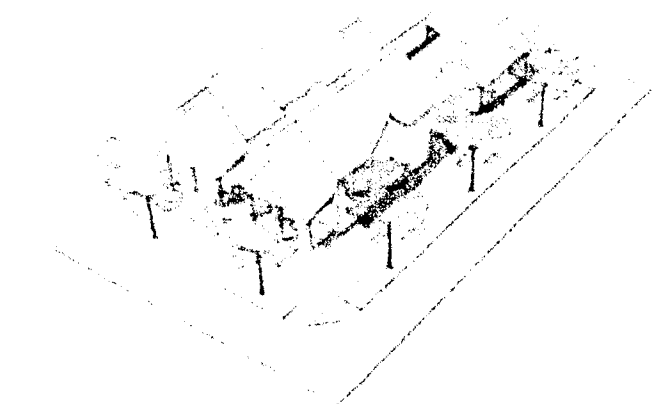
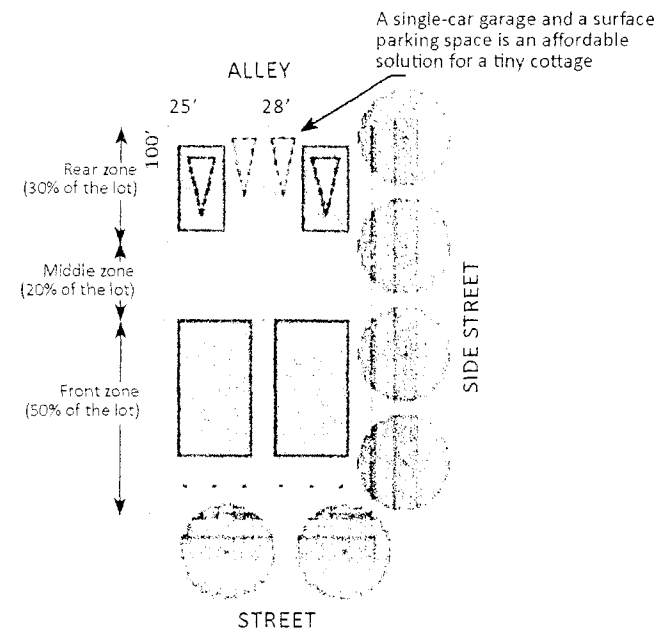
1. Compact Cottage Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.

7. Tiny Cottage Lot Type

Article 5 - LOT TYPES

Tiny Cottage Lot Type provides an opportunity for employing very small cottage on narrower lots where appropriate. Cottages offer a more affordable option and contribute to the diversity of residents in a well-balanced, successful neighborhood. Tiny Cottage Lot Type offers an option for residents who would prefer smaller living space yet still with a back yard.

The Tiny Cottage Lot Type employs three zones with different lot coverage, setbacks, and height requirements. These zones are the front zone, which is the first 50% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 20% of the lot in the middle. No building is permitted within the middle zone to allow for a back yard.



LOT :

Minimum lot size: 2400 s.f.
 Minimum street or common court frontage: 25 feet
 Minimum depth: 90 feet

BUILDING SIZE:

Maximum total floor area per lot: 1400 s.f.

LOT COVERAGE:

Front zone: 55% max.
 Middle zone: No building is permitted
 Rear zone: 45% max.

HEIGHT:

Front zone: 1 1/2 stories / 32 feet max.
 Middle zone: No building is permitted
 Rear zone: 1 story / 18 feet max.
 First floor elevation: 18" above sidewalk

SETBACKS:

	FRONT ZONE	MIDDLE ZONE	REAR ZONE
Building at street	15' min.	N.A.	N.A.
Porch at street	7' min.	N.A.	N.A.
Building at side street	6' min.	N.A.	6' min.
Porch at side street	6' min.	N.A.	6' min.
All structures at side	5' min.	N.A.	3' min.
Rear	N.A.	N.A.	5' min.

PORCH:

Porch size required within twenty feet of the front or side street property boundary: 80 s.f. min.
 Porch depth: 6 feet min.

OFF-STREET PARKING:

Minimum parking per lot without an ADU: 2 spaces
 Minimum parking per lot with an ADU: 3 spaces

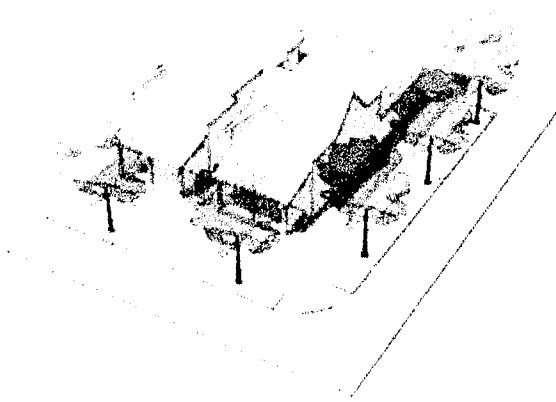
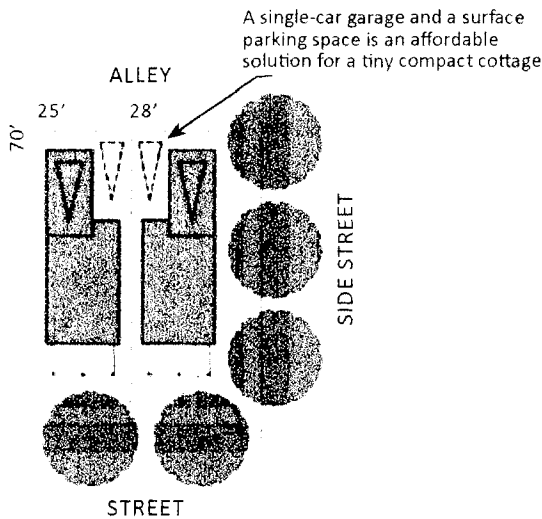
NOTES:

1. Tiny Cottage Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.

8. Compact Tiny Cottage Lot Type

Article 5 - LOT TYPES

Compact Tiny Cottage Lot Type provides an opportunity for employing very small cottages on narrower and shallower lots where appropriate. Compact tiny cottages offer a more affordable option and contribute to the diversity of residents in a well-balanced, successful neighborhood. Mixing compact tiny cottages together with compact cottages are especially appropriate when and if a well-sized and well-appointed common court is provided for a group of cottages to utilize the limited private open space.



LOT :

Minimum lot size:	1750 s.f.
Minimum street or common court frontage:	18 feet
Maximum lot depth	92 feet

BUILDING SIZE:

Maximum total floor area per lot:	1400 s.f.
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HEIGHT:

First floor elevation	1 1/2 stories / 32 feet max. 18" above sidewalk
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SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Porch size required within twenty feet of the front property boundary	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

1. Compact Tiny Cottage Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.

9. Shallow Cottage Lot Type

Article 5 - LOT TYPES

Shallow Cottage Lot Type takes advantage of irregular lots resulting from geometries of current ownership patterns. It is crafted to provide a strong building presence along the street where the neighboring parcels offer challenges for the continuity of the residential neighborhood. When mixed with the Shallow Cottage Twin Houses Lot Types, it has the potential to create a diverse block face.

LOT :

Minimum lot size:	2000 s.f.
Minimum street or common court frontage:	45 feet
Minimum lot depth:	45 feet

BUILDING SIZE:

Maximum total floor area per lot:	2400 s.f.
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HEIGHT:

First floor elevation	2 stories / 35 feet max. 18" above sidewalk
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SETBACKS:

Building at street	8 feet min.
Building at side street	5 feet min.
Porch at street	4 feet min.
Porch at side street	5 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

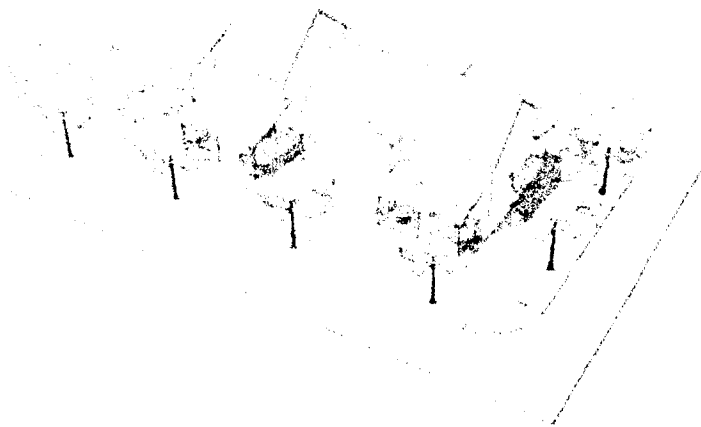
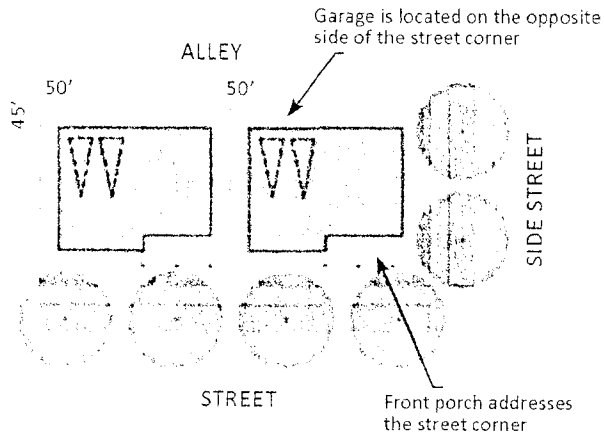
Porch size required within fifteen feet of the front property boundary	100 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

1. Shallow Cottage Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.

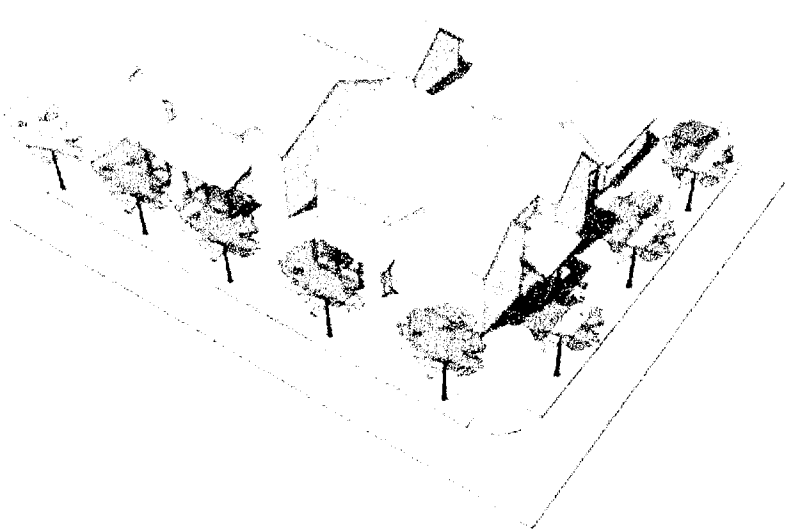
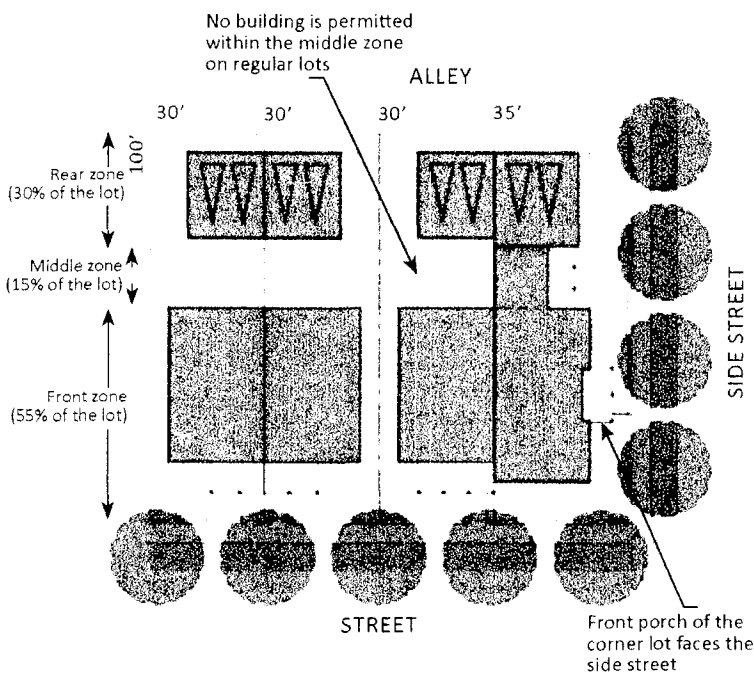


10. Twin Houses Lot Type

Article 5 - LOT TYPES

Twin Houses Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching buildings and eliminating under-used side yards. Nevertheless, it still provides many of the amenities a detached building may offer.

Twin Houses Lot Type permits two buildings to be attached. It establishes three zones with different lot coverage, setbacks, and height requirements. These zones are the front zone, which is the first 55% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 15% of the lot in the middle. Except for the corner lots no building is permitted within the middle zone.



LOT :

Minimum lot size: 2800 s.f.
 Minimum street or common court frontage: 25 feet
 Minimum depth: 90 feet

BUILDING SIZE:

Maximum total floor area per lot: 2000 s.f.

LOT COVERAGE:

Front zone: 65% max.
 Middle zone: 35% max. on corner lots
 0% (no buildings) on regular lots
 Rear zone: no requirement

HEIGHT:

Front zone: 2 stories / 35 feet max.
 Middle zone: 1 story / 22 feet max. on corner lots
 Rear zone: 1 1/2 stories / 32 feet max.
 First floor elevation: 18" above sidewalk

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	5 and 0 feet min.	0 feet min.
Building at rear	5 feet min.	5 feet min.

(no buildings are permitted within middle zone on regular lots)

PORCH:

Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots) 100 s.f. min.
 Porch depth 6 feet min.

OFF-STREET PARKING:

Minimum parking per lot 2 spaces

NOTES:

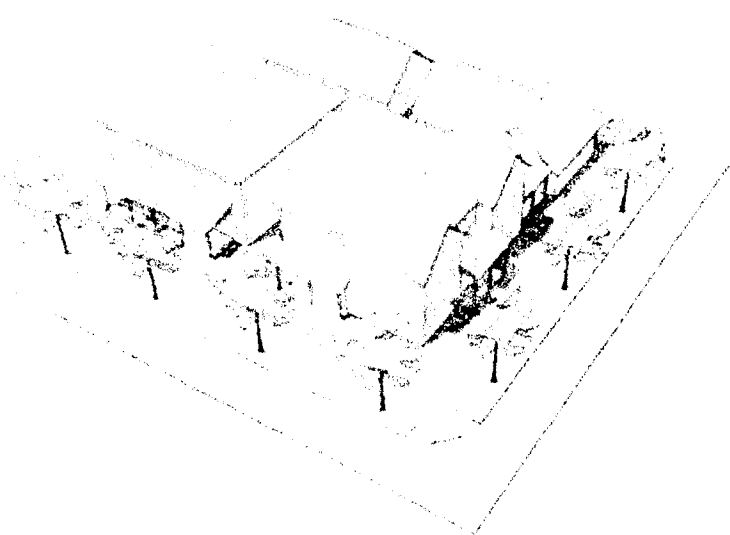
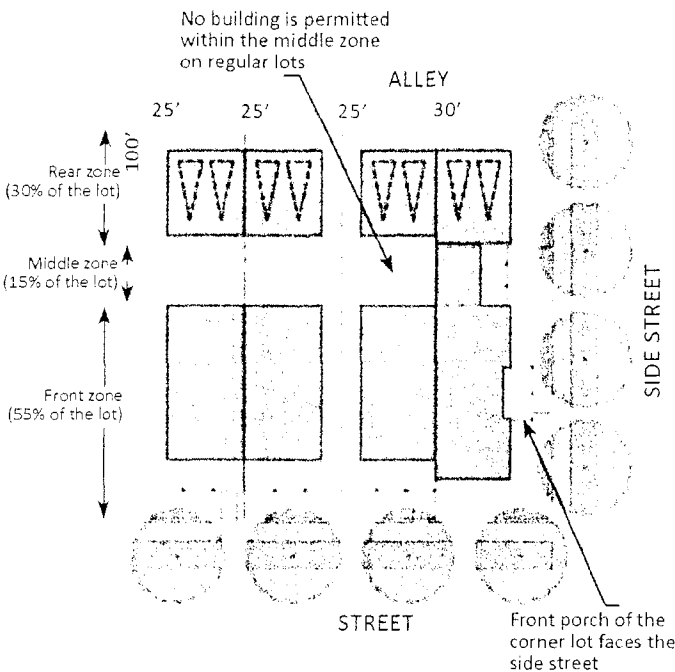
1. Twin Houses Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. The front porch and the front entrance of the building on a street corner lot shall face the side street.

11. Cottage Twin Houses Lot Type

Article 5 - LOT TYPES

Cottage Twin Houses Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching two cottages and eliminating under-used side yards. Nevertheless, it still provides many of the amenities a detached cottage may offer.

Cottage Twin Houses Lot Type permits two cottages to be attached. It establishes three zones with different lot coverage, setbacks, and height requirements. These zones are the front zone, which is the first 55% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 15% of the lot in the middle. Except for the corner lots no building is permitted within the middle zone.



LOT :

- Minimum lot size: 2400 s.f.
- Minimum street or common court frontage: 25 feet
- Minimum depth: 90 feet

BUILDING SIZE:

- Maximum total floor area per lot: 1600 s.f.

LOT COVERAGE:

- Front zone: 65% max.
- Middle zone: 35% max. on corner lots
0% (no buildings) on regular lots
- Rear zone: no requirement

HEIGHT:

- Front zone: 2 stories / 35 feet max.
- Middle zone: 1 story / 18 feet max. on corner lots
- Rear zone: 1 1/2 stories / 32 feet max.
- First floor elevation: 18" above sidewalk

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	5 and 0 feet min.	0 feet min.
Building at rear	5 feet min.	5 feet min.

(no buildings are permitted within middle zone on regular lots)

PORCH:

- Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots): 80 s.f. min.
- Porch depth: 6 feet min.

OFF-STREET PARKING:

- Minimum parking per lot: 2 spaces

NOTES:

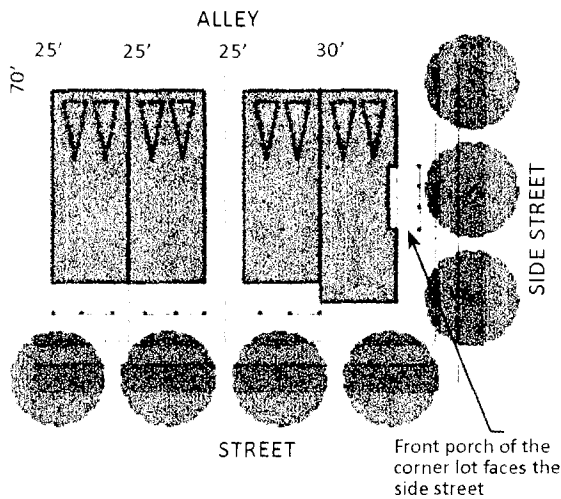
1. Cottage Twin Houses Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. The front porch and the front entrance of the building on a street corner lot shall face the side street.

12. Compact Cottage Twin Houses Lot Type

Article 5 - LOT TYPES

Compact Cottage Twin Houses Lot Type offers a more affordable housing option. Mixing Compact Twin Houses with Compact Cottages and Compact Tiny Cottages on a block face or around a common court, creates a well-balanced composition and contributes to the diversity of the neighborhood.

Compact Cottage Twin Houses Lot Type permits two cottages to be attached.



LOT :

Minimum lot size:	1700 s.f.
Minimum street or common court frontage:	20 feet
Maximum depth:	92 feet

BUILDING SIZE:

Maximum total floor area per lot:	1600 s.f.
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HEIGHT:

	2 stories / 35 feet max.
First floor elevation	18" above sidewalk

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	5 and 0 feet min.	0 feet min.
Building at rear	5 feet min.	5 feet min.

PORCH:

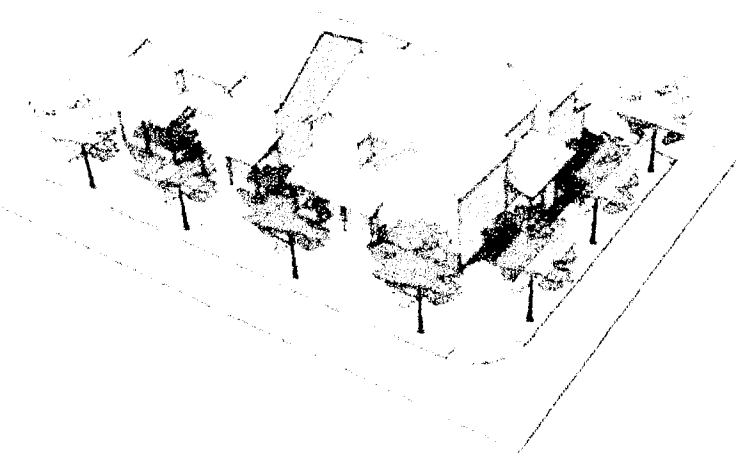
Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots)	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

1. Compact Cottage Twin Houses Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. The front porch and the front entrance of the building on a street corner lot shall face the side street.



13. Shallow Cottage Twin Houses Lot Type

Article 5 - LOT TYPES

Shallow Cottage Twin Houses Lot Type takes advantage of irregular lots resulting from geometries of current ownership patterns. It is crafted to provide strong building presence along the street where the neighboring parcels offer challenges for the continuity of the residential neighborhood. When mixed with Shallow Cottage Lot Types, it has the potential to create a diverse block face.

LOT :

Minimum lot size:	2000 s.f.
Minimum street or common court frontage:	45 feet
Minimum lot depth:	45 feet

BUILDING SIZE:

Maximum total floor area per lot:	2400 s.f.
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HEIGHT:

	2 stories / 35 feet max.
First floor elevation	18" above sidewalk

SETBACKS:

Building at street	8 feet min.
Building at side street	5 feet min.
Porch at street	4 feet min.
Porch at side street	5 feet min.
Building at side	0 and 5 feet min.
Building at rear	5 feet min.

PORCH:

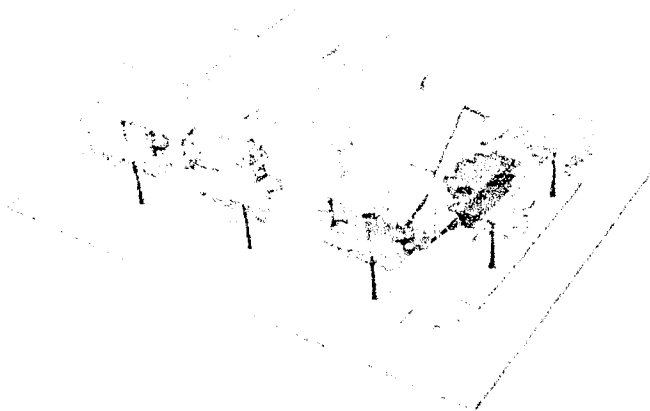
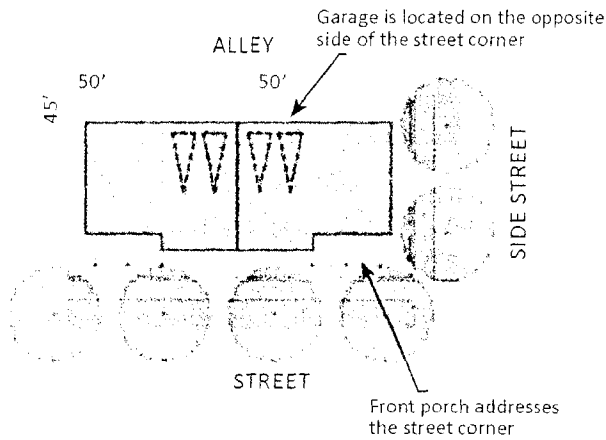
Porch size required within fifteen feet of the front property boundary	100 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

1. Shallow Cottage Twin Houses Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.

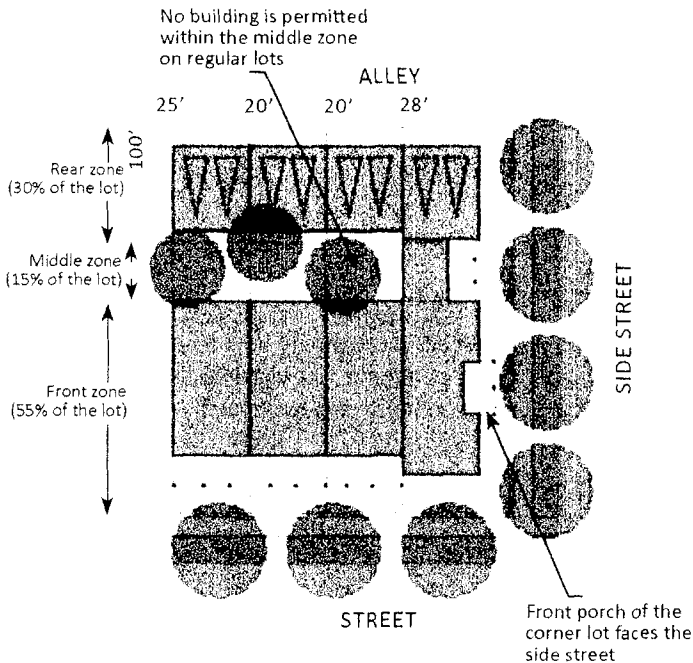


14. Backyard Townhouse Lot Type

Article 5 - LOT TYPES

Backyard Townhouse Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching three or more buildings and eliminating under-used side yards. It nevertheless offers a backyard as private open space.

Backyard Townhouse Lot Type permits three or more buildings to be attached. It establishes three zones with different setback and height requirements. These zones are the front zone, which is the first 55% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 15% of the lot in the middle. Except for the corner lots, no building is permitted within the middle zone on regular lots.



LOT :

Minimum lot size:	1800 s.f.
Minimum street or common court frontage:	20 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot:	1600 s.f.
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HEIGHT:

Front zone:	2 1/2 stories / 40 feet max.
Middle zone:	1 story / 18 feet max. on corner lots
Rear zone:	1 story / 20 feet max.
First floor elevation	18" above sidewalk

SETBACKS:

	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

(no buildings are permitted within middle zone on regular lots)

PORCH:

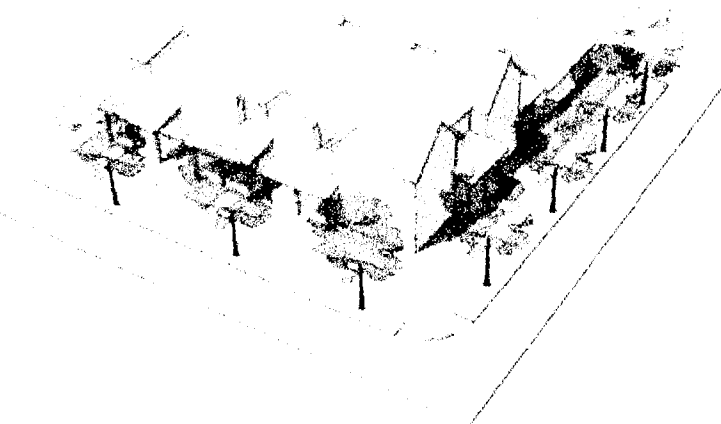
Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots)	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot	2 spaces
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NOTES:

1. Backyard Townhouse Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. The front porch and the front entrance of the building on a street corner lot are recommended to face the side street.

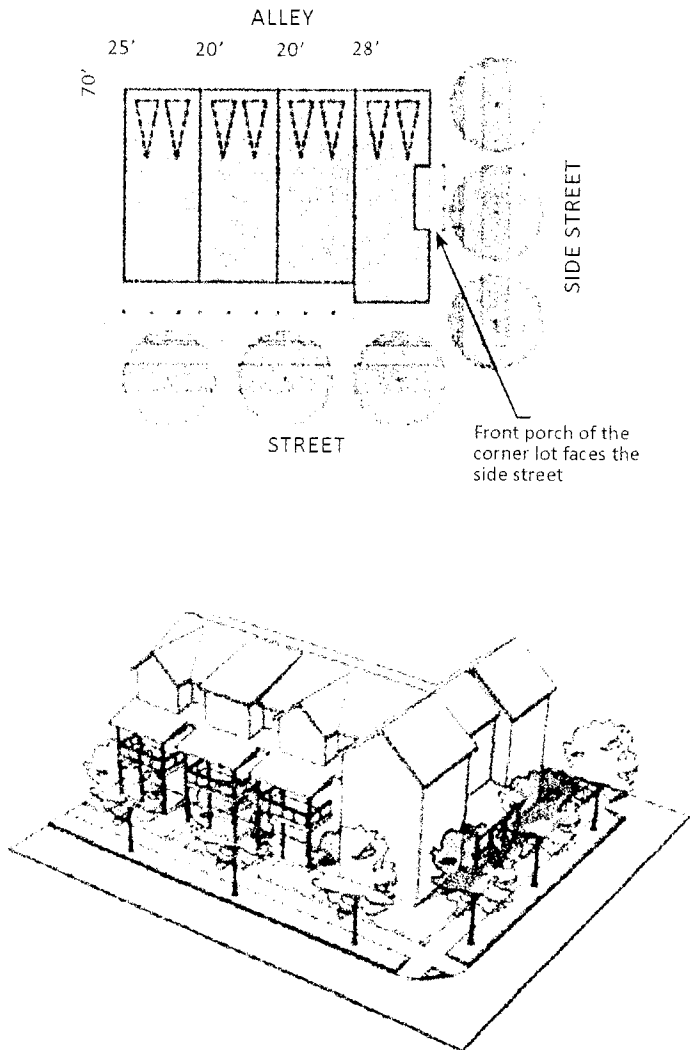


15. Compact Townhouse Lot Type

Article 5 - LOT TYPES

Compact Townhouse Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching three or more buildings and eliminating under-used side yards. Mixing compact townhouses with other compact lot types (twin houses and cottages) on a block face or around a common court, creates a well-balanced composition and contributes to the diversity of the neighborhood.

Compact Townhouse Lot Type permits three or more buildings to be attached.



LOT :

Minimum lot size:	1400 s.f.
Minimum street or common court frontage:	20 feet
Maximum depth:	92 feet

BUILDING SIZE:

Maximum total floor area per lot:	1600 s.f.
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HEIGHT:

	3 stories / 45 feet max.
First floor elevation	18" above sidewalk

	REGULAR (INTERIOR) LOT	STREET CORNER LOT
SETBACKS:		
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

PORCH:

Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots)	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

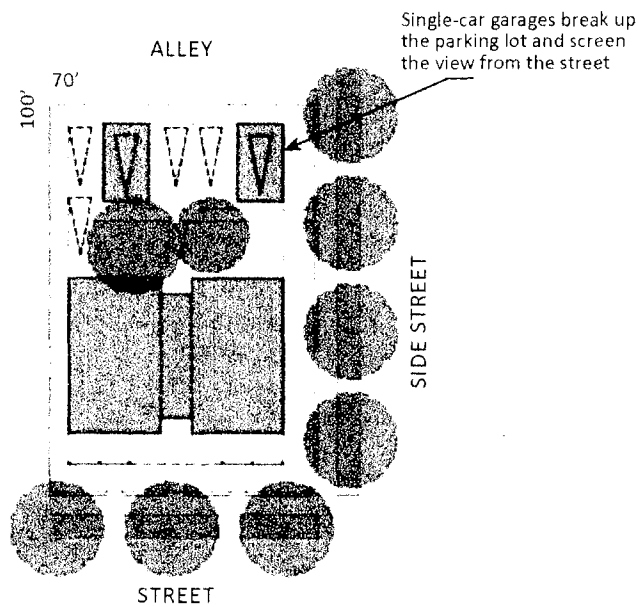
1. Compact Townhouses Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. The front porch and the front entrance of the building on a street corner lot are recommended to face the side street.

16. Small Apartment Building Lot Type

Article 5 - LOT TYPES

Small Apartment Building Lot Type is crafted to provide the opportunity to introduce apartment living into the neighborhood without creating incompatibility with neighboring structures in term of scale. Even though the example shown below assumes two dwelling units per floor served by a central staircase and hallway, other configurations are also possible. Uses other than residential units may also be accommodated within the building, depending on the location.

Small Apartment Building Lot Type permits a maximum of four dwelling units to be accommodated on a lot, along with other supporting facilities.



LOT :

Minimum lot size:	6000 s.f.
Minimum street or common court frontage:	65 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot:	4800 s.f.
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HEIGHT:

	2 stories / 38 feet max.
First floor elevation	18" above sidewalk

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

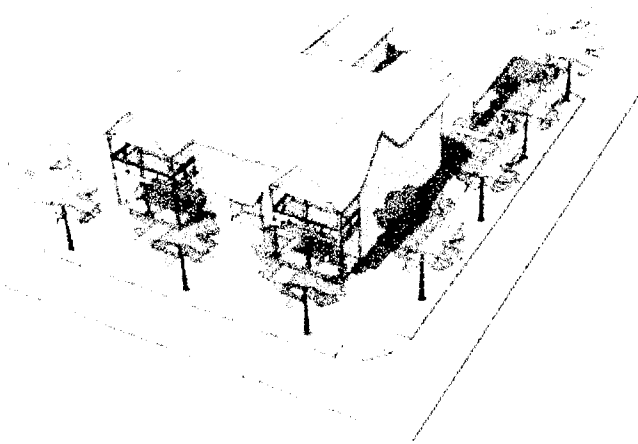
Porch or covered balcony size required per dwelling unit within the twenty feet of the street or side street property line	80 s.f. min.
Porch or covered balcony depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	8 spaces
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NOTES:

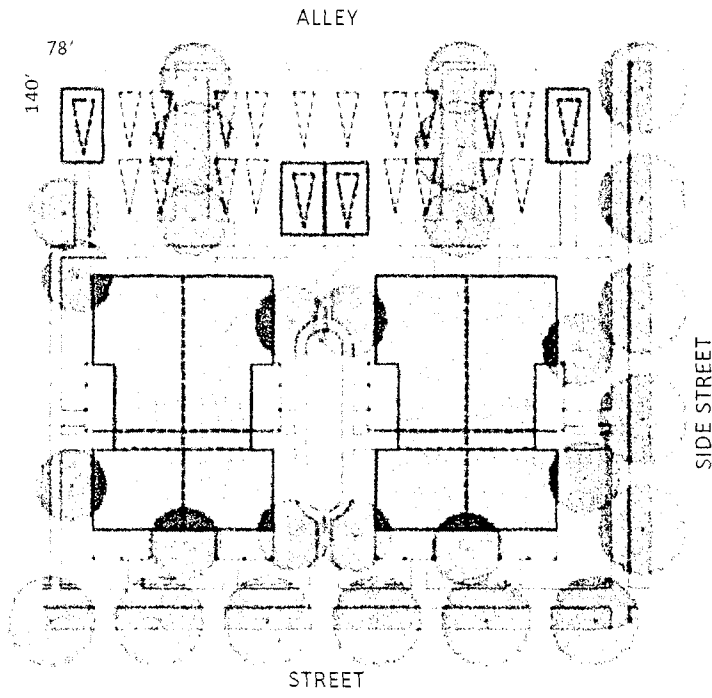
1. Tandem parking counts for parking requirement.



17. Courtyard Apartment Building Lot Type

Article 5 - LOT TYPES

Courtyard Apartment Building Lot Type is intended to provide apartment living opportunities in the neighborhood. Although not required, the example shown below does not employ a hallway. Instead, all apartments are accessed directly from the courtyards or sidewalks, upstairs units being walk-up apartments. Some apartments are single story, others, such as the street facing ones, are two story apartment units. Different configurations may also be arranged. Even though the below example show a lot layout with surface parking, buildings may reach all the way back over the tuck under parking, if desired.



LOT :

Minimum lot size:	9000 s.f.
Minimum street frontage	75 feet
Minimum depth	118 feet

BUILDING SIZE:

Maximum total floor area per lot:	8000 s.f.
Maximum floor area on third floor per lot:	1200 s.f.

HEIGHT:

	3 stories / 45 feet max.
First floor elevation	18" above sidewalk

SETBACKS:

Building at street	15 feet min.
Porch at street	7 feet min.
Building at side street	13 feet min.
Porch at side street	5 feet min.
Building at side	13 feet min.
Porch at side	11 feet min.
Building at rear	5 feet min.

PORCH:

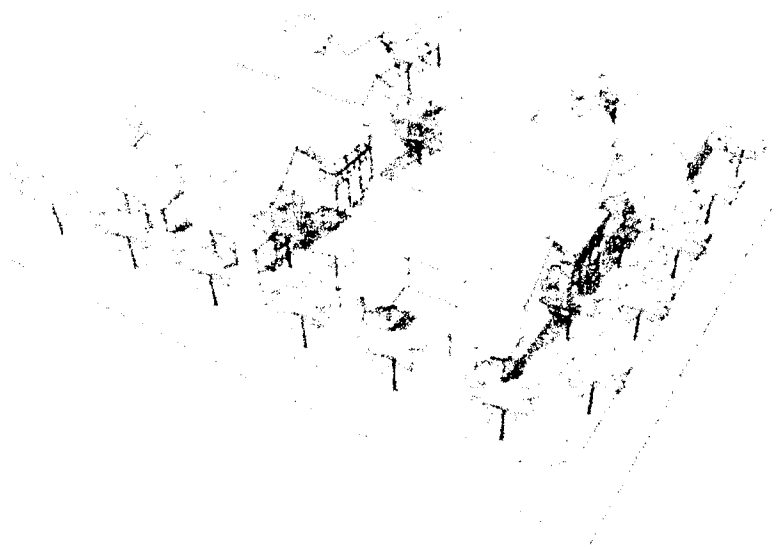
Porch or covered balcony size required per dwelling unit	80 s.f. min.
Porch or covered balcony depth	6 feet min.

OFF-STREET PARKING:

For each dwelling unit:	2 spaces
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NOTES:

1. No heated living floor area is permitted within the rear zone. The rear zone is reserved for parking, garages, and other storage structures.
2. Tandem parking counts for parking requirement.
3. A single story garage is permitted to have zero setback on the side property line if the adjacent lot is also a Courtyard Apartment Building Lot Type.

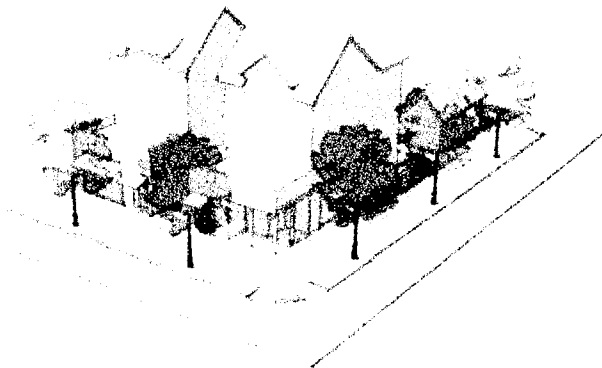
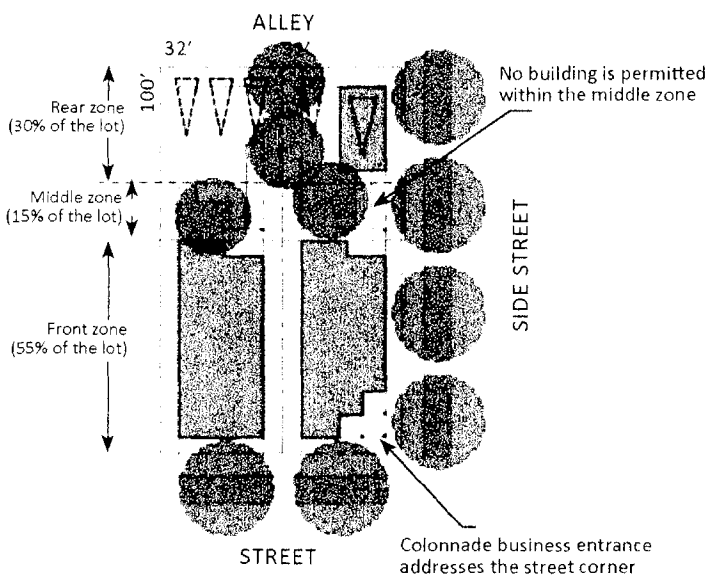


18. Main Street Cottage Live Work Lot Type

Article 5 - LOT TYPES

Main Street Cottage Live Work Lot Type is crafted to provide the opportunity to accommodate small businesses on the ground floor along the Main Street. A part of the ground floor or the entire ground floor may be occupied by non-residential uses. In some cases, the entire building may also be occupied by non-residential businesses. The owner may live on the second and third floors and work on the ground floor, or the ground floor may be rented to others. This lot type offers many possibilities.

Main Street Cottage Live Work Lot Type establishes three zones with different setbacks, lot coverage, and height requirements. These zones are the front zone, which is the first 55% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 15% of the lot in the middle. No building is permitted within the middle zone. Ground floor can be rented but not be sold and owned by an a separate owner.



LOT :

Minimum lot size:	3800 s.f.
Minimum street or common court frontage:	30 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot:	2600 s.f.
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LOT COVERAGE:

Front zone:	65% max.
Middle zone:	35% max. on corner lots
Rear zone:	no requirement

HEIGHT:

Front zone:	3 stories / 45 feet max.
Middle zone:	1 story / 18 feet max. on corner lots
Rear zone:	1 1/2 stories / 32 feet max.

	FRONT ZONE	MIDDLE ZONE	REAR ZONE
SETBACKS:			

Building at street			
Ground floor	4' min.	N.A.	N.A.
Upper floors	15' min.	N.A.	N.A.
Porch at street	4' min.	N.A.	N.A.
Building at side street			
Porch at side street	4' min.	N.A.	4 min.
Side	5' min.	N.A.	5' min.
Rear	N.A.	N.A.	5' min.

(No buildings are permitted within middle zone on regular lots)

OFF-STREET PARKING:

Minimum parking per lot	2 spaces
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NOTES:

1. Main Street Cottage Live Work Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

19. Main Street Townhouse Live Work Lot Type

Article 5 - LOT TYPES

Main Street Townhouse Live Work Lot Type is crafted to provide the opportunity to accommodate small businesses on the ground floor along the Main Street. The ground floor may accommodate a business or a small dwelling unit. Upstairs is a townhouse with a separate entrance. The ground floor unit is an ancillary unit.

Main Street Townhouse Live Work Lot Type permits a residential unit (townhouse) on top of a business suite that can also be used as a second residential unit. Ground floor can be rented but not be sold and owned by an a separate owner.

LOT :

Minimum lot size:	2700 s.f.
Minimum street or common court frontage:	30 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot:	2400 s.f.
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HEIGHT:

3 stories / 45 feet max.

SETBACKS:

Building at street	
first two floors	15 feet min.
third floor	21 feet min.
Building at side street	
first two floors	6 feet min.
third floor	22 feet min.
Porch at street	
Porch at side street	7 feet min.
Building at side	
Building at rear	5 feet min.

PORCH:

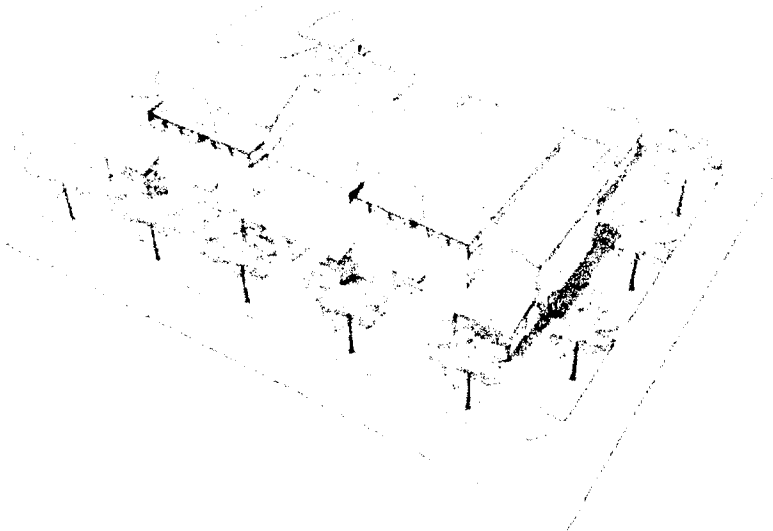
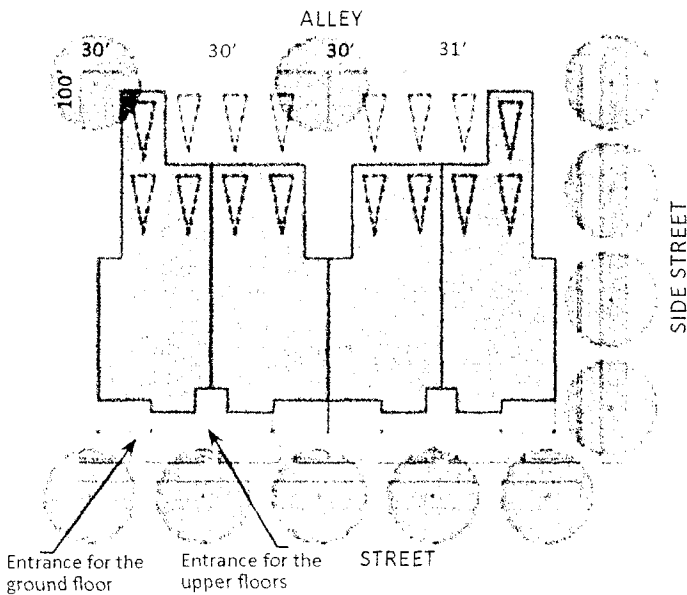
Porch required per lot within the twenty feet of the street property line	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	3 spaces
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NOTES:

1. Main Street Townhouse Live Work Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. Third story shall have a floor area no larger than 600 square feet per lot.

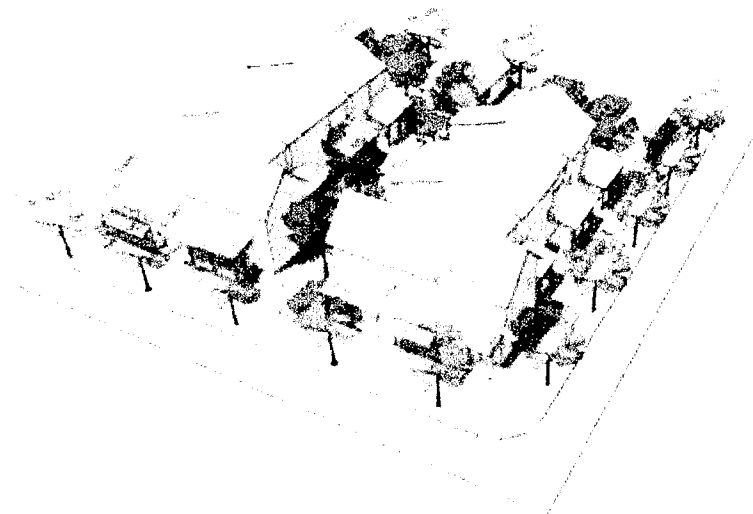
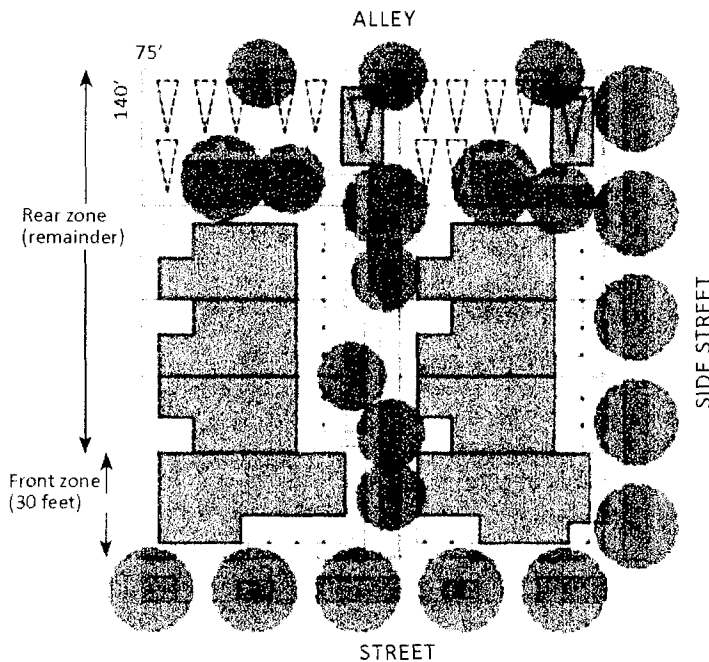


20. Main Street Slot Townhouse Cluster Lot Type

Article 5 - LOT TYPES

Main Street Slot Townhouse Cluster Lot Type is intended to provide a unique ownership and lifestyle option; several fee simple lots with attached buildings face common courts (highlighted by darker green on the lot diagram and perspective) that provide access to shared parking and to the street. The side street or common court frontages become “the front” for the townhouses located within the rear zone.

Main Street Slot Townhouse Cluster Lot Type permits attaching buildings. It also allows several small, fee simple lots to share common courts and common parking areas that are located on outlots owned collectively via an HOA. This lot type establishes two different zones with different height and building size restrictions. These zones are the front zone, which is the first 30 feet of the lot from front, and the rear zone which is the remainder of the parcel before subdivision.



CLUSTER PARCEL:

Minimum size:	7,800 s.f.
Minimum street frontage	59 feet
Minimum depth	128 feet

LOTS WITHIN CLUSTER:

Minimum size:	1,100 s.f.
Minimum street or common court frontage	20 feet

BUILDING SIZE:

Maximum total floor area per lot:	1600 s.f.
Maximum floor area on third floor per lot:	500 s.f.

HEIGHT:

Front zone:	2 stories / 38 feet max.
Rear zone:	2 stories / 35 feet max.

	LOTS WITHIN FRONT ZONE	LOTS WITHIN REAR ZONE
SETBACKS:		

(Street shall be considered as front for the lots within the front zone. Side street or common court shall be considered as front for the lots within the rear zone)

Building at front	4 feet min.	14 feet min.
Porch at front	4 feet min.	6 feet min.
Building at side	see note 6 below	0 or 5 feet min.
Building at rear	0 feet min.	see note 7 below

PORCH:

Minimum porch or colonnade size required per lot	80 s.f. min.
Porch or colonnade depth	6 feet min.

OFF-STREET PARKING:

For each dwelling unit	2 spaces
For each business suite with a total floor area of 1200 s.f. or less:	1 space
For each business suite with a total floor area greater than 1200 s.f.:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant, or office)	1 additional space

NOTES:

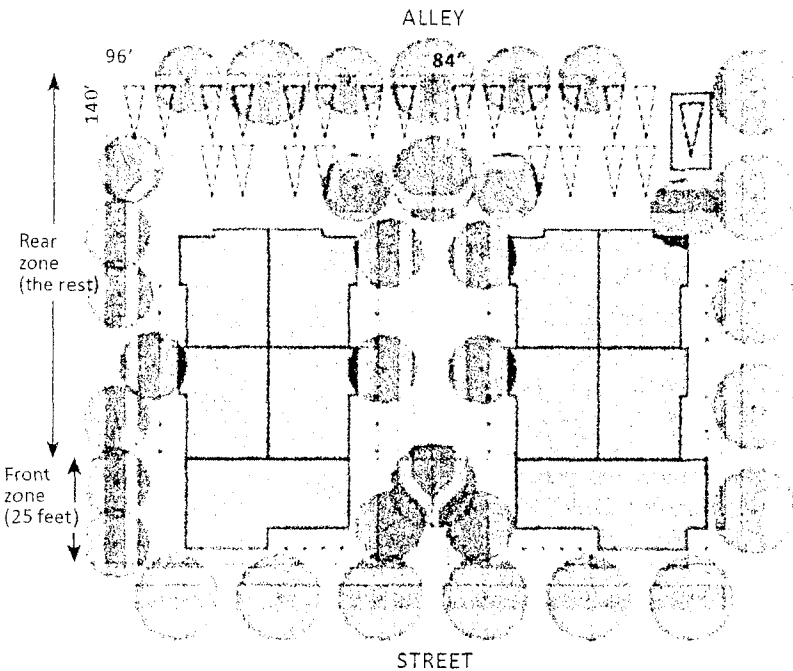
1. Main Street Slot Townhouse Cluster Lot Type is permitted to be employed only at lots with alley access.
2. The side street of common court frontage becomes “the front” for the townhouses located within the rear zone
3. No curb cuts are allowed on street or side street.
4. Tandem parking counts for parking requirement.
5. No bedrooms are permitted within the first 12 feet from the street in the front zone.
6. The side setback at the lots within the front zone shall be 0 feet minimum on the green court side, 5 feet minimum at side street or at the side property line.
7. The rear setback for the townhouses located within the rear zone shall be 5 feet along 50% of the rear property line, 15 feet along the remainder of the rear property line.
8. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

21. Main Street Back-to-Back Cluster Lot Type

Article 5 - LOT TYPES

Main Street Back-to-Back Cluster Lot Type is intended to provide a unique ownership and lifestyle option; several fee simple lots with attached buildings face common courts (highlighted by darker green on the lot diagram and perspective) that provide access to shared parking and to the street. The side street or common court frontages become "the front" for the townhouses located within the rear zone.

Main Street Back-to-Back Cluster Lot Type permits attaching buildings on three sides. It also allows several small, fee simple lots to share common courts and common parking areas that are located on outlots owned collectively via an HOA. This lot type establishes two different zones with different height and building size restrictions. These zones are the front zone, which is the first 25 feet of the lot from front, and the rear zone which is the remainder of the parcel before subdivision.



CLUSTER PARCEL:

Minimum size:	11,000 s.f.
Minimum street frontage	84 feet
Minimum depth	128 feet

LOTS WITHIN CLUSTER:

Minimum size:	1,000 s.f.
Minimum street or common court frontage	30 feet

HEIGHT:

Front zone:	2 stories / 38 feet max.
Rear zone:	3 stories / 45 feet max.

	FRONT ZONE	REAR ZONE
SETBACKS:		
Building at street	4 feet min.	N.A.
Building at side street	4 feet min.	10 feet min.
Porch at street	4 feet min.	N.A.
Porch at side street	4 feet min.	4 feet min.
Building at side	6 feet min.	6 feet min.
Porch at side	0 feet min.	0 feet min.
Building at rear	N.A.	5 feet min.

PORCH:

Porch or colonnade size	80 s.f. min.
Porch or colonnade depth	6 feet min.

OFF-STREET PARKING:

For each dwelling unit	2 spaces
For each business suite with a total floor area of 1200 s.f. or less:	1 space
For each business suite with a total floor area greater than 1200 s.f.:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant, or office)	1 additional space

NOTES:

1. Main Street Back-to-Back Cluster Lot Type is permitted to be employed only at lots with either alley access or access via a common parking outlot located at the rear.
2. The Side Street of common court frontage becomes "the front" for the lots located within the rear zone
3. No curb cuts are allowed on street or side street.
4. Tandem parking counts for parking requirement.
5. No bedrooms are permitted within the first 16 feet from the street in the front zone.
6. It is permitted to employ this lot type without any subdivision, or partial subdivision, if desired.
7. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

22. Main Street Row Building Lot Type

Article 5 - LOT TYPES

Main Street Row Building Lot Type is crafted after a common mixed use building prototype: apartments over business suites, served by a central staircase. Repeating the staircases and attaching several Main Street row buildings allows each building to sit on its own fee simple lot. Depending on the amount and the nature of the non-residential uses, and the availability of the on-street parking, Main Street Row Building lots may need additional off-lot parking nearby.

LOT :

Minimum lot size:	5000 s.f.
Minimum street frontage:	55 feet
Minimum depth:	90 feet

HEIGHT:

3 stories / 45 feet max.

SETBACKS:

Building at street	12 feet min.
Building at side street	4 feet min.
Porch or colonnade at street	4 feet min.
Porch or colonnade at side street	4 feet min.
Building at side	0 or 5 feet min.
Building at rear	5 feet min.

PORCH:

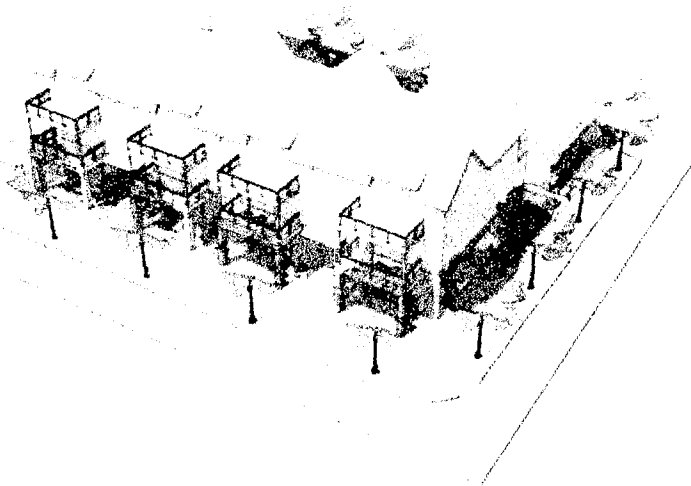
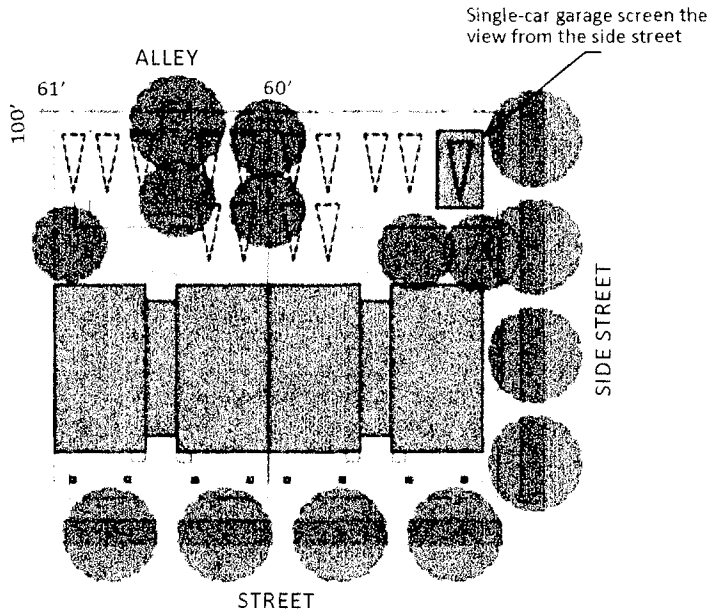
Porch or covered balcony size required per dwelling unit within the twenty feet of the street or side street property line	80 s.f. min.
Porch or covered balcony depth	6 feet min.

OFF-STREET PARKING:

For each dwelling unit	2 spaces
For each business suite (retail, restaurant, or office) with a total floor area of 1200 s.f. or less:	1 space
For each business suite (retail, restaurant, or office) greater than 1200 s.f.:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant, or office)	1 additional space

NOTES:

1. Main Street Row Building Lot Type is permitted to be employed only on lots with either alley access or access via a common parking outlot located at the rear.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.



23. Apartment Row Building Lot Type

Article 5 - LOT TYPES

Apartment Row Building Lot Type is intended to diversify the building types where apartment buildings are predominantly employed. It is a three story building with a central staircase typically serving for four or six units. These units may also accommodate non-residential uses where desired. Repeating the staircases and attaching several apartment row buildings allow each building to sit on its own fee simple lot. Even though shown below is an arrangement with tuck-under tandem double-car garages, this lot type can also be employed with no on-lot parking where parking is provided in the form of off-lot common parking. When the ground floor is occupied by the tandem car garages, as shown below, the lower level units may be two-story units making the building a four-apartment building, instead of six.

LOT:

Minimum size:	4,800 s.f.
Minimum street frontage	60 feet
Minimum depth	76 feet

HEIGHT:

3 stories / 45 feet max.

SETBACKS:

Building at street	
First two stories	15 feet min.
Third story	23 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	4 feet min.
Building at side	0 or 5 feet min.
Building at rear	5 feet min.

PORCH:

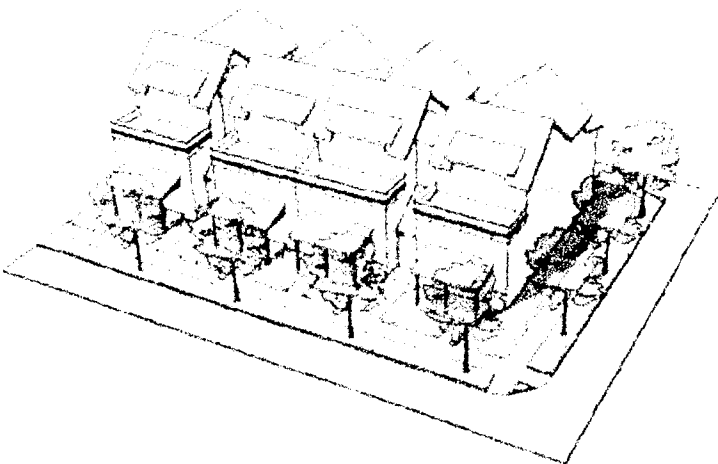
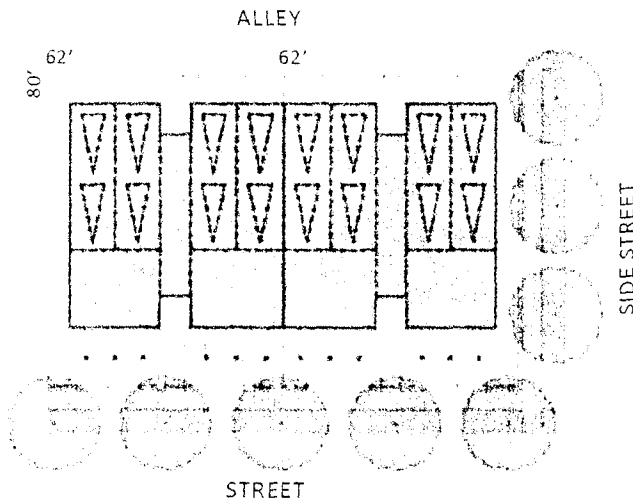
Porch, covered or non-covered balcony	
or terrace per dwelling unit	100 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

For each dwelling unit	2 spaces
For each business suite with a total floor area of 1200 s.f. or less:	1 space
For each business suite with a total floor area greater than 1200 s.f.:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant, or office)	1 additional space

NOTES:

1. Apartment Row Building Lot Type is permitted to be employed only at lots with either alley access or access via a common parking outlot located at the rear.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.

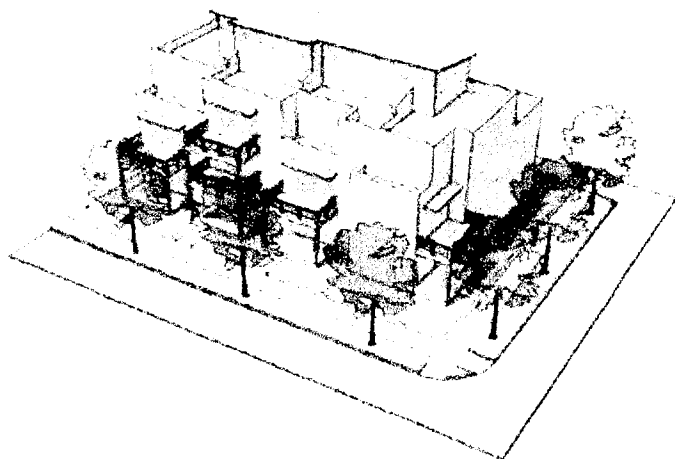
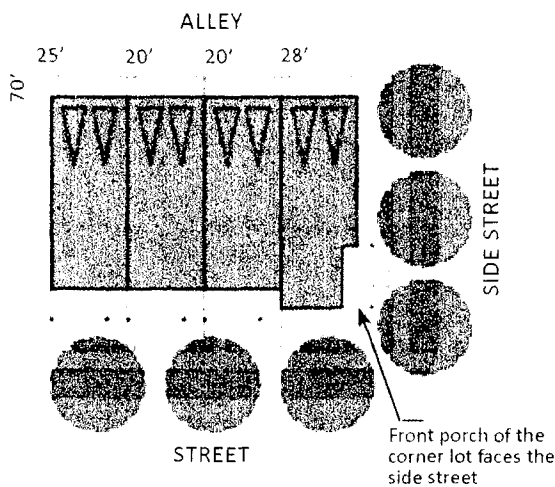


24. Compact Urban Townhouse Lot Type

Article 5 - LOT TYPES

Compact Urban Townhouse Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching three or more buildings and eliminating under-used side yards. Mixing compact townhouses with Main Street lot on a block face creates a well-balanced composition and contributes to the diversity of the neighborhood.

Compact Urban Townhouse Lot Type permits three or more buildings to be attached.



LOT :

Minimum lot size: 1400 s.f.
 Minimum street or common court frontage: 20 feet

BUILDING SIZE:

Maximum total floor area per lot: 2200 s.f.
 Maximum third floor area per building: 70 % of the building footprint
 Maximum fourth floor area per building: 30 % of the building footprint

HEIGHT:

4 stories / 50 feet max.
 First floor elevation: 18" above sidewalk

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street		
first two stories	15 feet min.	10 feet min.
third story	15 feet min.	15 feet min.
fourth story	27 feet min.	27 feet min.
Building at side street		
first three stories	NA	6 feet min.
fourth story	NA	18 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

PORCH:

Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots): 80 s.f. min.
 Porch depth: 6 feet min.

OFF-STREET PARKING:

Minimum parking per lot: 2 spaces

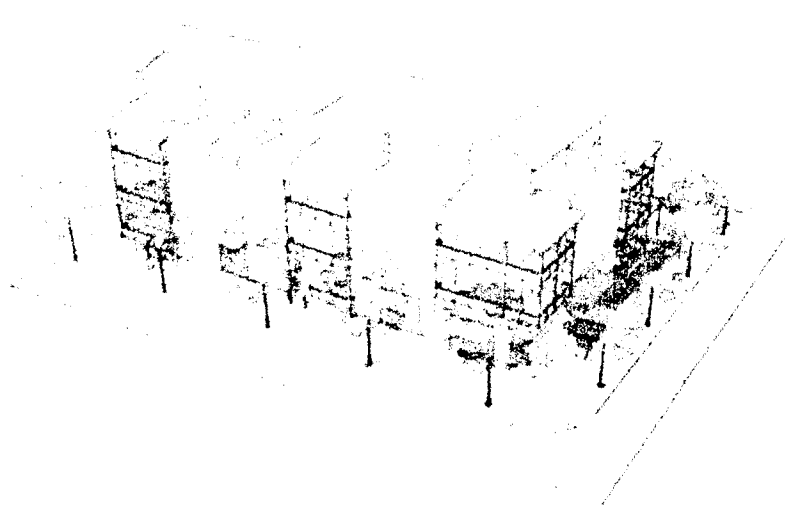
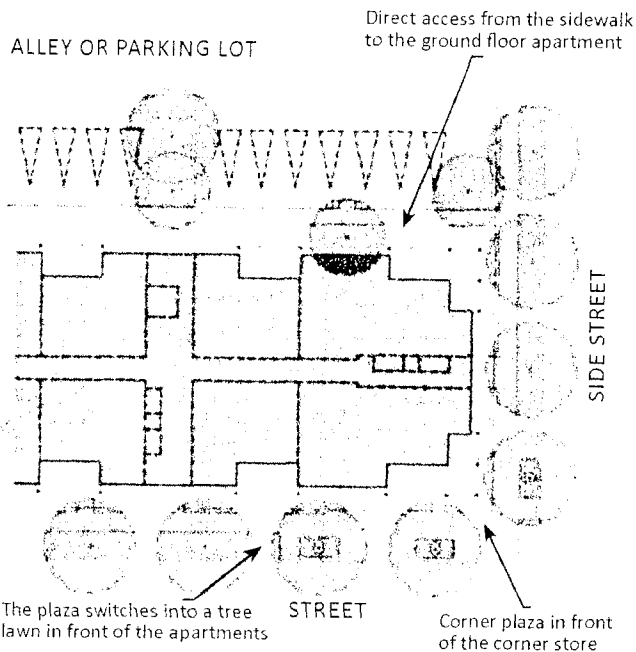
NOTES:

1. Compact Townhouses Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. The front porch and the front entrance of the building on a street corner lot shall face the side street.

25. Main Street Mixed Use Apartment Building Lot Type

Article 5 - LOT TYPES

Main Street Mixed Use Apartment Building Lot Type is crafted after a common mixed use building prototype that is very common in many city centers: a double-loaded apartment building with a central hallway, usually also served by an elevator. Depending on the context and the market, either the entire ground floor, or a part of it, can house non-residential uses. It is also possible to have all of the building occupied by apartments. Even if the ground floor apartments are accessed by an indoor hallway, secondary access should be provided through the porch to the sidewalk, to increase interest and prevent blank facades along the sidewalks.



LOT :

Minimum lot size:	10,000 s.f.
Minimum street or common court frontage:	100 feet
Minimum depth:	100 feet

HEIGHT:

3 or 4 stories / 45 or 50 feet max. (see note 3)

SETBACKS:

Building at street

Ground floor	
Residential use	6 feet min.
Non-residential use	4 feet min.
Second and third floors	6 feet min.
Fourth floor	16 feet min.

Building at side street

Residential use	6 feet min.
Non-residential use	4 feet min.
Second and third floors	6 feet min.
Fourth floor	12 feet min.

Porch or colonnade at street

4 feet min.

Porch or colonnade at side street

4 feet min.

Building at side

5 feet min.

Building at rear

5 feet min.

PORCH:

Porch, covered balcony, or terrace size required

per dwelling unit 80 s.f. min.

Porch or covered balcony depth 6 feet min.

OFF-STREET PARKING:

For each dwelling unit 2 spaces

For each business suite (retail, restaurant, or office) with a total floor area of 1200 s.f. or less: 1 space

For each business suite (retail, restaurant, or office) greater than 1200 s.f.: 2 spaces

For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant, or office) 1 additional space

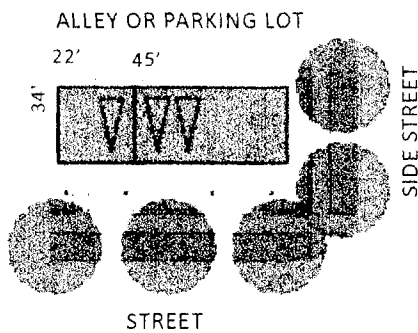
NOTES:

1. Surface parking at the rear shall be located a minimum of 10 feet away from the face of the building.
2. Tandem parking counts for parking requirement.
3. Four story / 50 feet maximum height is permitted per building (a) only when the ground floor of the building accommodates non-residential use of at least a 2000 square feet of floor area and (b) only on lots with frontages to the following streets: S 2450 W (Lakeside Avenue), loop street around the southern neighborhood park, and W 400 S.
4. There shall be direct access to the ground floor residential units from the sidewalk.
5. No building footprint shall exceed 12,500 square feet.
6. No curb cuts are allowed on the Lakeside Avenue.
7. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

26. Liner Building Lot Type

Article 5 - LOT TYPES

Liner building Lot Type is crafted to be placed at locations where large parking lots would otherwise be exposed to the street. Liner buildings block the view to the parking lot from the street and take advantage of the street frontage by providing additional residential or non-residential units, creating interest and neighborly character along the sidewalk. The shallow lot depth allows for the optimum utilization of the rest of the block. Liner buildings can be self-parked with convenient parking below or adjacent to residential units or offices.



LOT :

Minimum lot size:	600 s.f.
Minimum street or common court frontage:	20 feet
Minimum depth:	30 feet

HEIGHT:

1 1/2 stories / 32 feet max.

SETBACKS:

Building at all but pedestrian green street	12 feet min.
Building at pedestrian green street	8 feet min.
Building at side street	5 feet min.
Porch or colonnade at all but pedestrian green street	4 feet min.
Porch or colonnade at pedestrian green street	0 feet min.
Porch or colonnade at side street	4 feet min.
Building at side	0 or 2 feet min.
Building at rear	2 feet min.

PORCH:

Porch or open balcony size required per dwelling unit	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

For each dwelling unit or business suite: 2 spaces

NOTES:

1. Liner Building Lot Type is permitted to be employed only on lots with alley access or shared parking lot access.
2. No curb cuts are allowed on street or side street.
3. Garages shall not occupy more than 50% of the building footprint.
4. The second parking space may be provided in an adjacent shared parking lot.

27. Neighborhood Store, Restaurant, or Civic Building Lot Type

Article 5 - LOT TYPES

Neighborhood Store, Restaurant, or Civic Building Lot Type is crafted to accommodate self-standing neighborhood support businesses such as small grocers, restaurants, and coffee houses. It can also accommodate modest civic uses if needed. Because of the permitted building size, it fits into the neighborhood scale and character. The parking setback restriction is intended to encourage building presence along the sidewalk. Even though a single story would be the most common solution this lot type, a second story is permitted as well.

LOT :

Minimum lot size:	7000 s.f.
Minimum street frontage:	70 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total per lot:	4000 s.f.
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HEIGHT:

2 stories / 35 feet max.

SETBACKS:

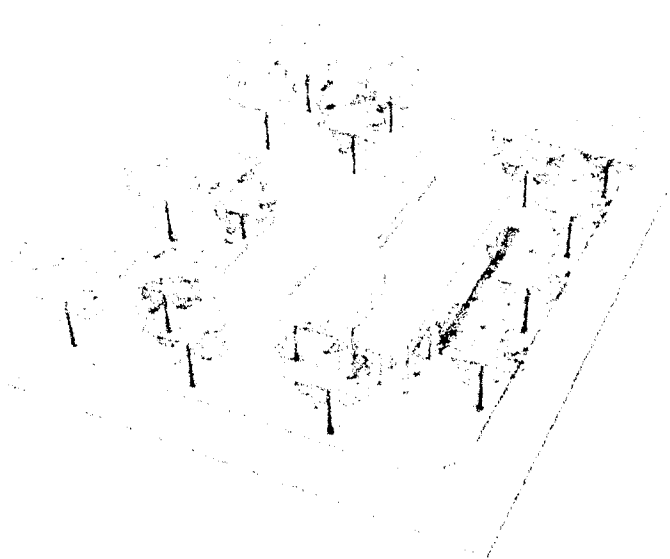
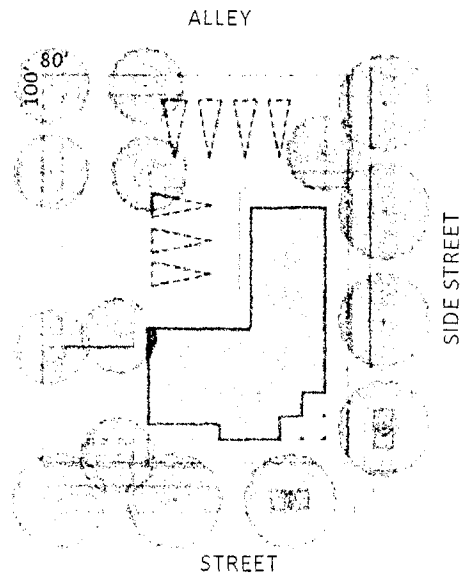
Building at street	6 feet min., 14 feet max.
Building at side street	6 feet min., 14 feet max.
Porch or colonnade at street	6 feet min.
Porch or colonnade at side street	6 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

OFF-STREET PARKING:

For office and retail	1 space per 500 s.f.
For restaurant	1 space per 350 s.f.

NOTES:

1. Neighborhood Store or Restaurant Lot Type is permitted to be employed only on lots with alley access or shared parking lot access.
2. No curb cuts are allowed on street or side street.
3. No surface parking is permitted within 25 feet from the street property line and 12 feet from the side street property line.
4. No surface parking is permitted between the buildings and the property lines along the street and the side street.
5. Each building shall provide a total covered walkway area of one square foot for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.



28. General Big Box Retail Building Lot Type

Article 5 - LOT TYPES

General Big Box Retail Building Lot Type is crafted to accommodate large scale commercial businesses at the peripheral locations where there is a transition from neighborhood character and scale toward highway oriented businesses. This lot type can take place at locations with or without an alley access. Even though the lot type doesn't require it, building presence along the sidewalk should still be employed if feasible.

LOT :

Minimum lot size:	10000 s.f.
Minimum street frontage:	100 feet
Minimum depth:	100 feet

HEIGHT:

2 stories / 45 feet max.

SETBACKS:

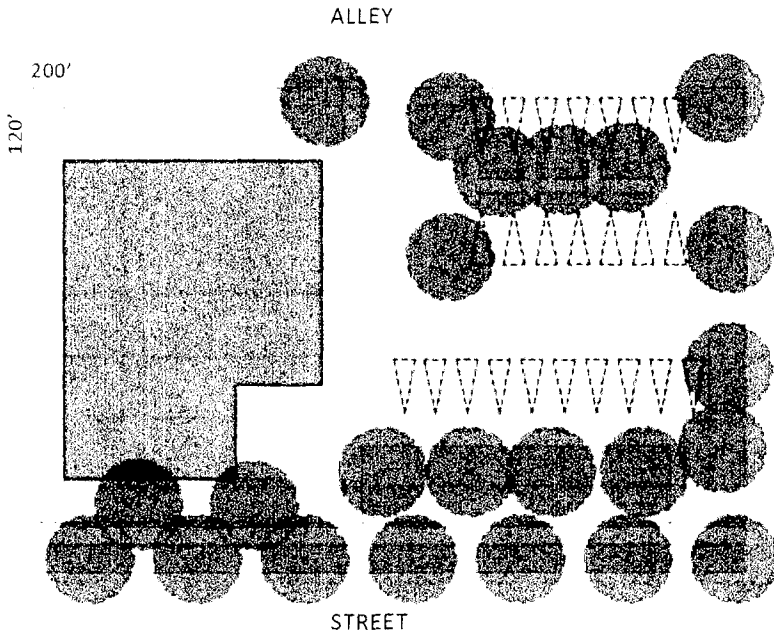
Building at street	10 feet min.
Building at side street	10 feet min.
Building at side	10 feet min.
Building at rear	5 feet min.

OFF-STREET PARKING:

For office and retail	1 space per 500 s.f.
For restaurant	1 space per 350 s.f.

NOTES:

1. On lots where there is an alley no curb cuts are allowed on street or side street.
2. Only one curb cut that is no wider than 22 feet is permitted along each 120 feet of the street or side street.



Summary of off-street parking requirements

Article 5 - LOT TYPES

1. Suburban Mansion Lot Type	2 spaces minimum per lot + 1 for the accessory dwelling unit
2. Suburban House Lot Type	
3. Side-Drive House Lot Type	
4. Village House Lot Type	
5. Cottage Lot Type	
6. Compact Cottage Lot Type,	2 spaces minimum per lot
7. Tiny Cottage Lot Type	
8. Compact Tiny Cottage Lot Type	
9. Shallow Cottage Lot Type	
10. Twin Houses Lot Type	
11. Cottage Twin Houses Lot Type	
12. Compact Cottage Twin Houses Lot Type	
13. Shallow Cottage Twin Houses Lot Type	
14. Backyard Townhouse Lot Type	
15. Compact Townhouse Lot Type	
18. Main Street Cottage Live Work Lot Type	
24. Compact Urban Townhouse Lot Type	
16. Small Apartment Building Lot Type	2 spaces minimum per unit
19. Main Street Townhouse Live Work Lot Type	3 spaces minimum
17. Courtyard Apartment Building Lot Type	2 spaces minimum per dwelling unit
20. Main Street Slot Townhouse Live Work Lot Type	1 space minimum for each business suite with less than 1200 s.f.
21. Main Street Back-to-Back Cluster Lot Type	2 spaces for business suites greater than 1200 s.f. + additional 1 space per 400 s.f. after the 1600 s.f.
22. Main Street Row Building Lot Type	2 spaces minimum for each dwelling unit
23. Apartment Row Building Lot Type	1 space minimum for each business suite of 1200 s.f. or less
25. Main Street Mixed Use Apartment Building Lot Type	2 spaces for business suites greater than 1200 s.f. + additional 1 space per 400 s.f. after the 1600 s.f.
26. Liner Building Lot Type	2 space min. for each dwelling or business suite
27. Neighborhood Store, Restaurant, or Civic Bldg Lot Type	For office and retail: 1 space per 500 s.f. (minimum)
28. General Big Box Retail Building Lot Type	For restaurant: 1 space per 350 s.f. (minimum)

Article 6
ARCHITECTURAL
DESIGN
STANDARDS

11-9-601 Block Face Diversity

Article 6 - ARCHITECTURAL DESIGN STANDARDS

The standards provided on this page aim at creating a harmonious and diverse urban environment along the thoroughfares within Lakeside Landing. These standards are organized following the transect zones. The rest of the architectural standards and guidelines follow the building types.

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

A. BLOCK FACE DIVERSITY WITHIN T3 TRANSECT

In order to exhibit a harmonious block face, each building should express simplicity, yet diversity should be achieved via a set of buildings with different massing and facade articulations. In other words, different facade variations create an appealing composition. The attention should not be on a single building (repetition of the same building creates monotony, however well-articulated that building may be), instead it should be on a set of simple variations to create a diverse and appealing block face. The following standards are aimed at creating appealing block faces.

- The same elevation variation shall not be employed on the adjacent lot on either side of the lot in question, nor on the lot across the street and neighboring two lots on either side across the street. This implies six (6) different variations on the lot and surrounding five (5) lots.
- Employing twin house buildings together with detached houses or cottages are recommended to create a diverse block face composition.

B. BLOCK FACE DIVERSITY WITHIN T4, T5, AND T6 TRANSECTS

Townhouse and apartment buildings need to mix with houses, cottages, and twin houses along a block face to create a harmonious composition. When predominantly larger buildings are employed, it is important to create enough diversity so that the building wall along the sidewalk does not feel overwhelming. Repetition of the units in a townhouse building exacerbates its negative effect on the block face. Compositions where the townhouse building is divided into smaller components in a diverse way, are usually more successful in

achieving balanced block faces and creating a more visually interesting and walkable streetscape. The following guidelines aim at achieving this balance.

- Multiple lot types shall be employed as the length of the block face increases according to the following:
 - Up to 200 feet of block face: 1 lot type minimum
 - Up to 300 feet of block face: 2 lot types minimum
 - Up to 450 feet of block face: 3 lot types minimum
 - Longer than 450 feet: 4 lot types minimum
- Long building walls along the sidewalk shall be avoided: No building wall shall be permitted to extend more than 80 feet without a recess or extrusion that is at least 4 feet deep and 10 feet long.
- When two or more apartment or townhouse buildings are employed on block face, employ buildings with different number of units, if feasible.
- Employ compact townhouse and cottage lot types along common greens; this compensates for the limited outdoor amenities offered on each lot.
- Employ awnings, colonnades, or covered porches especially at south facing elevations.

C. BLOCK FACE DIVERSITY WITHIN T5i TRANSECT

Providing breaks on the facades, employing plazas and courtyards, and mixing small buildings with other lot types are an effective ways to create diversity in a denser urban environment. When large buildings are employed massing and facade articulation enhance the diversity on the block face.

- Long building walls along the sidewalk shall be avoided: No building wall shall be permitted to extend more than 80 feet without a recess or extrusion that is at least 4 feet deep and 10 feet long.
- Courtyards, common greens, or plazas should be employed when feasible.
- Employ awnings, colonnades, or covered porches especially at south facing elevations.



A block face composed of seven buildings: four cottages and two pairs of twin houses. Even though the ground floors of the detached houses and twin house pairs are very similar only one model is being used twice. Facade variation of each building is unique.

11-9-602 Houses, Cottages, Twin Houses Article 6 - ARCHITECTURAL DESIGN STANDARDS

The standards provided in this section apply to the following lot types:

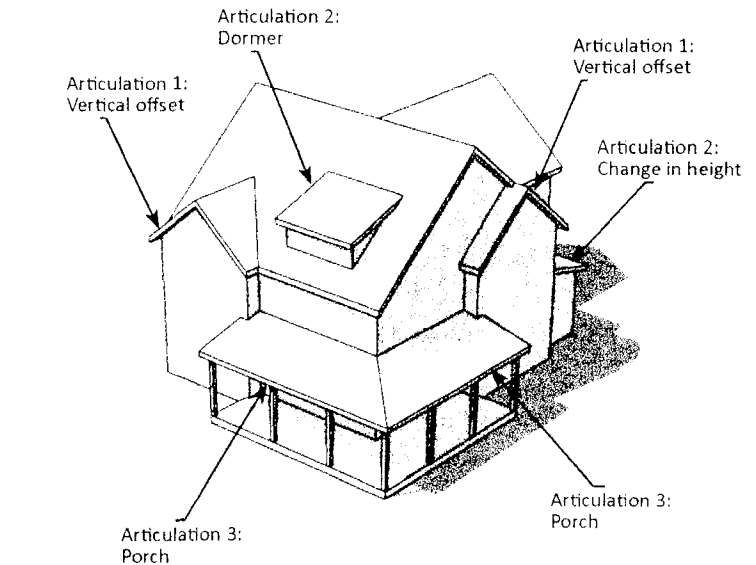
1. Suburban Mansion Lot Type
2. Suburban House Lot Type
3. Side-Drive House Lot Type
4. Village House Lot Type
5. Cottage Lot Type
6. Compact Cottage Lot Type
7. Tiny Cottage Lot Type
8. Compact Tiny Cottage Lot Type
9. Shallow Cottage Lot Type
10. Twin Houses Lot Type
11. Cottage Twin Houses Lot Type
12. Compact Cottage Twin Houses Lot Type
13. Shallow Cottage Twin Houses Lot Type
18. Main Street Cottage Live Work Lot Type
26. Liner Building Lot Type

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.



Simplicity is the key principle in fitting into a neighborhood and creating a harmonious streetscape. To create a varied yet unified streetscape, too many special effects should be avoided, and a quiet and simple architectural expression should be employed. The following standards and guidelines address this balance. In general, it is recommended for the houses, cottages, and twin houses to have a simple building form with a few facade articulations.

- **Houses:** The primary building elevation facing the street shall have at least two massing articulations visible from the sidewalk. At buildings less than twenty four (24) feet in width, the primary building elevation shall have no more than four (4) articulations. At buildings greater than twenty-four (24) feet in width, the primary elevation shall have no more than six (6) articulations.



Above is an example of a well articulated street corner house. The building presents three massing articulations from the street and three additional articulations from the side street. Note that these massing articulations are not two-dimensional elements attached to the front facade but important massing features.

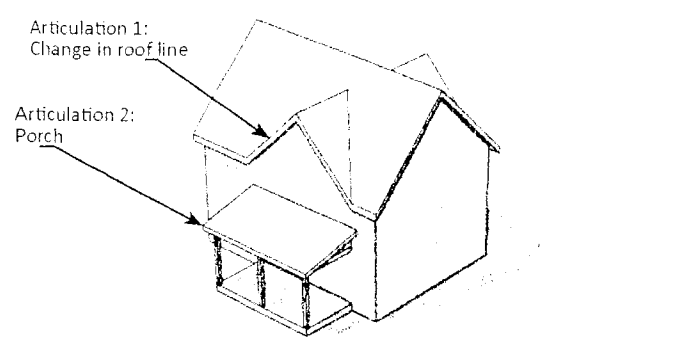
- **Cottages:** The primary building elevation facing the street or a common court shall have at least one (1) articulation. Primary building elevations facing the street or a common court shall have no more than three (3) articulations.
- **Twin Houses:** The primary building elevation facing the street or a common court shall have at least three (3) articulations (both sides combined). At buildings less than twenty-four (24) feet in width, the primary building elevation shall have no more than five (5) articulations. At buildings greater than twenty-four (24) feet in width, the primary elevation shall have no more than seven (7) articulations.



A comparison of two buildings that emphasizes the importance of creating a legible hierarchy of primary, secondary, and tertiary forms in designing a well-articulated building. The example on the left has a simple forward-facing gable (the primary form) with a porch (the secondary form) and a balcony subtracted on the second floor. The example on the right, on the other hand, employs five forward-facing gables that are competing, making the whole composition too crowded, especially if we consider this level of articulation being repeated on neighboring buildings.

11-9-602 Houses, Cottages, Twin Houses Article 6 - ARCHITECTURAL DESIGN STANDARDS

DELIVERABLES: 11-9-602 HOUSES, COTTAGES, TWIN HOUSES; ARTICLE 6 - ARCHITECTURAL DESIGN STANDARDS; 11-9-602 HOUSES, COTTAGES, TWIN HOUSES; ARTICLE 6 - ARCHITECTURAL DESIGN STANDARDS; 11-9-602 HOUSES, COTTAGES, TWIN HOUSES; ARTICLE 6 - ARCHITECTURAL DESIGN STANDARDS



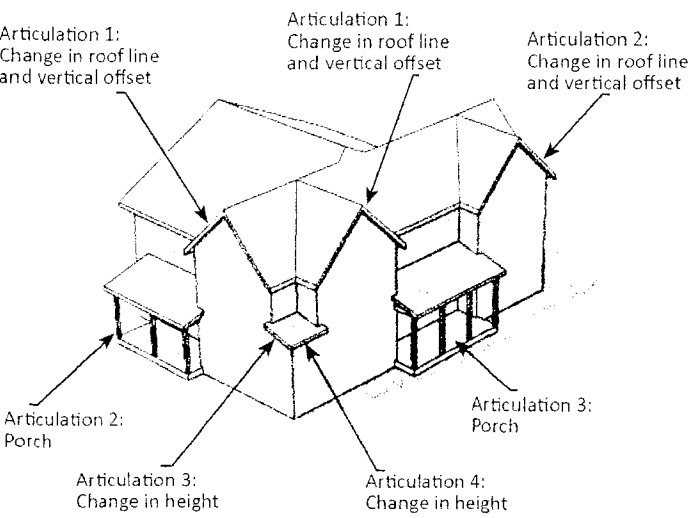
Even though it is very hard to make a small cottage building look unattractive, too many articulations and special effects may overwhelm the neighborhood when such buildings are repeated. Above is a simple building with only two articulations visible from the front.

- Competition between articulations shall be avoided. Creating a hierarchy of articulations of different sizes is an effective way to compose a facade.
- For twin houses, facade articulations that make the whole building read as if it is a single house, shall be employed on the street corner lots.

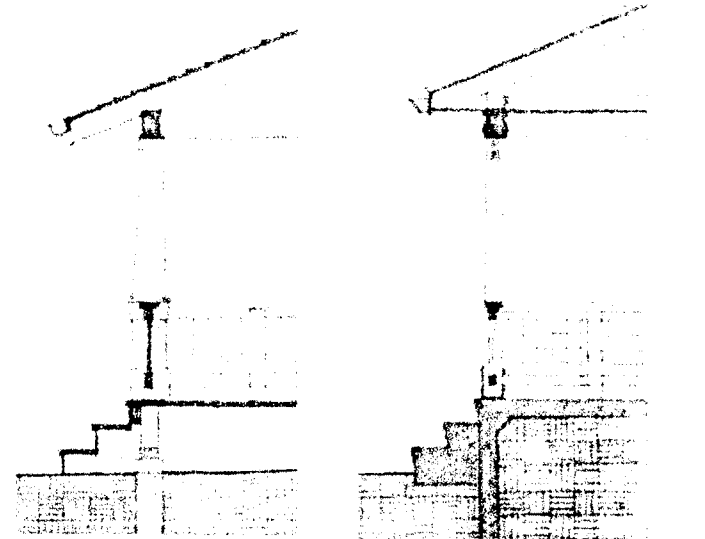
B. PORCH CHARACTERISTICS

When employed the right way, porches create a semi-private living space, which also serves as a transition between the private indoors and the public realm. It serves to create a human-scaled, interesting, and walkable streetscape.

- A porch shall be treated as an extension of the interior living spaces. As such, it should be well-connected with, as opposed to isolated from, the interior living spaces.
- The porch shall not be more than one step down from the finished floor of the home.
- If slab on grade, no foundation wall shall be exposed.
- When provided, railings and half walls shall not be taller than twenty eight (28) inches, measured from the porch floor.
- Porches should be flush with finished floor level of the home when feasible.
- Wrapped porches are advised for houses located on corner lots.



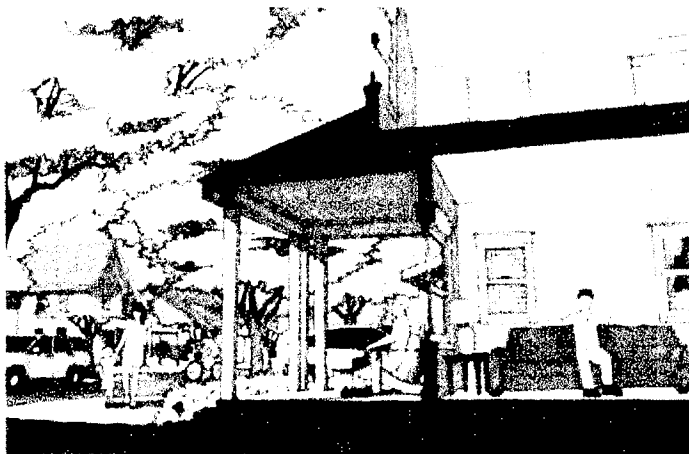
Above is a corner Twin House building addressing both streets with well-articulated facades. The narrower facade accommodates three, and the wider facade accommodates four articulations. These articulations are not two-dimensional elements attached to the front facade but instead important massing features.



On the left, a tapered column with an enlarged base that sits on a wood-framed porch. Exposed rafters and beams are accented by a railing system of vertical pickets with varied spacing. Right, a simple square-column detail with exposed hardware, an enclosed ceiling, and a concrete floor with a railing system of a framed mesh-wire grid.

11-9-602 Houses, Cottages, Twin Houses

Article 6 - ARCHITECTURAL DESIGN STANDARDS



A successful porch functions as an extension of the indoor living spaces. As such, it should be well-connected with, as opposed to isolated from, the interior living spaces. Note that the above drawing depicts the minimum porch and building setbacks required by most of the House and Cottage building form types. (Drawing is from the following book: Onaran, K., F. Pagez Ruiz, R. Pelusio, T. Lyon. 2019. Architectural Design for Traditional Neighborhoods. A VSI Publishing, p. 4).



The porches need to be sized large enough to be valuable amenities. A view of a porch facing a pocket park at a street corner.

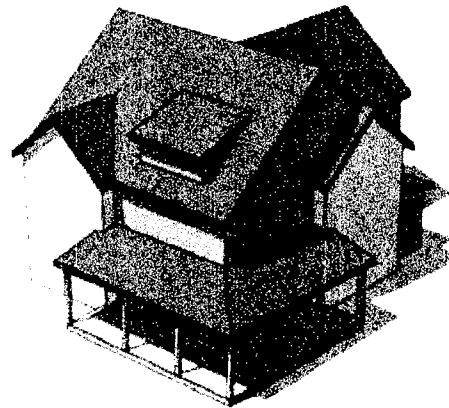


Common green courts work as valuable amenities in residential neighborhoods. Above is a modestly sized green court with small detached houses. Note that porches maintain a single-story scale to relate to the pedestrians.



As with massing, simplicity is crucial in material choice. Many successful compositions can be found in traditional neighborhoods where buildings use only one material with simple texture differences. The use of too many materials usually results in the creation of confusing and overwhelming elevations. Clutter created by the use of too many materials should be avoided.

- Material and color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.
- Unless others approved by the planning administrator, exterior wall materials shall be limited to horizontal and vertical smooth-faced siding (cementitious or vinyl, if high quality), painted wood siding, corrugated metal, metal panels, stucco (real or eifs), and masonry.
- Wood textured “fake” siding surfaces shall be avoided.
- Masonry textured “fake” artificial (plastic or cementitious) panels shall be avoided.
- Windows shall be recessed from the face of the building at least the depth of the adjacent material or surrounded by a window trim not less than 3 inches wide.
- In general the lighter materials should be placed above those of heavier weight.
- Care should be taken to design all elevations such that the same (one or two) materials appear in similar configurations on all of the elevations.



Above is an example of a desired composition where material (or color) changes happen along a vertical line at interior corners.

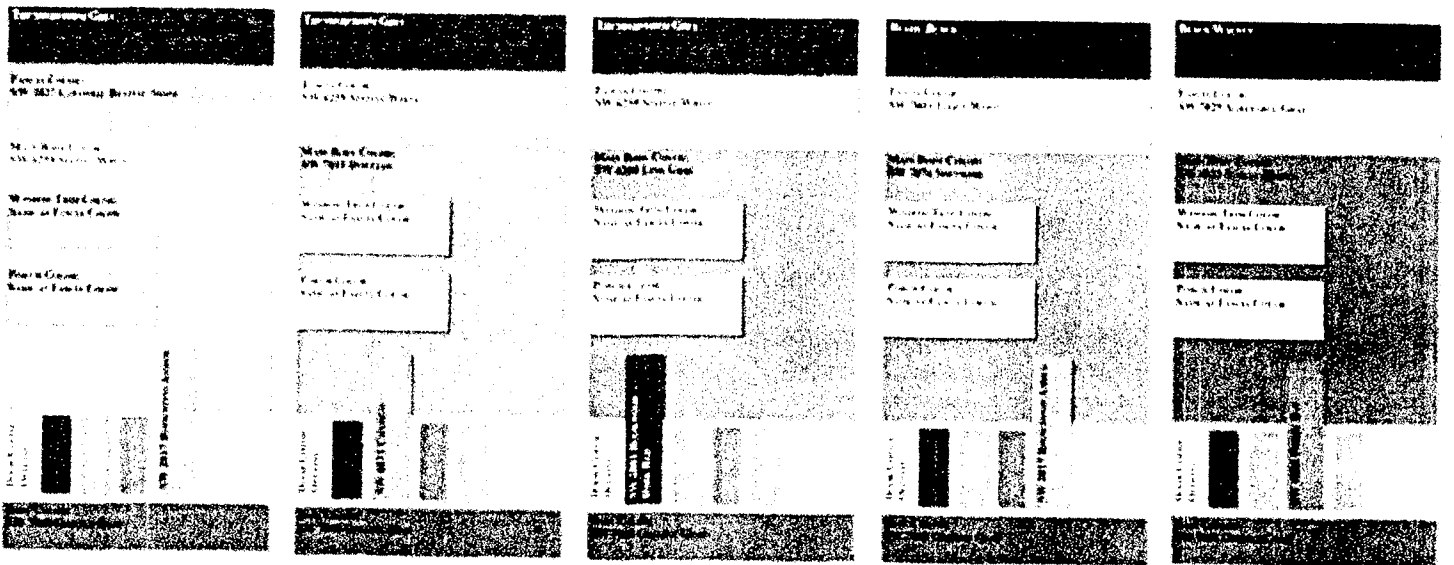
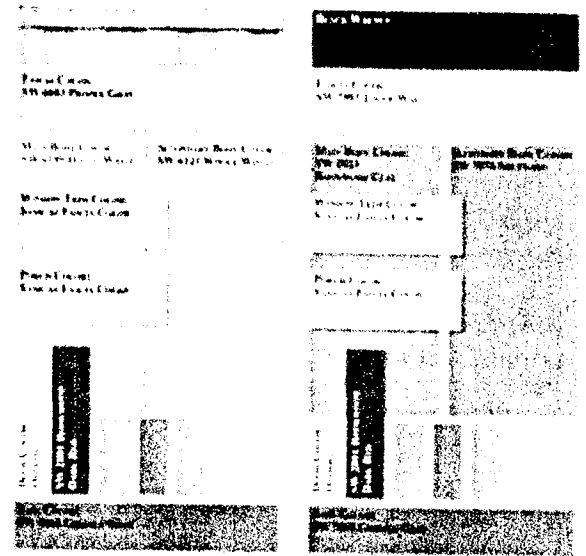
11-9-602 Houses, Cottages, Twin Houses Article 6 - ARCHITECTURAL DESIGN STANDARDS

D. EXTERIOR COLORS

A color palette that is inspired by surrounding landscape connects individual buildings and entire neighborhoods to their setting. In general, avoiding bright jewel colors helps create a well-balanced color palette. The color schemes included on this page are for inspirational purposes only.

elements (porches, trim, etc.) on each building on a block face similar colors.

- Color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or gable end.
- Same color schemes shall not be used for two adjacent buildings.
- Use color in a way that honors the massing characteristics of the building. Often, fewer colors used on individual buildings are more successful than a large number of colors.
- The roof color shall be coordinated with the overall building color scheme.
- If photovoltaic panels are used, the roof color should conceal the panels.
- A collective "rhythm" can be created by painting similar



Seven exemplary color schemes. For cottages there is only one main body color, for twin houses two. The fascia, the porch, and trim colors are the same and usually they create a contrast with the main body color. The base color (where the concrete foundation wall is exposed) is the same gray color for all buildings. To this composition the vibrant front door colors add emphasis. This palette is presented here for inspiration.



Above is an example of a diverse block face with six cottages and two twin house buildings accommodating the color palettes provided at the next page. Note that a single main body color is used for the cottages. Since the front facades of these cottages are narrow using more than one body color would overcrowd the block face. Together these color schemes create an appealing ensemble. Note that the same color scheme is not used for buildings that are adjacent to each other. Note also that contrasting color schemes are used side by side. This distinguishes each building and brings out the diversity of massing features employed on the block face.

11-9-603 Townhouses

Article 6 - ARCHITECTURAL DESIGN STANDARDS

The standards provided in this section apply to the following lot types:

- 14. Backyard Townhouse Lot Type
- 15. Compact Townhouse Lot Type
- 19. Main Street Townhouse Live Work Lot Type
- 20. Main Street Slot Townhouse Live Work Lot Type
- 24. Compact Urban Townhouse Lot Type

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

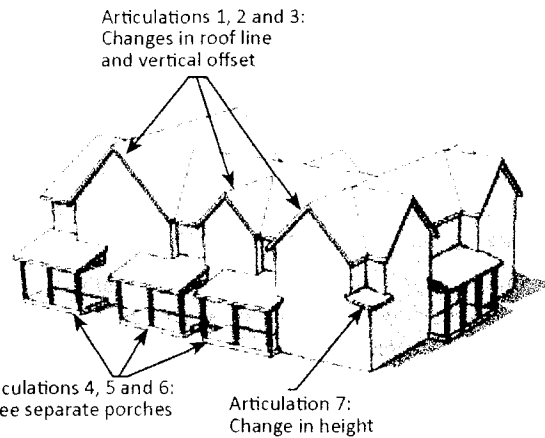


The Townhouses encourage compact urban forms by eliminating side yards. However, when units are attached their footprints get bigger. That is the reason why the following standards and guidelines are crafted to address the larger building forms and to decrease the intensity of these buildings. Simplicity and avoiding excessive articulation is an important principle for townhouses. Here, the challenge is to find creative ways to use facade articulation to reduce the scale of the building (both in height, to make the building look shorter; and length, to make the building look as if it was composed of smaller buildings).

- Avoid excessive repetition. The facades visible to the public shall be treated as a diverse composition, not as repetition of the same row house unit.
- The primary building elevation facing the street or the common court shall have a minimum number of facade articulations based on the following table (these articulations shall be assessed for the entire building, not for the singular units).

	Minimum amount of articulations	Maximum amount of articulations
Side street facade	3	5
Triplex	4	7
Four-unit row house	5	8
Five-unit row house	6	9
Five-unit row house	7	10
Seven-or-more-unit row house	8	12

- Massing articulations that create a diverse composition (by mirroring certain units, differentiating porch configurations, employing diverse roof shapes) are preferred.



Above is an example for a well-articulated four-unit row house building located on a street corner. The building addresses both streets; the end unit's porch and main entrance face the sides street (on the left side of the image). Each row house unit has a unique facade and all four create a balanced composition for the entire building. The result is a more compatible building in Golden's neighborhoods.



Successful use of porches in townhouse buildings can tame the building mass and enhance the human scale along the sidewalks. Porches also help to create compatibility between townhouse buildings, houses, and twin houses when employed on a block face or in close proximity.

- The porches shall not be more than one step down from the finished floor of the home.
- Continuous porches along four or more units shall be avoided.
- Porches should be flush with finished floor level of the home when feasible.
- Porches that are not attached to neighbor's porch (as shown in the figure on previous page) are encouraged.
- The side street facing unit of a row house building at a corner lot should either face the side street or have a wrapped porch, when feasible.



Above is an example of a diverse block face that accommodates two townhouse buildings (one with four units, the other with three) a pair of twin houses, and two cottages. Mixing townhouse buildings with other building types on a block face help diminish their effects on the sidewalks and creates a rich walking experience. Note that certain architectural features, such as porches with similar details, window compositions, and forward facing gables, are employed in all building types. In other words, a family of architectural elements are applied to all building types. This reduces the contrast between the different building types and brings them together to create a balanced block face.

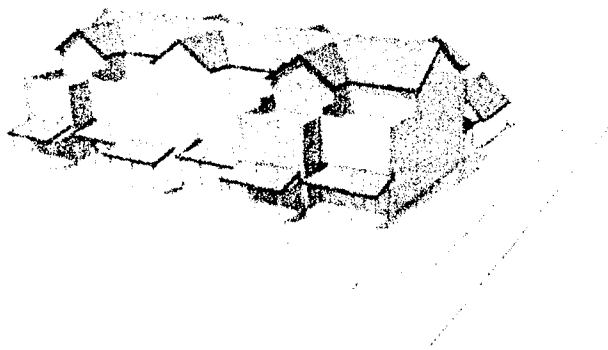
11-9-603 Townhouses

Article 6 - ARCHITECTURAL DESIGN STANDARDS

C. EXTERIOR MATERIALS

Exterior material differentiation on townhouse buildings needs to accentuate articulations, break up the building length and height, and create unity on an overall elevation.

- Material changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.
- Unless others approved by the planning administrator, exterior wall materials shall be limited to horizontal and vertical smooth-faced siding (cementitious or vinyl, if high quality), painted wood siding, corrugated metal, metal panels, stucco (real or eifs), and masonry.
- Wood textured “fake” siding surfaces shall be avoided.
- Masonry textured “fake” artificial (plastic or cementitious) panels shall be avoided.
- Windows shall be recessed from the face of the building at least the depth of the adjacent material or surrounded by a window trim not less than 3 inches wide.
- Use contrast (in material or in color) in a way to break up the building length and highlight smaller components of the massing to make the building look like a composition of smaller buildings.
- In general the lighter materials should be placed above those of heavier weight.
- Care should be taken to design all elevations such that the same materials appear in similar configurations on all of the elevations.



Above is an example where change in color (or material) is used to break up the length of the building and make the large building look like a composition of smaller buildings. Change in color or material can make repetition more tolerable.



A well-articulated corner treatment with wrapped porch addressing both streets. Miller Ranch, Edwards, Colorado.

D. EXTERIOR COLORS

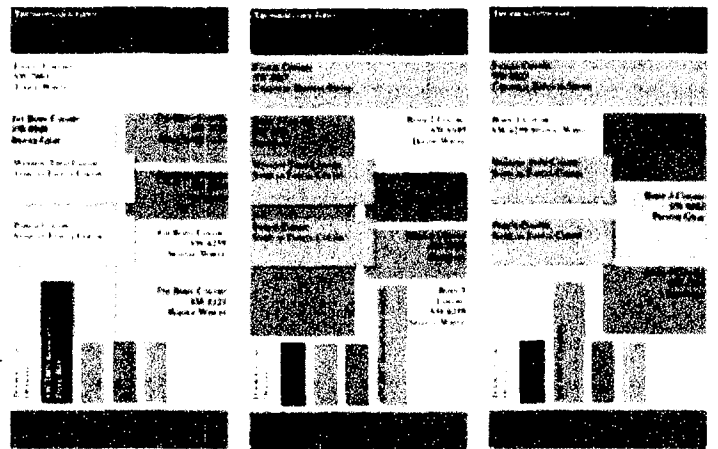
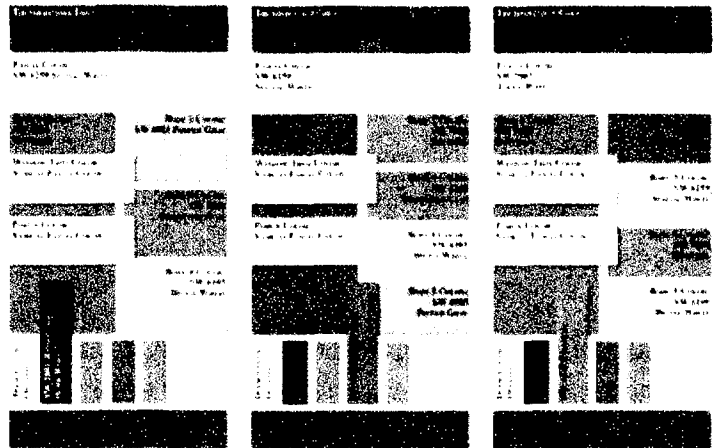
Color use in townhouse buildings can help reduce the perceived scale of the building, especially if colors with dark and light tones are used to emphasize the massing articulation. This also makes the diversity of the facade more visible. The townhouse color palettes should use the same or similar colors as the color palettes of houses, cottages, and twin houses, especially when employed together. The color schemes included on this page are for inspirational purposes only.

- Color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line (at a floor line or gable end).
- The roof color shall be coordinated with the overall building color scheme. If photovoltaic panels are used, the roof color should conceal the panels.
- If there are repetitions on the facade changing the color of these repeated elements helps de-emphasize the repetition. Colors with dark and light tones should be used to emphasize the massing articulation.

11-9-603 Townhouses

Article 6 - ARCHITECTURAL DESIGN STANDARDS

- ❑ Bright colors should be reserved to accent specific building elements such as doors or awnings.
- ❑ Darker colors should be applied to recessed sections of larger buildings to help accentuate separation between building masses.
- ❑ A collective “rhythm” can be created by painting similar elements (porch, trim, etc.) on each building on a block face similar colors.

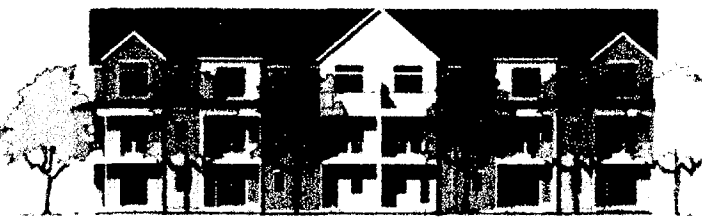


Above is another example where color is used creatively to break up the perceived length of the building. Even though the porches of the three townhouses at the center are attached, they still read self-contained and well-scaled because of the stepping.



Above are two images that show how the color schemes presented above can be applied to townhouse buildings: on the right a three-unit townhouse building on the right a six-unit townhouse building. The changes in color follow vertical and horizontal offsets and help to reduce the perceived height and length of the buildings. When contrasting colors are applied to building parts, such as bays and forward facing gables, these parts start looking as if they are separate buildings. (Images are from Iron Works, Englewood, Colorado).

Six exemplary color schemes for townhouse buildings. The number of body colors increases as the number of units per building increases. The fascia, the porch, and trim color are the same for certain parts of the building but change with the body color. The base color (where the concrete foundation wall is exposed) is the same gray color for all buildings. To this composition the vibrant front door colors add emphasis. This palette is presented here for inspiration.



11-9-604 Apartment Buildings

Article 6 - ARCHITECTURAL DESIGN STANDARDS

The standards provided in this section apply to the buildings on the following lot types:

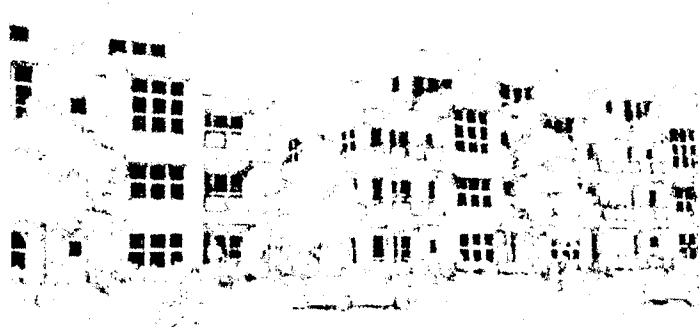
- 16. Small Apartment Building Lot Type
- 17. Courtyard Apartment Building Lot Type
- 23. Apartment Row Building Lot Type
- 25. Main Street Mixed Use Apartment Building Lot Type

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

A. MASSING AND ARTICULATION

Dividing the building into smaller parts and relating to the human scale is the primary purpose for massing articulation when it comes to large apartment buildings. The right amount of articulation (not too much, not too little) is key. Excessive repetition, as well as too much complexity, usually don't help to diminish the intensity of building's size. The following standards and guidelines aim at achieving the above-mentioned balance.

- Articulate the massing horizontally to make the building look as if it is a composition of multiple buildings. This can be done by expressing bays (especially by means of balconies), or indentations.
- At four story buildings, articulate the massing vertically, to make the building look shorter, by differentiating especially the ground floor's and uppermost floor's treatment.
- Provide multiple entrances and avoid blank walls along the sidewalks.
- Avoid excessive repetition.
- Express architectural elements such as entries, porches, balconies, bays, cornices, and parapets.
- Break the building by means of common courtyards and greens when feasible.
- Changes in building height are encouraged to emphasize important building elements particularly at courtyard entries and street corners.



Above is an example for a well-articulated apartment building with ground floor residential units being accessed directly from the sidewalk. The uppermost floor has a setback and roof line is articulated with cantilevered shed roofs saluting the street.

B. PORCHES AND BALCONIES

Porches and balconies are valuable amenities for the apartment units. Furthermore, they have the potential for creating a desirable scale along the sidewalk and articulate the building's massing. When residential units on the ground floors provide access directly from the sidewalk through well-sized porches, the building relates to the sidewalk scale and creates an appealing, walking environment on the sidewalk. This also encourages neighborly interaction.

- The porches and balconies shall not be more than one step down from the finished floor of the home.
- When dwelling units are placed on the ground floor, there shall be an entrance to the unit through the porch directly from the sidewalk, even when the unit has another formal entrance from an interior hallway.
- Porches and balconies should be flush with finished floor level of the home when feasible.
- Generous porches and balconies are encouraged.
- At corners a wraparound configuration should be employed when feasible



Example of a well-lived balcony in an apartment building. When connected well to the indoor spaces of the dwelling unit and sized appropriately, a porch becomes a valuable amenity for an apartment and encourages neighborly interaction.

11-9-604 Apartment Buildings

Article 6 - ARCHITECTURAL DESIGN STANDARDS

EXTERIOR MATERIALS

Exterior material changes on an apartment building can be used to accentuate massing articulations and break up the length of the building. The following standards and guidelines are intended to encourage the use of material as an integral part of the architectural design.

- Material changes shall occur along a vertical line at interior corners, or along a horizontal line (at a floor line or gable end). Lighter materials should be placed above those of heavier weight.
- Unless others approved by the planning administrator, exterior wall materials shall be limited to horizontal and vertical smooth-faced siding (cementitious or vinyl, if high quality), painted wood siding, corrugated metal, metal panels, stucco (real or eifs), and masonry.
- Wood textured “fake” siding surfaces shall be avoided.
- Masonry textured “fake” artificial (plastic or cementitious) panels shall be avoided.
- Windows shall be recessed from the face of the building at least the depth of the adjacent material or surrounded by a window trim not less than 3 inches wide.
- Use material changes to accentuate massing articulations.



An example for a Courtyard Apartment Building with diverse massing articulation, including change in height. The use of contrasting color to highlight the massing articulation reads like a family of various parts rather than a large building.

EXTERIOR COLORS

In order to create architectural continuity throughout the neighborhood, the color palettes provided above for houses, cottages, and twin houses, as well as those for townhouses, should be used for apartment buildings as well. Similar to the material use, color changes can also be used in a way to accentuate massing articulations and reduce the perceived size of the building.

- Color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line (at a floor line, cornice, or gable end, if there are any).
- Use color changes to accentuate massing articulations.
- Darker colors should be applied to recessed sections of the building to help accentuate separation between building masses.
- Bright colors should be reserved for accent colors on specific building elements such as doors or awnings.



11-9-605 Main St. and Com. Buildings Article 6 - ARCHITECTURAL DESIGN STANDARDS

The standards provided in this section apply to the buildings on the following lot types:

- 18. Main Street Cottage Live Work Lot Type
- 19. Main Street Townhouse Cluster Lot Type
- 20. Main Street Slot Townhouse Live Work Lot Type
- 21. Main Street Back-to-Back Cluster Lot Type
- 22. Main Street Row Building Lot Type
- 25. Main Street Mixed Use Apartment Building Lot Type
- 27. Neighborhood Store, Restaurant, or Civic Bldg. Lot Type
- 28. General Big Box Retail Building Lot Type

- On the ground floor, place social activities within the building program that create interest and attract pedestrians in a way that they can be visible from the sidewalk.
- Provide solutions such as french doors, folding doors, transparent garage doors, that can provide the interior space to extend to the exterior, when feasible.



It is important for the retail uses to create life on the sidewalk. Note that a colonnade placed in front of a coffee house provides a good transition to the courtyard located in between two storefronts. It also creates space for more seating.

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

A. MASSING AND ARTICULATION

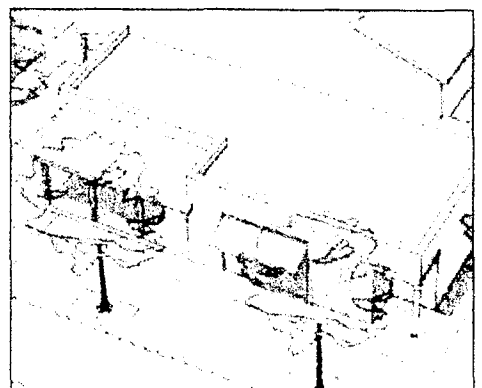
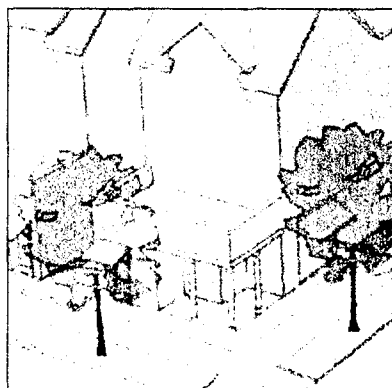
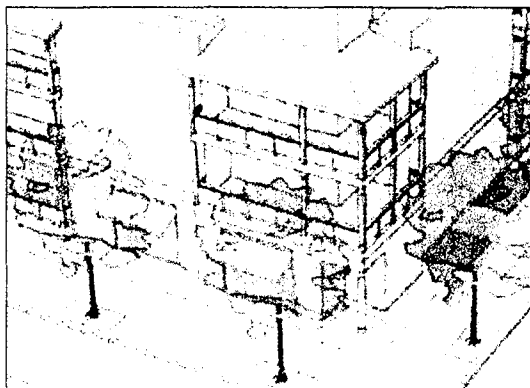
Main street retail and community buildings should be street oriented and should respect the human scale. The following standards and guidelines address how this can be achieved.

- Articulate the ground floor to address and engage the pedestrians via increased transparency, employment of colonnades, shop windows and awnings.
- Buildings on street corners shall address both streets.
- For buildings on street corners, corner entrances, indentations, towers, colonnades, or wrapped porches are recommended ways to address both streets.
- Accommodate outdoor seating patios and plazas when feasible.

B. BUILDING PRESENCE ON STREET

In order to be able to contribute to the conviviality of the street as a social place that is a part of the public realm, the Main Street and community buildings need to have a strong street presence. The following standards and guidelines address how this can be achieved.

- The front doors shall face the street and be easily visible by the pedestrian.

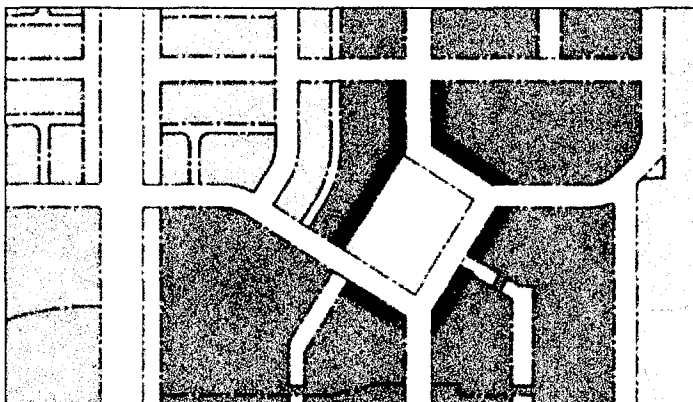
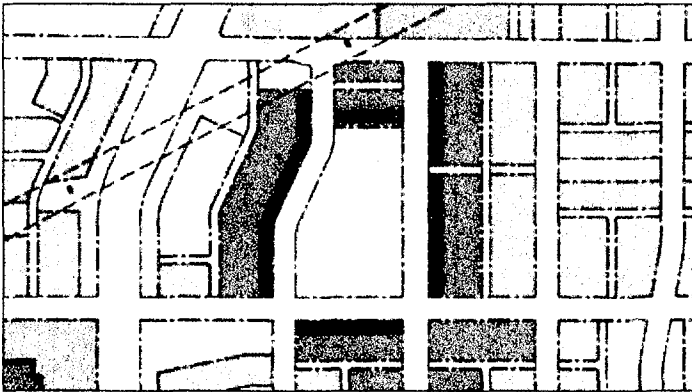


Corner entrances to stores, colonnades, shop windows, awnings, and porches are among the essential architectural elements that engage pedestrians. Providing plazas where appropriate is also essential in creating a pedestrian friendly neighborhood center

11-9-605 Main St. and Com. Buildings Article 6 - ARCHITECTURAL DESIGN STANDARDS

The following standard is intended to prevent blank facades on the ground floors and to ensure the pedestrian interest along the critical frontages in Lakeside Landing

- All Main Street and community buildings along the highlighted frontages on the below maps shall have a minimum of 70% transparency at eye level (see definition on page 29).



Plans showing the priority frontages where eye-level transparency requirements apply.

Even though the placement of buildings and off-street parking on the lot are prescribed by the lot types, it is important to introduce additional measures to guarantee that the parking shall not compete with pedestrian presence on Main Street and community building lots.

- Place the off-street parking spaces at the rear.
- Provide screening fences or shrubs to reduce visibility of parking from the public sidewalks when parking is located along the street.
- Employ liner buildings to screen large parking lots from the streets
- Place a few covered garage buildings to divide the surface parking, when feasible.

Materials on Main Street and community buildings can be used to accentuate articulations or create unity on an overall elevation.

- Material changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line (at a floor line or gable end). Lighter materials should be placed above those of heavier weight.
- Unless others approved by the planning administrator, exterior wall materials shall be limited to horizontal and vertical smooth-faced siding (cementitious or vinyl, if high quality), painted wood siding, corrugated metal, metal panels, stucco (real or eifs), and masonry.
- Wood textured "fake" siding surfaces shall be avoided.
- Masonry textured "fake" artificial (plastic or cementitious) panels shall be avoided.
- Windows shall be recessed from the face of the building at least the depth of the adjacent material or surrounded by a window trim not less than 3 inches wide.
- Use material changes to accentuate massing articulations.

In order to create architectural continuity throughout the neighborhood, the color palettes provided above for houses, cottages, and twin houses, as well as those for townhouses, should be used for Main Street and community buildings as well. Similar to the material use, color changes can also be used in a way to accentuate massing articulations and reduce the perceived size of the building.

- Color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line (at a floor line, cornice, or gable end, if there are any).
- Use color changes to accentuate massing articulations.
- The roof color should be coordinated with the overall building color scheme. If photovoltaic panels are used, the roof color should conceal the panels.
- Bright colors should be reserved for accent colors on specific building elements such as doors or awnings.

11-9-606 Additional Standards

Article 6 - ARCHITECTURAL DESIGN STANDARDS

Additional architectural standards are adopted as supplementary regulations to this article and attached hereto. These additional standards are titled:

Architectural Design Standards for
(22) Main Street Row Building Lot Type,
(23) Apartment Row Building Lot Type,
and (25) Main Street Mixed Use Apartment Building Lot type
at the Lakeside Landing Special District Overlay, Springville, Utah

These additional standards are a binding regulatory document for the design of the lot types listed above.

Article 7
LANDSCAPE
DESIGN
STANDARDS

11-9-701 General Requirements

Article 7 - LANDSCAPE DESIGN STANDARDS

The Landscape Design Standards provide guidance to create a sustainable management of the streetscape, alleys, and private yard landscaping, as well as, landscape management throughout Lakeside Landing. Against some of the challenging climatic conditions of Utah, wise landscaping can create comfort zones and increase livability.

In this section, the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

Development plans should include landscape elements that contribute positively to the character of neighborhoods.

Improvements should:

- Enhance the human scale of the building.
- Provide a transition between areas with different character.
- Screen views of unsightly elements, such as utility boxes and parking areas.
- Create comfort zones to encourage pedestrian activity.
- Facilitate water efficiency.

In this section, a tree equivalent (TE) point system is used, with 1 TE being equal to the minimum size and characteristics of the tree at the time of planting or installation as follows:

Deciduous trees:

Two and one-half-inch (2 1/2") caliper, measured one foot above ground. (1 TE)

Coniferous trees:

Six feet in height. (1 TE)

In this section, plant requirements shall be measured by Shrub Points (SP). A Shrub Point (SP) equals to one large shrub, or two medium shrubs, or four small shrubs. The minimum size and characteristics of plant at the time of planting or installation, shall be as follows:

Coniferous and deciduous shrubs and hedges:

Minimum (1) five-gallon container size (1 SP); or
Minimum (2) two-gallon container size (1 SP); or
Minimum (4) one-gallon container size (1 SP)

The following landscape standards and guidelines are for private lot landscaping for all lot types

- Prior to planting and installing irrigation systems, all sites for planting shall incorporate soil amendments at a rate of three cubic yards per 1,000 square feet to a depth of at least six inches. Existing topsoil shall be salvaged and stockpiled for use in amending area soil.
- Turf areas and live planting areas in excess of 100 square feet in area shall be served by a permanently installed irrigation system, based upon a determination that such an irrigation system is unnecessary as a result of the size, location or alternate maintenance accommodations applicable to the area.

- The minimum size and characteristics of other landscape materials at the time of planting or installation, shall be as follows:
 - Ground covers and vines: One gallon size, except for prostrate junipers and other shrub like ground covers that shall be five-gallon size.
 - Wood chip mulch: Minimum three inches depth.
 - Rock or stone mulch: Two-inch minimum to cobble size, minimum three inches in depth.
- Plant material located within an applicable sight distance area, shall conform to the requirements of the city of Springville.
- Healthy existing mature trees (three-inch caliper or greater) shall be preserved on site unless sufficient hardship can be demonstrated. If trees must be removed, two must be planted (two and one-half-inch caliper or greater) for every one that is taken, in addition to compliance with all other tree requirements. No substitutions for trees allowed.
- Landscape plan shall demonstrate that irrigation systems are designed to minimize overspray and water waste through use of automatic controllers, rain sensors, moisture sensors and, for non-turf areas, subsurface drip systems.
- When feasible, provide a landscaped area between residential properties and the street, including trees and other landscape materials.
- Deciduous trees that shade in the summer and allow sunlight to pass through their limbs in the winter are recommended for the south side of the building. Coniferous trees that buffer from cold winds, snow, and ice, are recommended for the north facade of the building. Decisions should also take into account the effects on solar access with regard to neighboring properties.
- Trees that must be removed on site due to demonstrated hardship should be mulched.
- Plant materials may be integrated into groupings, and need not be uniformly distributed throughout the site. An ideal design would balance distribution with grouping.
- Irrigation system devices, such as backflow prevention devices should be located away from the public view. When this is not feasible, a low fenced enclosure should be provided.

11-9-702 Landscaping within ROWs

Article 7 - LANDSCAPE DESIGN STANDARDS

Frequent street trees with wide canopies located close to the vehicular traffic lanes on streets not only create a comfort zone for pedestrians on sidewalks but also make drivers aware of their speed, therefore calming the traffic. Some of the most attractive and famous urban streets employ the same tree species to create uniform canopies that make walking a pleasurable experience. However, employing the same tree species is a risky choice since they are vulnerable to the same diseases and insects. It is more prudent to create uniformity in the canopy by means of employing a diversity of trees with similar shapes (tall trunks, clear and wide canopies). At local residential streets, it is a good strategy to employ detached sidewalks and place the street trees in tree lawns. The tree lawns provide opportunities for unique landscaping at certain locations. At local commercial streets in front of the nonresidential, eliminating the tree lawn and providing large sidewalks with trees placed in tree grates is advised. The following standards and guidelines address these challenges and opportunities.



An elegantly landscaped tree lawn at an intersection. When low perennials are utilized in a way not to block the sight triangle, landscaping on the corners slows down the traffic and creates an appealing environment for the pedestrians to enjoy.

- Street trees shall be provided on all streets every 30 to 40 feet. Spacing may be adjusted depending on the location of alleys, driveways, and common courts. The street tree and common court tree configurations shown on the Illustrative Plan (on pages 22 through 25) shall be a guide to prepare the landscaping plans that are required as part of the subdivision process.
- Street tree species shall be chosen from Springville's approved tree species list.
- The street trees located across the street shall be of the same species.
- At least three tree species shall be employed every 400 linear feet of street.



A residential street with mature street tree canopy. Trees placed closed to the curb with large canopies slow down the traffic. The on-street parking as well creates friction and calms the traffic.

- Park strips shall be landscaped. Turf grass, ground covers, and river rock are permitted within the parks strips.
- Provide flowering low bushes on the parks strips at intersections, when feasible.
- Encourage residents to create unique landscaping or productive landscaping on the park strips in front of their properties.



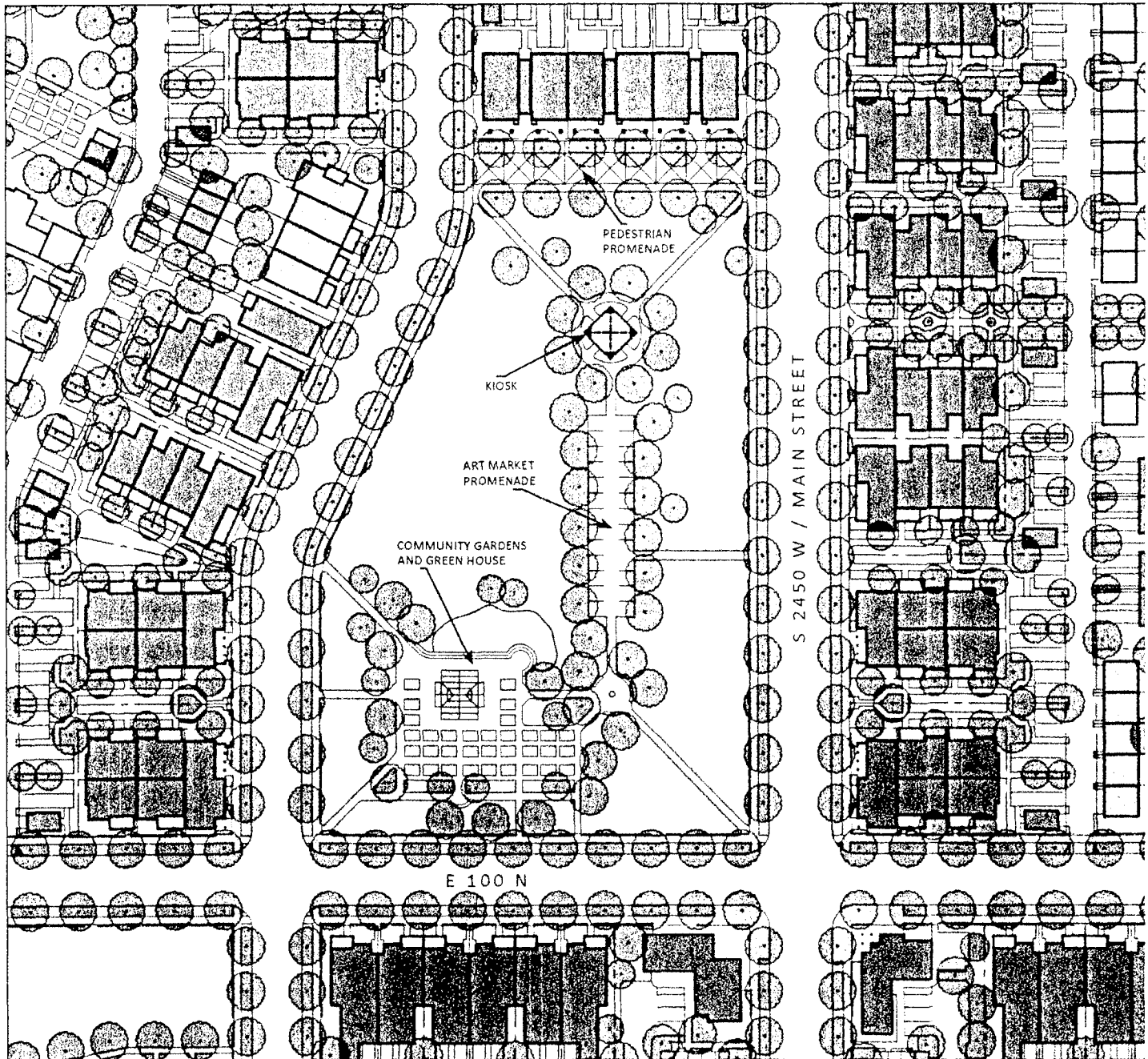
Use of occasional benches create memorable streetscape compositions and add place making in neighborhoods.

11-9-703 Neighborhood Parks

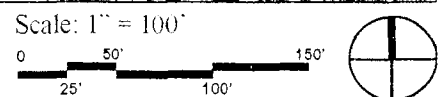
Article 7 - LANDSCAPE DESIGN STANDARDS

The neighborhood parks are the heart of the Lakeside Landing, where the residents gather and enjoy participating community life. They are places with strong sense of arrival and community presence. They are for both active involvement (participating various events, such as arts and crafts fairs, farmers' markets, concerts, and other festivals) and passive recreation and contemplation. The following are some guidelines for programming the park amenities and achieving successful open-ended park spaces.

- Developer shall be responsible to install the neighborhood parks at Developers' sole cost. Developers and City shall work together to develop mutually acceptable park designs for the neighborhood parks. The cost to developers for installing the neighborhood parks shall be at least \$400,000 per acre or other amount mutually agreed and memorialized in a development agreement.
- Provide amenities such as kiosks, amphitheaters, space for temporary fairs and music performances, in such a way that maintains the contemplative nature of the park when there are no scheduled events.



NEIGHBORHOOD PARK NORTH
INSPIRATIONAL SITE PLAN



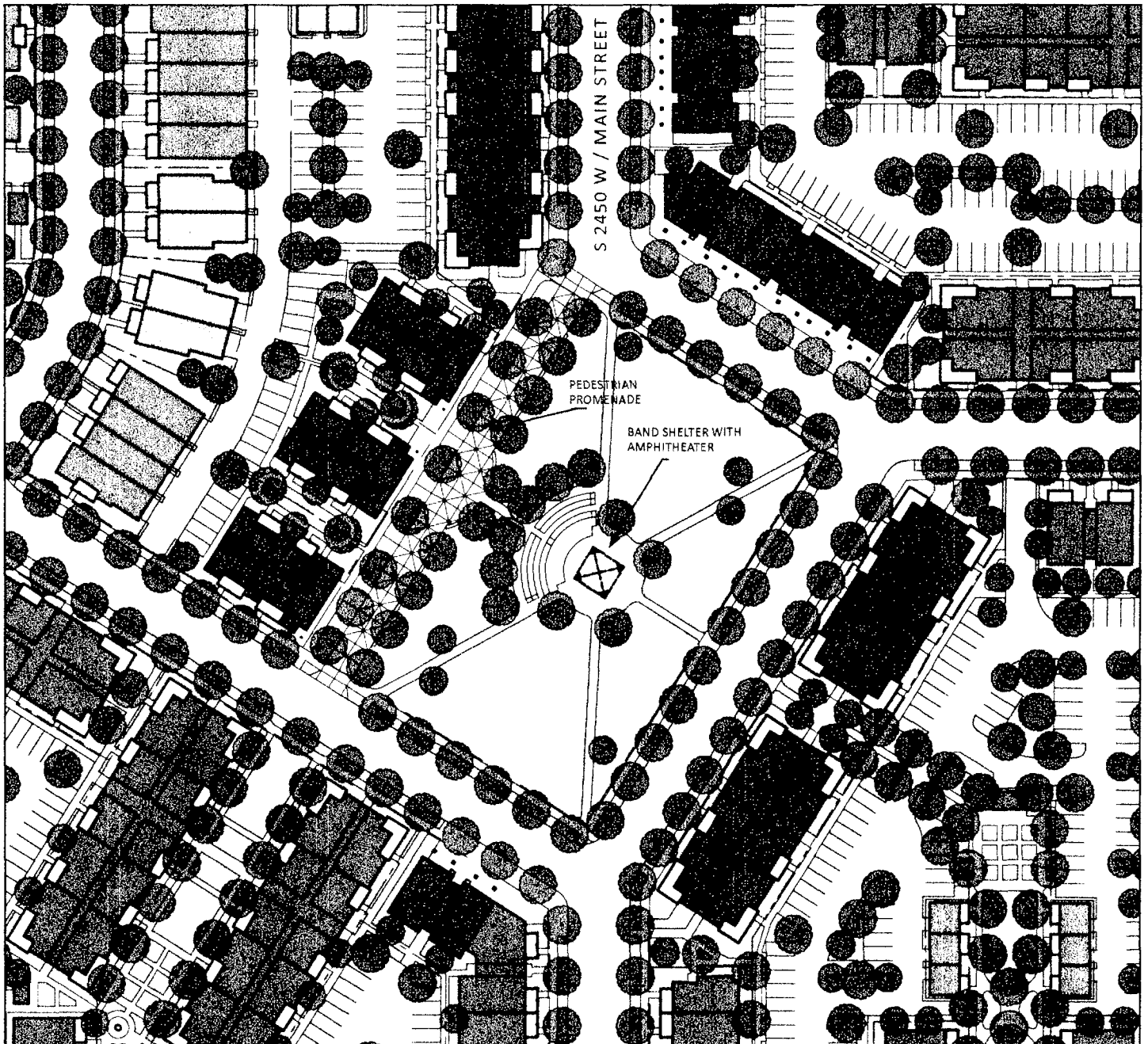
11-9-703 Neighborhood Parks

Article 7 - LANDSCAPE DESIGN STANDARDS

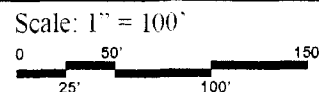
- ❑ Employ community gardens and gardening facilities in a way to celebrate neighborly interaction. Provide small gathering spaces around these facilities.
- ❑ Allow wide lawns to accommodate a diversity of open-ended activities by a diverse set of users; do not create amenities for specific users only (such as basketball courts and playgrounds), keep the design flexible to accommodate spontaneous involvements and gatherings.
- ❑ Organize community events such as arts and crafts fairs, farmers' markets, concerts, and other festivals that

encourage neighborly interactions.

- ❑ Also, make sure that these events can attract a diversity or residents. This can be done by clustering events that include a diverse set of activities to respond to the interest of various residents (for instance, not a just music event, but a fair as well).
- ❑ Adopt a noise control policy for these events.



NEIGHBORHOOD PARK SOUTH
INSPIRATIONAL SITE PLAN



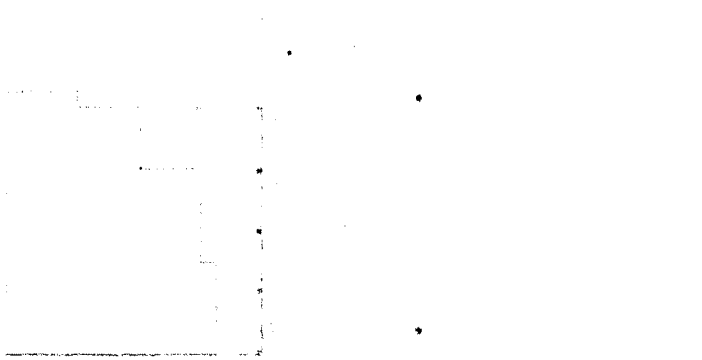
11-9-704 Front Yards

Article 7 - LANDSCAPE DESIGN STANDARDS

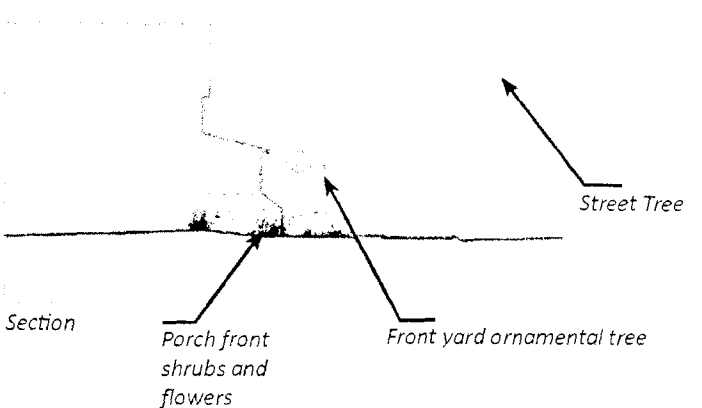
The standards and guidelines in this section apply to all lot types when the lot layout accommodates a front yard that is six feet or deeper as measured from the front property line to the porch or building.

Creating a pleasant walking environment along the sidewalk is the primary objective. All lot types prescribe a friendly building presence along the sidewalk. When it is not feasible to provide shade trees within the front yard, ornamental trees in between buildings, together with well-layered bushes and perennials located at front porches, create a very pleasing and friendly streetscape. The following standards and guidelines are prepared with these factors in mind.

- SOD shall not be used for areas narrower than 6 feet.
- On larger yards layering of flowering bushes and perennials are encouraged over turf grass. Rock, wood mulch, and ground covers are also recommended.



Plan



Section

Vertical layering helps define outdoor space and creates an inviting composition around the porch.

PLANT MATERIAL

- A minimum of 1 TE of ornamental or mid-sized trees shall be employed for every 25 feet of street, side street, and common court frontage of the lot. There is no TE requirement for the lots with frontages smaller than 25 feet. The initial plant material shall be chosen from the species approved by the City of Springville.
- A minimum of 1 SP of plant material shall be employed for every 10 feet of street, side street, and common court frontage of the lot. The initial plant material shall be chosen from the species approved by the City of Springville.



When the porch is located close to the sidewalk, a cluster of large and small layered bushes and perennials arranged in front of the porches create an appealing composition. Note that low fencing also contributes to the composition and appeal.



11-9-704 Front Yards

Article 7 - LANDSCAPE DESIGN STANDARDS

- ❑ A combination of ornamental trees and large and small shrubs are recommended to be employed where there is opportunity.
- ❑ A combination of ornamental trees and large and small shrubs are recommended to be employed at the side yards when they are visible from the street or common court.

SIDEWALKS AND PATIOS

- ❑ Avoid excessive pavement.
- ❑ Employ a diversity of designs with materials for walkways of different purposes to the extend feasible.
- ❑ Employ pervious pavements to the extent feasible



Another appealing front yard composition achieved within a limited front yard. Layered perennials and shrubs create a graceful distance between porch and the sidewalk in spite of the proximity.



Another two examples for large and small layered plant material as front yard landscaping. When the front yard is small, and planting is intense, an appealing composition is achieved.

11-9-705 Common Courts

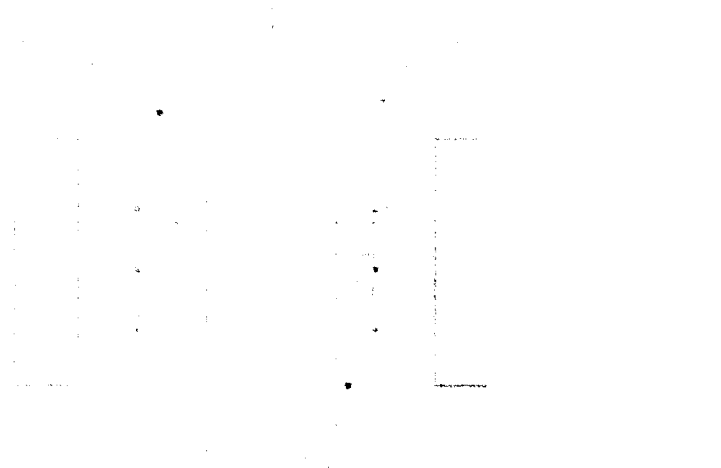
Article 7 - LANDSCAPE DESIGN STANDARDS

The standards and guidelines in this section apply to all lot types that employ or face a common court.

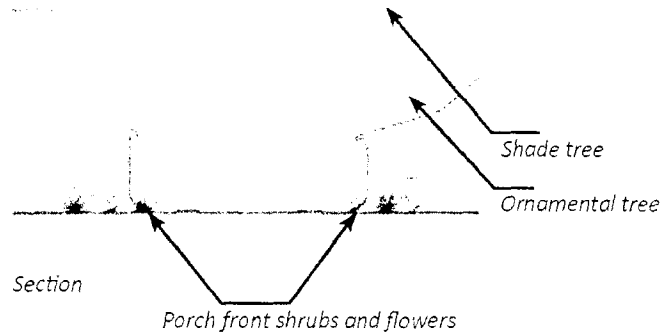
Common courts are an important part of the amenities that neighborhoods provide for residents. In order for the dwelling units to face these amenities and enjoy them as comfort zones, certain design principles should be followed to guide the landscape design. This section provides these standards and guidelines.

PLANT MATERIAL

- Provide a minimum of 1 TE of a shade tree per each lot that faces the common court. This requirement may be waived by the director if sufficient shade trees are provided within the front yards along the common court.
- Employ ornamental and mid-size trees, as well as large shrubs at the entrances and street frontage where the common court meets the street. This creates better edge conditions for the green.
- Employ layered shrub landscaping close to the buildings and keep the center clear from the shrubs. Employ ornamental trees where the buildings have limited openings.
- At deeper common courts break up the green by introducing ornamental and mid-size trees at the center, and design the sidewalk layout to support the break up.
- At wider green courts provide two rows of trees on either side. On narrower green courts, where it is not feasible to provide two rows, provide a few high canopy shade trees at the center.



Plan



Section

Two homes facing a common court with layered landscaping. When there is an opportunity, the shade trees should be planted within front yards to leave the center free. At narrow courts however, central shade trees are more appropriate.



Modestly sized open drainage ditches are the safest way to address drainages. Shown is a flagstone bridge over the drainage ditch to provide access to the porch.



Entry to a common court showing layered landscaping and appropriately placed shade trees. Note also the single sidewalk splits into two to provide access to the porches.

11-9-705 Common Courts

Article 7 - LANDSCAPE DESIGN STANDARDS

- ❑ Employ a modestly scaled river rock open ditch drainage system when feasible. Employ simple bridges over the drainages.
- ❑ Provide entry trellises or mailbox structures to create an inviting gate to the common court when feasible.
- ❑ Provide well-appointed community garden beds at the edges close to the entrances if and when there is a demand. Employing community garden beds on the front and celebrating them encourages neighborly interaction.

SIDEWALKS

- Avoid excessive pavement, especially at wider common courts with lots on two sides, employ two narrow sidewalks (5 feet in width) at either side, close to the porches, rather than one at the center.



A pocket park with community garden beds on the street corner. When the community gardens are located at prominent location and celebrated they encourage neighborly interaction.



A cluster of mail boxes is one of the proper ways to emphasize the entry of a common court. When feasible a sheltered gate may also accommodate the mailboxes.



Even though a single central sidewalk doesn't provide the most appealing configuration, at a narrower courts it is practical.



View from a narrow common court that is more appropriate for either the Main Street Slot Townhouse Cluster or the Main Street Back-to-Back Cluster Lot Type



View from another common court with lush mature plant material. Note the central sidewalk splitting into two to provide access to the porches on either side of the court.

11-9-706 Apartment Buildings

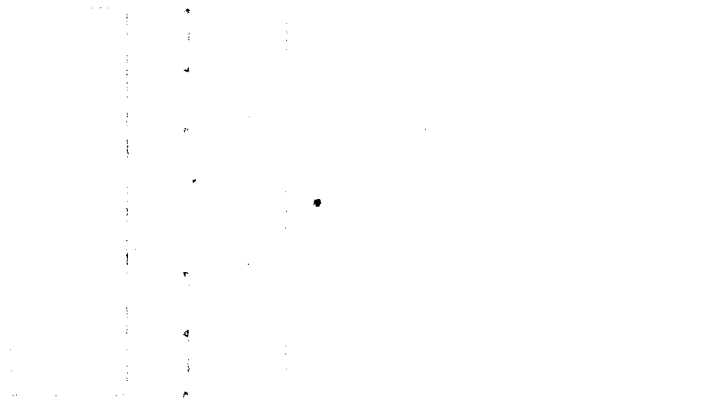
Article 7 - LANDSCAPE DESIGN STANDARDS

The standards and guidelines in this section apply to the following lot types:

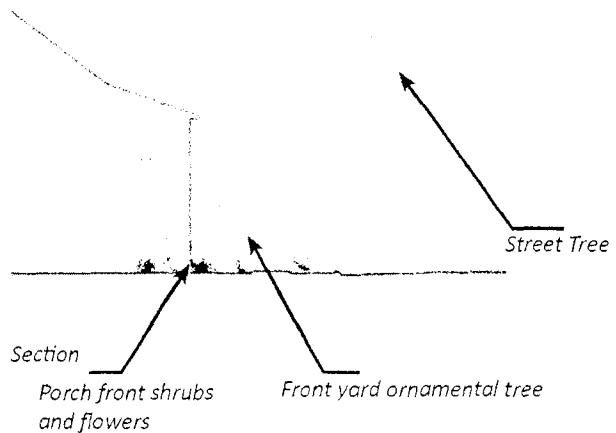
- O. Small Apartment Building Lot Type
- P. Courtyard Apartment Building Lot Type
- V. Main Street Mixed Use Apartment Building Lot Type

Apartment buildings offer a denser and more urban lifestyle with limited yards between the buildings and the sidewalks. However, when the yards are limited and visible to the public, residents tend to exhibit more care to the landscaping. Providing well-irrigated infrastructure for intense landscaping in limited areas is the primary objective for landscape design for multiple dwelling building lots.

- All portions of lots which are not occupied by driveways, sidewalks, patios, decks, or buildings shall be landscaped or mulched.
- When residential units occupy the ground floor, a minimum of 1 SP of plant material shall be employed for every 4 feet of street, side street, and common court frontage of the lot. The initial plant material shall be chosen from the species approved by the City of Springville.
- When apartment units are located on the ground floor facing the street or side street, the area between the porches and the sidewalk should be landscaped as a front yard landscaping.
- Flowering bushes are encouraged to be placed against the building, especially at walls facing the public with limited openings.
- A combination of ornamental trees and large and small shrubs are recommended to be employed where there is opportunity along the alley to prevent the formation of heat islands.



Plan



Section

Flowering bushes create a buffer between the apartment and sidewalk. When apartment units are located on the ground floor, the area between the porches and the sidewalk should be landscaped following the front yard landscaping requirements.



A cluster of bushes placed close to the building creates a graceful relationship with the sidewalk despite the limited front setback.



A modest retaining wall placed 18 inches away from the sidewalk and heavy bushes create an appealing edge.

11-9-707 Main St., Com. Bldgs., and Plazas Article 7 - LANDSCAPE DESIGN STANDARDS

The standards and guidelines in this section apply to the following lot types:

- Q. Main Street Cottage Live Work Lot Type
- R. Main Street Townhouse Live Work Lot Type
- S. Main Street Slot Townhouse Live Work Lot Type
- T. Main Street Back-to-Back Cluster Lot Type
- U. Main Street Row Building Lot Type
- V. Main Street Mixed Use Apartment Building Lot Type
- X. Neighborhood Store, Restaurant, or Civic Bldg. Lot Type
- Y. General Big Box Retail Building Lot Type

Main Street and community buildings call for more urban solutions in terms of landscaping. These solutions include flowers in flower pots, ornamental trees in raised beds, and layering of bushes against the building walls. Providing retaining walls, raised planters, and low garden walls in the form of seating are recommended landscaping strategies in these areas.

- All portions of lots which are not occupied by driveways, sidewalks, patios, decks, plazas, or buildings, shall be landscaped or mulched.
- Providing raised planters with seating, raised planters against building walls, and flower pots are recommended to be employed in order to balance the hard scape with planting, especially at plazas and wide sidewalks.
- At wide sidewalks in front of businesses, it is recommended to differentiate the pavement to delineate areas where businesses can extend to the sidewalk with their merchandise.

- Flowering bushes are encouraged to be placed against the building especially at walls with limited openings facing the public. When irrigated with carefully designed drip irrigation, placing plants close to the building wall does not create serious risks in terms of grading.
- A combination of ornamental trees and large and small shrubs are recommended to be employed where there is opportunity along the alley to prevent the formation of heat islands.



Flower shop staging on a part of the sidewalk for its colorful merchandise create a unique plaza.



Raised planters with ornamental trees and perennials are an effective ways to increase plant material at an urban plaza.



Flower pots, ornamental trees placed in planters, along with the restaurant seating, create an appealing environment along the sidewalk.

11-9-708 Landscaping at Alleys

Article 7 - LANDSCAPE DESIGN STANDARDS

Even though alleys are provided for service uses and access only, thoughtful landscaping is still needed on and around alleys. It is easy to create a heat island, especially when many garage doors line up along the alley, as is the case for townhouses. Some landscaping strategies include employing small landscape islands with columnar bushes and small trees and providing shade trees on rear yards close to alleys. The following standards and guidelines aim at encouraging smart landscaping in alleys.

PAVEMENT AND EDGES

- Avoid excessive pavement.
- Provide pavement only for the length of the garage door and leave gaps in pavement for planting when feasible.
- The use of a straight concrete edge in lieu of regular curbs is encouraged as it makes it easier to create landscape islands.

PARKING LANDSCAPING ALONG THE ALLEY

- Provide landscape islands in between head-in parking stalls when feasible.
- Provide narrow detached sidewalks (three feet in width) along the parking and use the low bushes where the car stops, when feasible.
- A diverse set of species are encouraged to be employed, including shade trees, small ornamental trees, columnar bushes, and low ground covers.



A view from a lushly landscaped residential alley. The level of landscaping shown here prevents the formation of heat islands. (North Court, Holiday Neighborhood, Boulder, Colorado.)



Even though plants located close to the alley pavement may need regular pruning, the benefits of preventing formation of heat islands during the summer months outweighs the inconvenience. (North Court, Holiday Neighborhood, Boulder, Colorado.)



Small landscape islands provide space for trees near the alley and create an appealing environment. (North Court, Holiday Neighborhood, Boulder, Colorado.)



Another example of columnar ornamental trees placed within small islands by the alley. (North Court, Holiday Neighborhood, Boulder, Colorado.)

11-9-709 Lighting and Fences

Article 7 - LANDSCAPE DESIGN STANDARDS

Lighting: While site lighting is needed for way-finding and safety reasons, excessive lighting may create glare and disturb residents' sleep. Considering that sleeplessness is becoming a serious public health issue for many urban communities, this code adopts a "dark skies" policy especially for T3 Garden Village and T4 Village Transects.

- Outdoor lighting on private lots shall be designed, located, mounted, and aimed to minimize glare onto any adjoining properties. No exterior light source shall be directly visible from the public sidewalks.
- There are no street lighting requirements within T3 Garden Village and T4 Village Transects.
- Recessed porch ceiling lights, or wall mounted screened lights washing the building walls shall be employed to illuminate the entrances.
- Low and dim landscape lighting shall be employed to illuminate key pedestrian paths leading to the building entrances.
- The street signs are encouraged to be illuminated by dim lights that do not spill over.

- Outdoor lighting on private lots shall be designed, located, mounted, and aimed to minimize glare onto any adjoining properties. No exterior light source shall be directly visible from the public sidewalks.
- Street light fixtures shall be no more than 24 feet in height from the sidewalk grade, and they will function as pedestrian lights as well. As such, they need to be placed at a frequency of no less than 70 feet on center. The light source shall not be visible from residential units located around the street.
- Recessed porch ceiling lights, or wall mounted screened lights washing the building walls shall be employed to illuminate porches and entrances.

Fences: Fenced yards, even if the yards are small, increase the use of the yard significantly. However, privacy fences should be arranged and design in a way to encourage interaction between the sidewalk and the porch. The following standards and guidelines aim at permitting fences in a way to balance the public and private realms in the neighborhood.

- No fences shall exceed 34 inches in height within 15 feet of the front property line.
- On corner lots, fences with a height of up to 66 inches (privacy fences) may face the side street. However, on corner lots the following setbacks are applied for privacy fences facing side street:
 - Lots with 70 feet depth or less: a minimum of 26 feet setback from the front property line.
 - Lots with more than 70 feet depth: a minimum of 36 feet setback from the front property line.
- At alleys, all fences shall be setback a minimum of 6 feet from the rear property line.
- When properties have two frontages along the Lakeside Arterial Street (2600 West), no privacy fences (fences taller than 34 inches) shall be permitted facing either inner street or 2400 West.
- When provided, it is advised to place the front yard fence (that are not higher than 34 inches) on the front property line.

Article 8
THOROUGHFARE
DESIGN
STANDARDS

11-9-801 General standards

Article 8 - THOROUGHFARE DESIGN STANDARDS

This section lists the thoroughfare and parking standards to be applied to Lakeside Landing. Creating safe and appealing streets where neighborly interaction can take place is one of the primary objectives. Streets in a successful neighborhood are not just channels that provide access and circulation, but they are neighborhood amenities where neighborly social life happens.

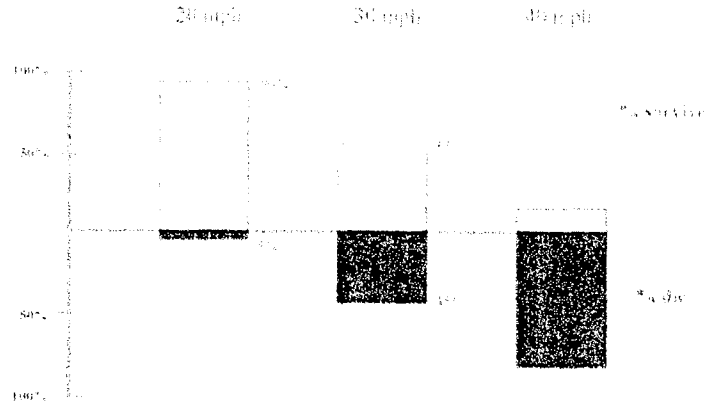
as well as center line radius, should be designed for the posted speed limit and should not encourage speeding.

2. On-street parking not only provides convenience for visitor parking but also creates friction on the street and slows down the traffic. It also creates a buffer between the flow lanes and the sidewalk.

TRAFFIC CALMING

Calming the traffic by slowing down the vehicular speed is an essential in creating a safe residential street where neighborhood life can take place. Research shows that the pedestrian fatality rate in accidents increases significantly with vehicular speed (see the graphic on the right). A successful street in a residential neighborhood is where the kids play. But if slower vehicle speeds cannot be sustained by the way the street is designed, it will not be able to provide a safe environment for the residents. The following are the most essential factors that can effectively calm the traffic:

1. The width of the street should be as narrow as possible to allow safe vehicular travel in the posted speed limit. There is a problematic convention among the previous generation of traffic planners that assumes that designing a street for a speed higher than the posted speed limit is safe. The Institute of Traffic Engineers (ITE) now advises against this practice in residential neighborhoods. Wide streets encourage speeding. The width,



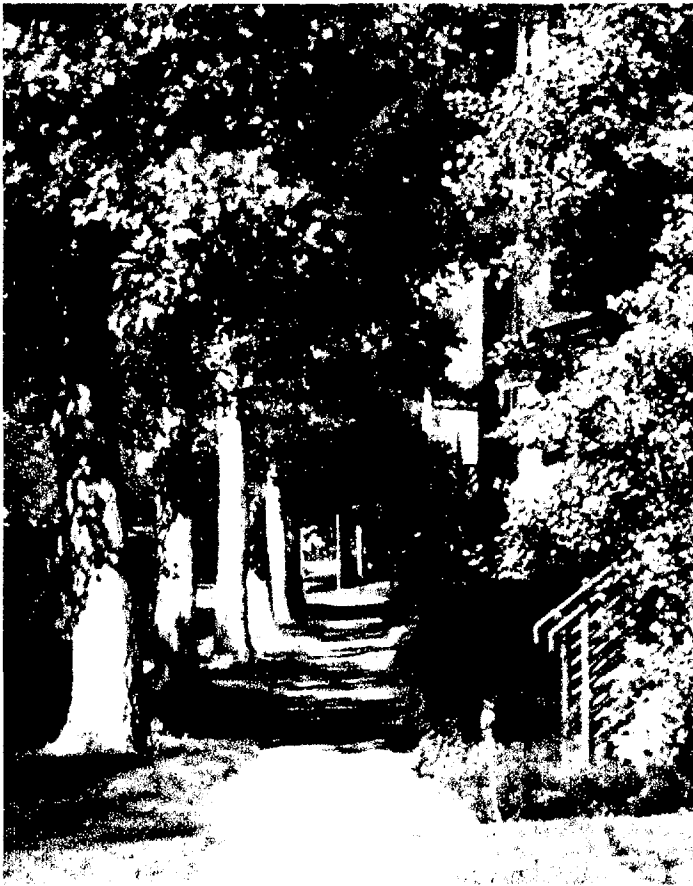
A chart showing the vehicle speeds and pedestrian survival rates in accidents involving pedestrians and vehicles on local residential streets in Colorado. Source: Peter Swift, Dan Painter, and Matthew Goldstein. 1997. Residential street Typology and injury accident frequency. Congress for the New Urbanism, Denver, Colorado.



A view from a local residential street. Narrow curb-to-curb dimensions, frequent street trees placed close to the running traffic, and on-street parking communicate with the drivers to slow down. These characteristics also create an appealing walking environment.

11-9-801 General standards

Article 8 - THOROUGHFARE DESIGN STANDARDS



Frequent street trees with large canopies create an appealing walking experience for the pedestrians.

3. Street trees are also crucial in slowing down the traffic; trees placed close to street with regular, frequent intervals (30 - 40 feet on center) make the drivers aware of their speed. Trees also provide a well-sheltered and shaded walking environment on the sidewalk.

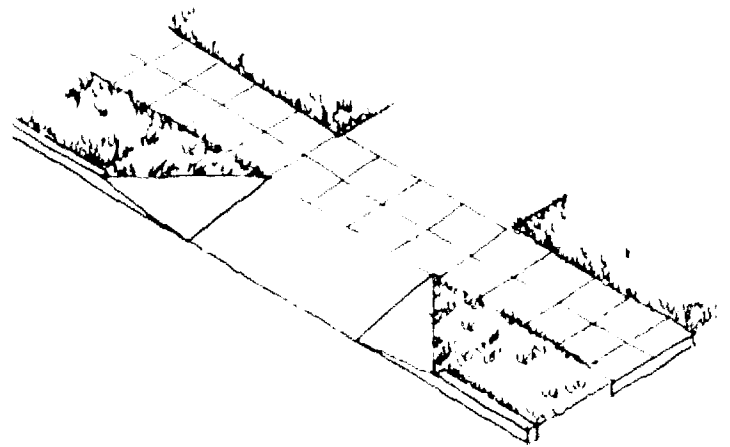
4. A tight curb radius on an intersection not only makes the crossing shorter and easier for a pedestrian but also forces the drivers to slow down and proceed through the intersection with caution. A tight curb radius tells the driver that the pedestrians have the priority on the intersection.

5. Building presence communicates the presence of life. A building placed close to sidewalk, a porch, a patio, a building entrance; all communicate to the drivers the possibility of people on the street. Even though we are mostly focusing in this section on what happens in the street right-of-way, the streets are also formed by the surrounding buildings. Placing buildings close to the sidewalk slows down the traffic as effectively as the other factors we have mentioned here.



A majority of the blocks in Lakeside Landing utilize alleys for vehicular access to private lots. As presented in the following pages, some of these alleys are designed to accommodate fire emergency vehicles. Others are regular alleys. Accessing the private lots via alleys and not having frequent curb cuts assures a continuous sidewalk and creates an appealing walking environment on the street. Not having frequent curb cuts also allows the block face to be employed more intensely with building presence, which is again crucial in creating an appealing walking environment.

As mentioned before in the landscape section, even though alleys are rear service areas, they can still be appealing places, especially in residential neighborhoods. Curb details and street to alley intersections should be treated to (a) differentiate the character of the street from the character of the alley, and (b) to emphasize the priority and continuity of the sidewalks on the street. As such, the ramped solution presented in the drawing below should be employed in alley and street intersections.

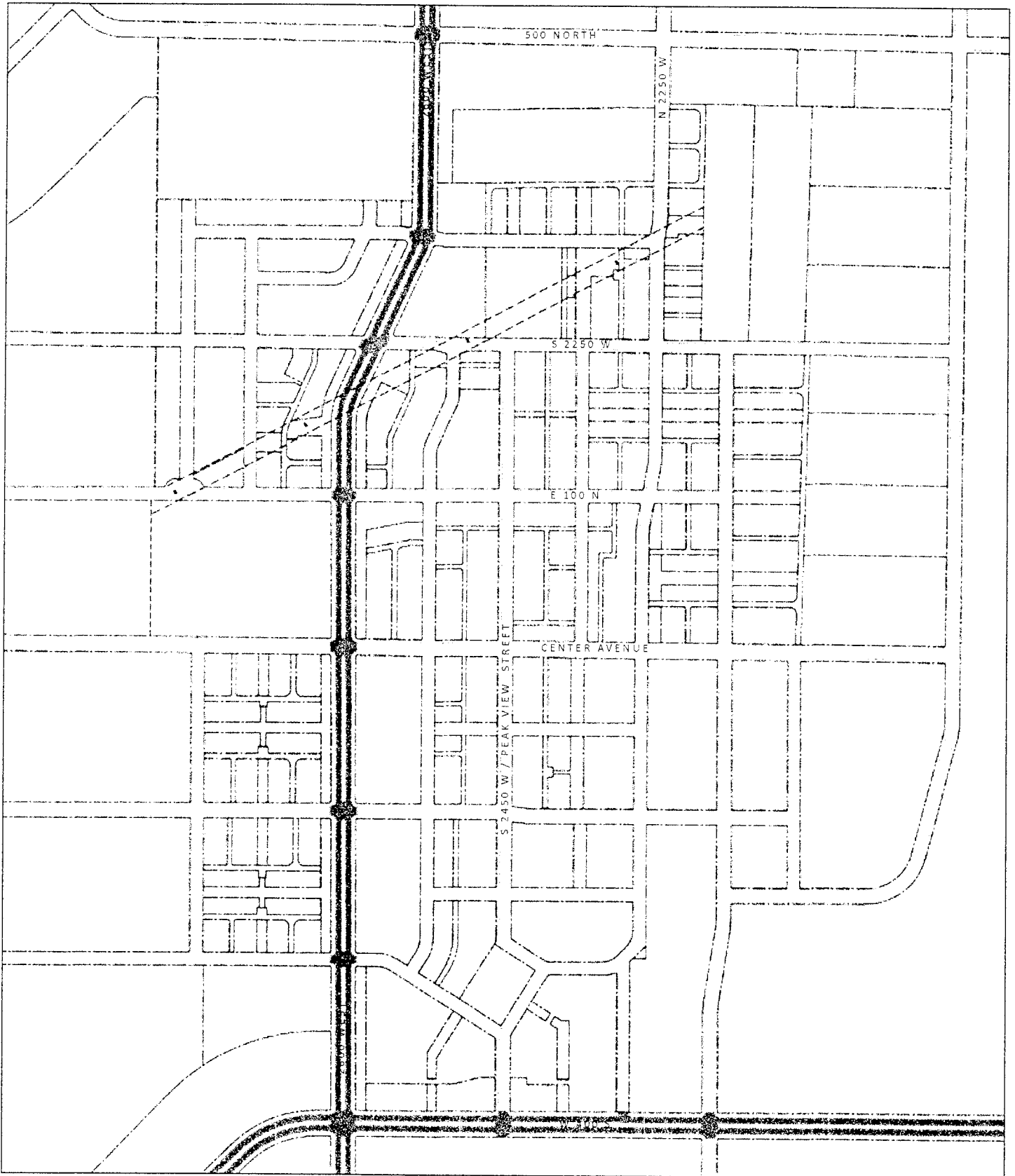


Recommended practice for the alley and street intersection. Source: Institute of Traffic Engineers (ITE). 2005. An ITE proposed recommended practice: Context sensitive solutions in designing major urban thoroughfares for walkable communities. Page 109.

11-9-802 Thoroughfare types

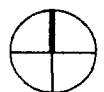
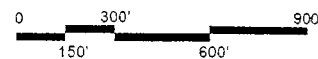
Article 8 - THOROUGHFARE DESIGN STANDARDS

A. Lakeside Arterial Street



KEY PLAN:
LAKESIDE ARTERIAL STREETS WITHIN LAKESIDE LANDING

Scale: 1" = 600'



11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

A. Lakeside Arterial Street

Lakeside Arterial Street is a version of Major Arterial with Trail. Even though it is part of a regional network, and assigned as such in Springville’s transportation plan, since it goes through the Lakeside Community, which accommodates residential neighborhoods, the traffic needs to slow down to 35 miles/hour. This is the

reason why here a new name, Lakeside Arterial Street, is being used to distinguish it from the rest of the network. In addition to lower speeds, on-street parking is also accommodated, which will be consistent with the assigned speed limit. The sidewalk and a bike lane are attached and demarcated by painting in the pavement.

The specific standards for the Lakeside Arterial Street are:

Traffic flow: Two ways (two lanes each)

Posted speed: 35 mph max.

Design speed: 35 mph

R.O.W. width: 112’

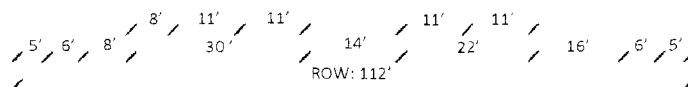
Roadway width (curb-to-curb): 30’ each side with on-street parking, 22’ each side without parking, with 14’ median

Center line radius: 280’ min.

Curb radius: 26’ min.

On-street parking: Based on adjacent fronting land uses, strategically locate on-street parallel parking pockets and extend the curb and plant strip where on-street parking does not exist.

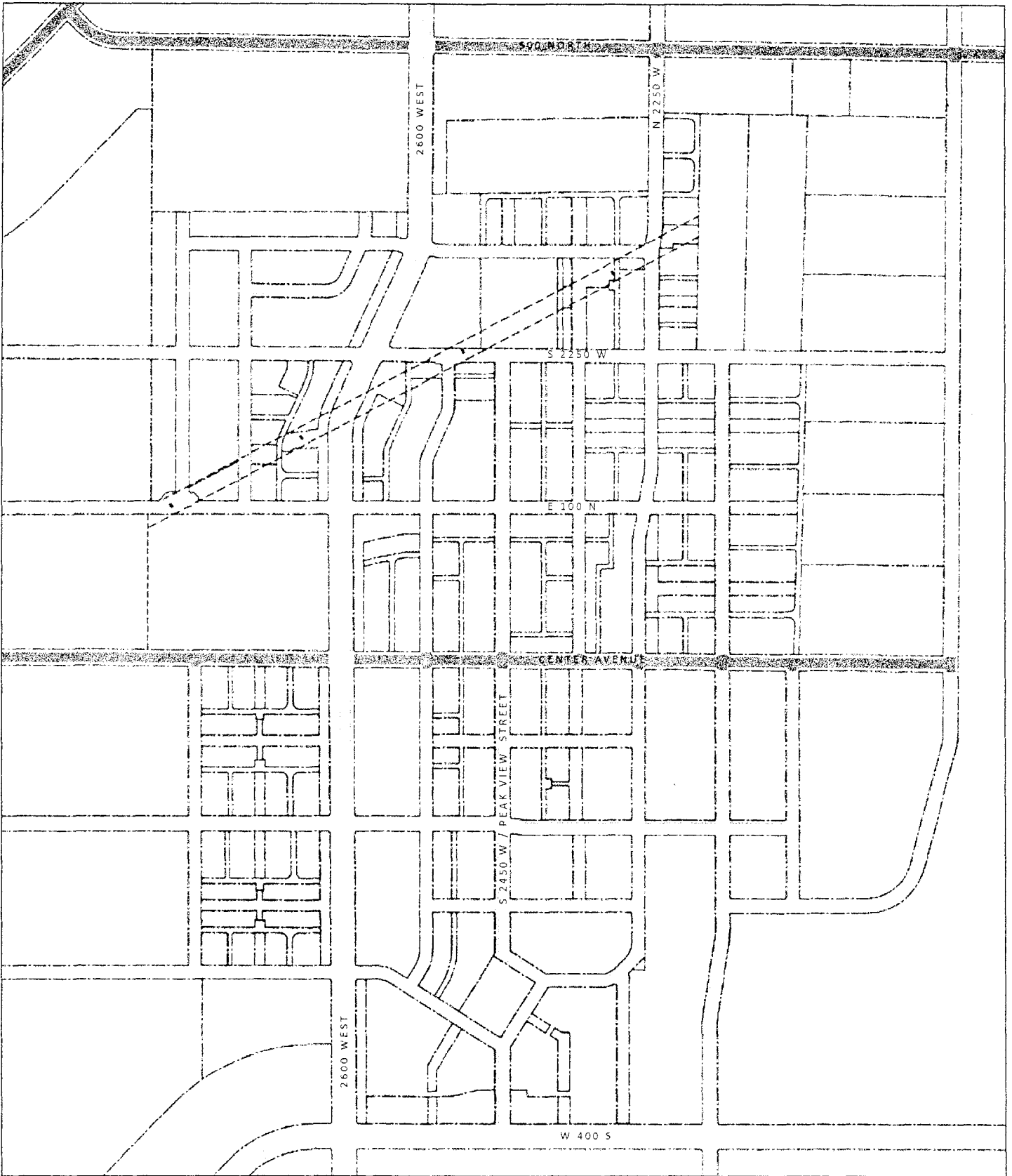
Sidewalks: 5’ min. detached, plus 6’ attached bike lane



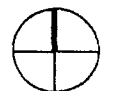
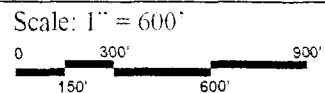
11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

B. Minor Collector Street



KEY PLAN:
MINOR COLLECTOR STREETS WITHIN LAKESIDE LANDING



11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

B. Minor Collector Street

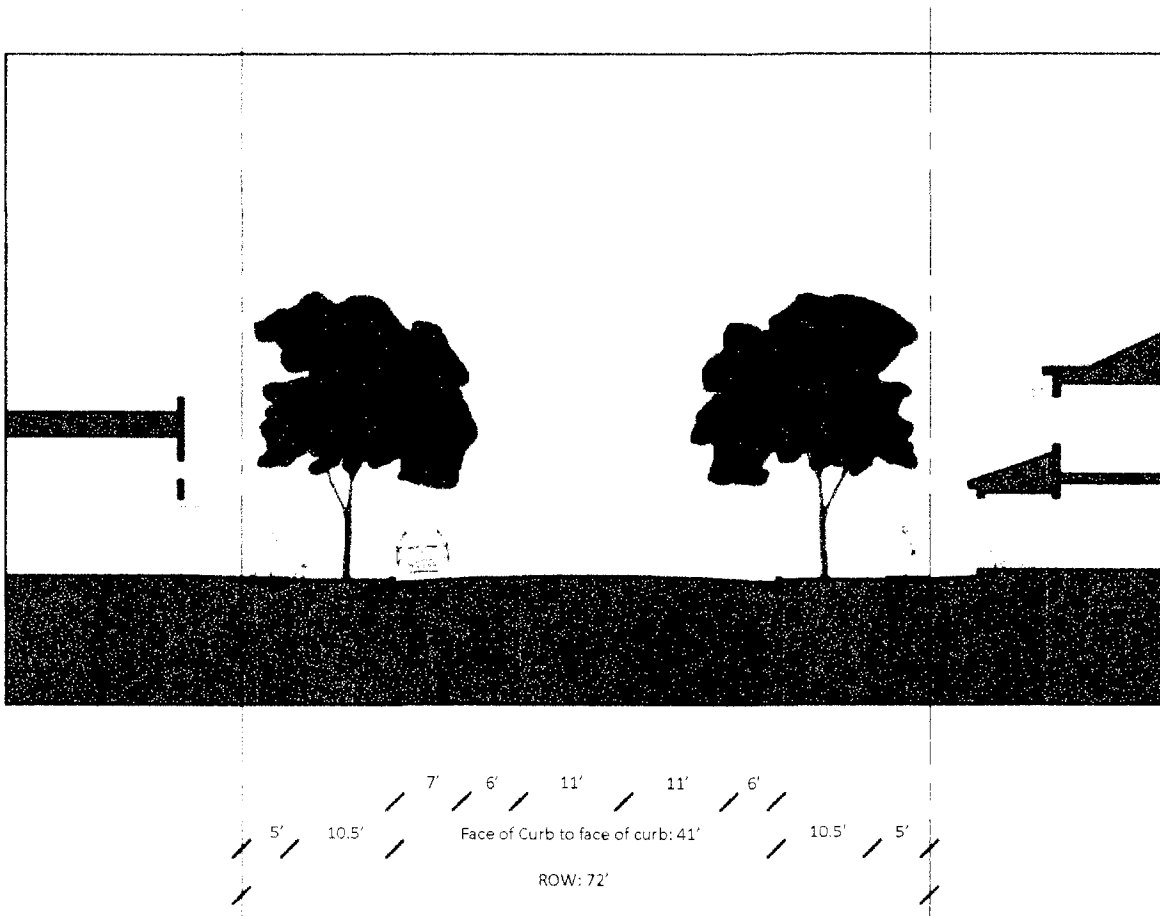
Minor Collector is a street type that connect the Riverside Community to the rest of Springville, especially in East and West direction. There are only two of them within Lakeside landing: 500 North and Center Avenue. Along the neighborhood commercial uses a continuous fifteen feet wide sidewalk with street trees on grates is to be

employed. Everywhere else a five feet detached sidewalk with street trees located within the tree lawn is to be provided. The bikes are accommodated on the street within their own lanes that are six feet wide located between on-street parking and car flow lanes.

The specific standards for the Minor Collector Street are:

- Traffic flow: Two ways (one lane each)
- Posted speed: 25 mph max.
- Design speed: 25 mph
- R.O.W. width: 72'
- Roadway width (curb-to-curb): 41'
- Center line radius: 200' min.
- Curb radius: 15' min.

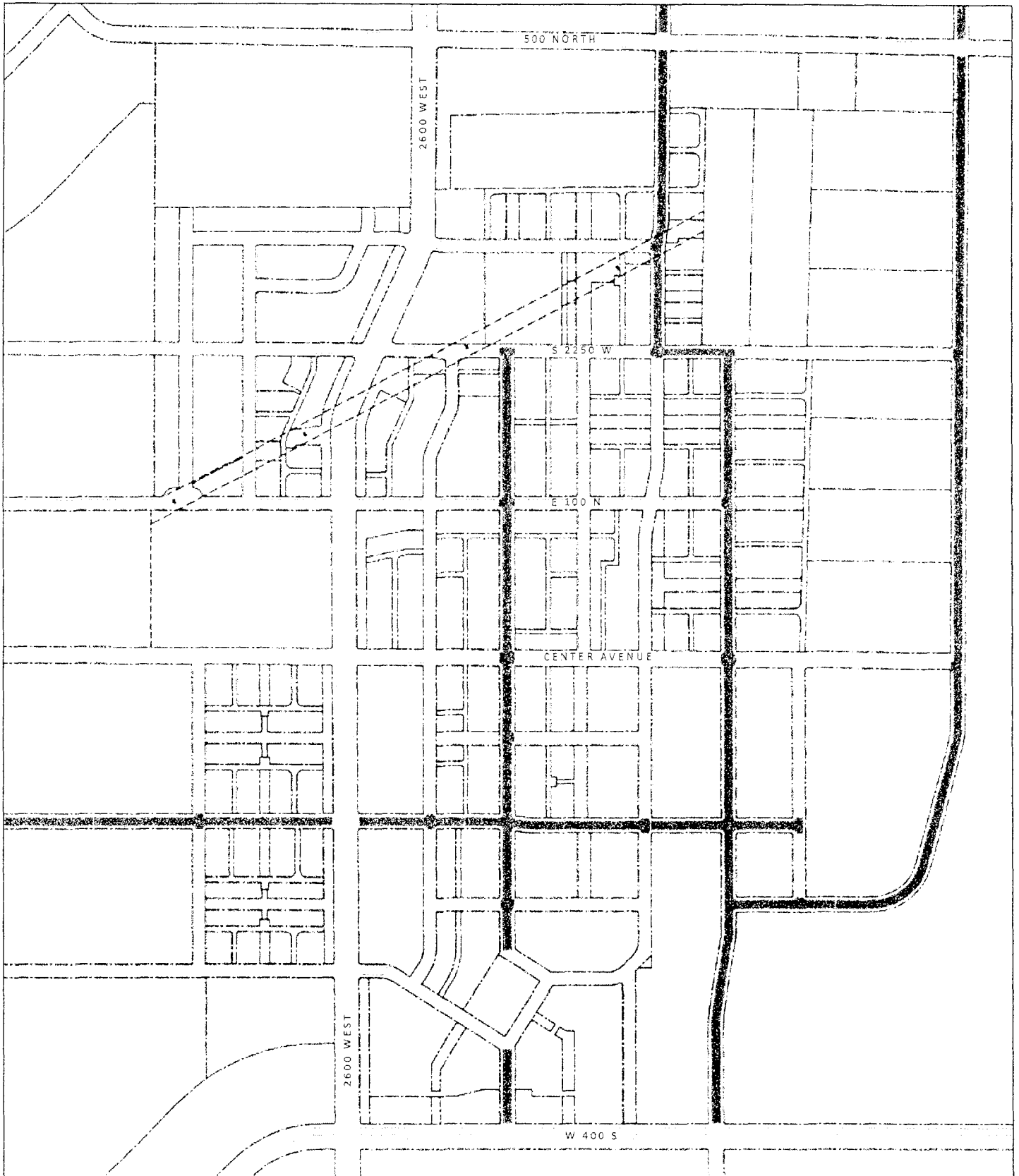
- On-street parking: Both sides, parallel, strategically located, alternating from one side of the street to another.
- Sidewalks: 6' min. detached with 8' wide tree lawn or 14' continuous sidewalk
- Bike: on-street bike lane



11-9-802 Thoroughfare types

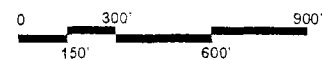
Article 8 - THOROUGHFARE DESIGN STANDARDS

C. Local Commercial Street



KEY PLAN:
LOCAL COMMERCIAL STREETS WITHIN LAKESIDE LANDING

Scale: 1" = 600'



11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

C. Local Commercial Street

Among the few Local Commercial streets within Lakeside Landing S 2450 W is a special street with a pedestrian friendly "Main Street" character. 34 feet curb-to-curb dimension provides space for on-street parking on both sides, as well as for slow flow of vehicular traffic. Both the design and posted speed shall be 25 mph. maximum. At this speed the flow lanes can easily be shared with the

bicycles. The 16.5 feet wide sidewalks provide space for the pedestrian presence the businesses are expected to generate at contexts with neighborhood businesses. The street trees are to be placed in tree grates. Along the predominantly residential properties a five feet detached sidewalk with street trees located on the tree lawn is to be provided.

The specific standards for the Local Commercial Street are:

Traffic flow: Two ways (one lane each)

Posted speed: 25 mph max.

Design speed: 25 mph

R.O.W. width: 67'

Roadway width (curb-to-curb): 34'

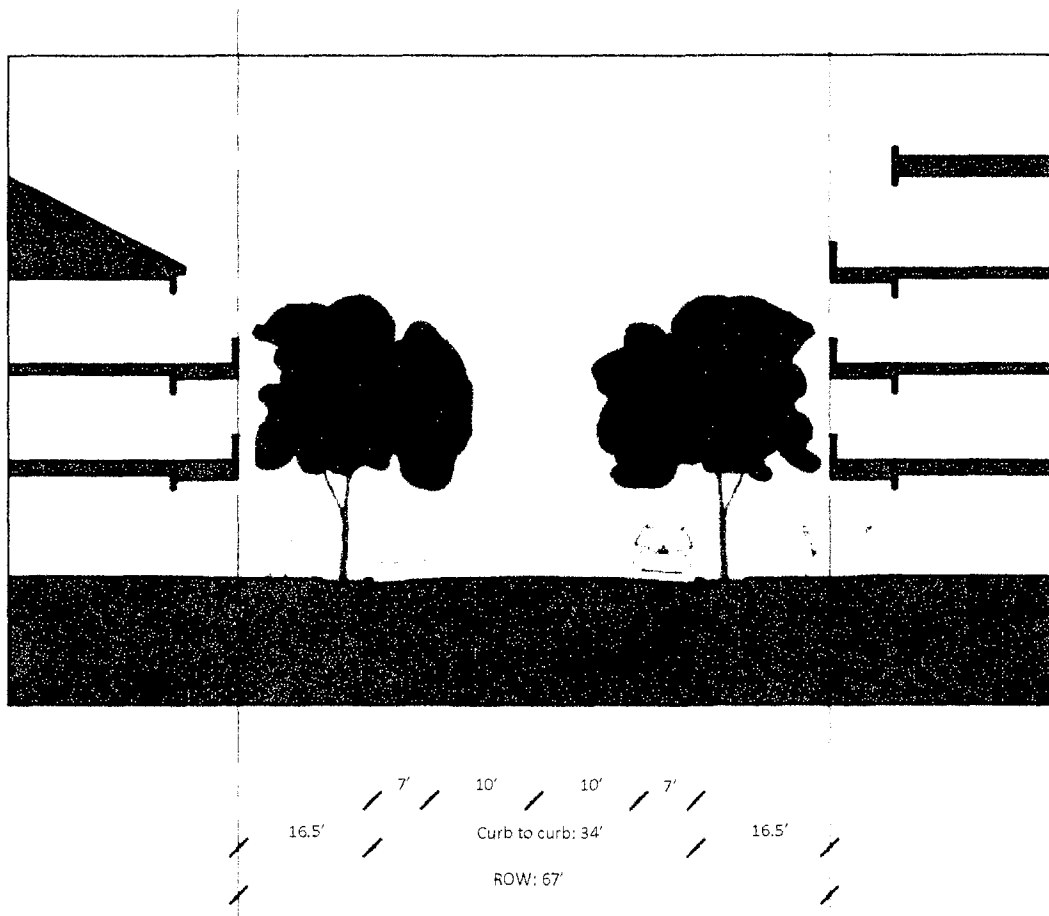
Center line radius: 160' min.

Curb radius: 15' min.

On-street parking: Both sides, parallel

Sidewalks: 5' min. ,detached, or 16.5' continuous sidewalk

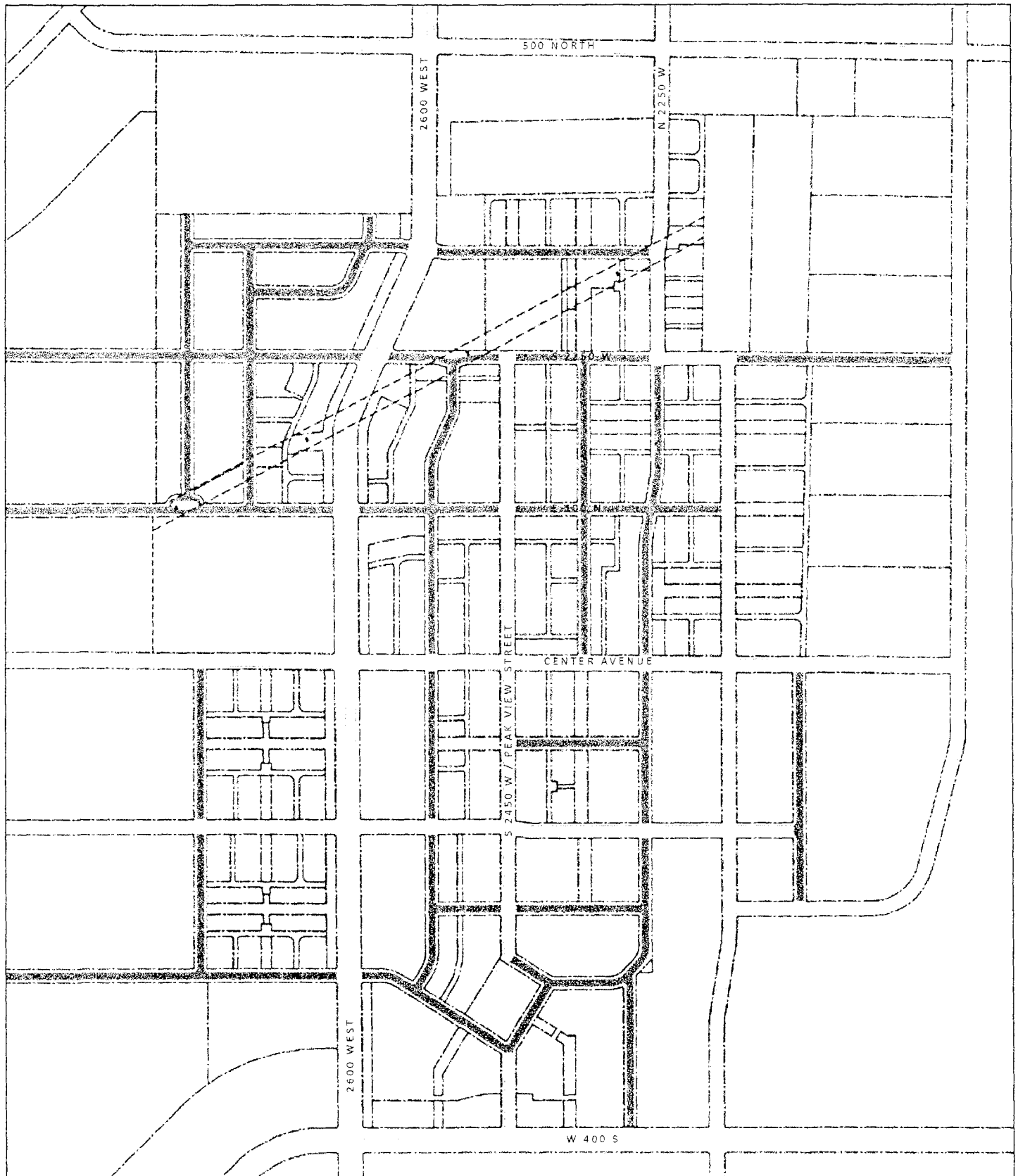
Bike: on-street, shared. Pavement markings and signage should be used where bicycle boulevards are proposed.



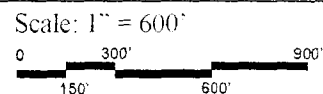
11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

D. Local Residential Street



KEY PLAN:
LOCAL RESIDENTIAL STREETS WITHIN LAKESIDE LANDING



11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

D. Local Residential Street

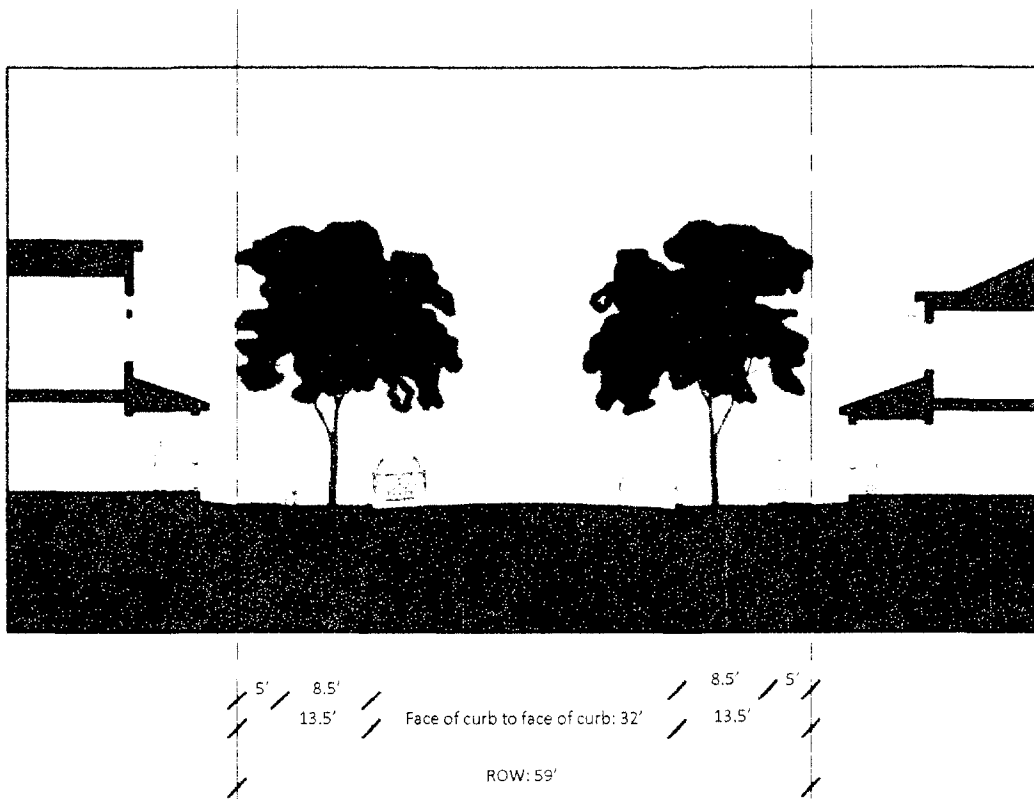
Local Residential Street is the most -common thoroughfare type employed in the Lakeside Landing. It is sized to function as a valuable neighborhood amenity and accommodate limited slow traffic. On-street parking, street trees, and detached sidewalks create a comfortable environment for walking especially when the buildings are

located close to the sidewalk. The posted speed shall be 20 mph maximum. In this speed, the flow lanes can easily be shared with bicycles. The 5 feet wide sidewalks are located on both sides. The street trees are located on the tree lawns.

The specific standards for the Local Residential Street are:

- Traffic flow: Two ways (one lane each)
- Posted speed: 20 mph max.
- Design speed: 25 mph
- R.O.W. width: 59'
- Roadway width (curb to curb): 32'
- Center line radius: 120' min.
- Curb radius: 15' min.
- On-street parking: Both sides, parallel
- Sidewalks: 5' min., detached

Bike: Shared, on-street, for bicycle boulevard connections, use pavement markings (sharrows) and signage, as well as traffic calming measures where appropriate.



11-9-802 Thoroughfare types

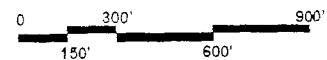
Article 8 - THOROUGHFARE DESIGN STANDARDS

E. Pedestrian Green Street



KEY PLAN:
PEDESTRIAN GREEN STREETS WITHIN LAKESIDE LANDING

Scale: 1" = 600'



11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

E. Pedestrian Green Street

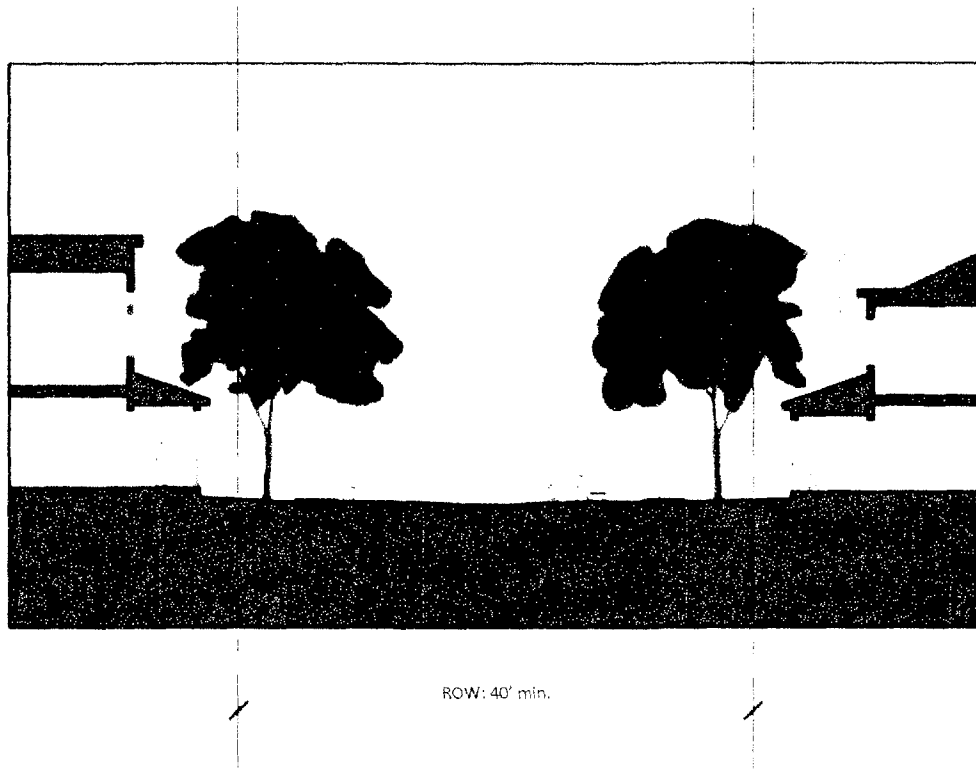
Even though Pedestrian Green Street is essentially a pocket park, it also functions as a connector for pedestrians, especially when located within the street grid in a way to provide continuity in pedestrian movement. It provides diversity and encourages neighborly interaction. Although the design and the layout of the pedestrian paths may differ depending on the location, the following design

principles should apply: (a) leave the center of the green free for various unprogrammed spontaneous activities; (b) provide a sidewalk at both sides and locate them close to the front property lines; (c) minimize hard pavements; (d) divide the green into two or three courts (via paths and plant material) when the street is longer than around 250 feet.

The specific standards for the Pedestrian Green Street are:

- Traffic flow: No vehicular traffic
- Posted speed: NA
- Design speed: NA
- R.O.W. width: 40' minimum
- Roadway width (curb-to-curb): NA
- Sidewalks: 5' min., 6' is advised

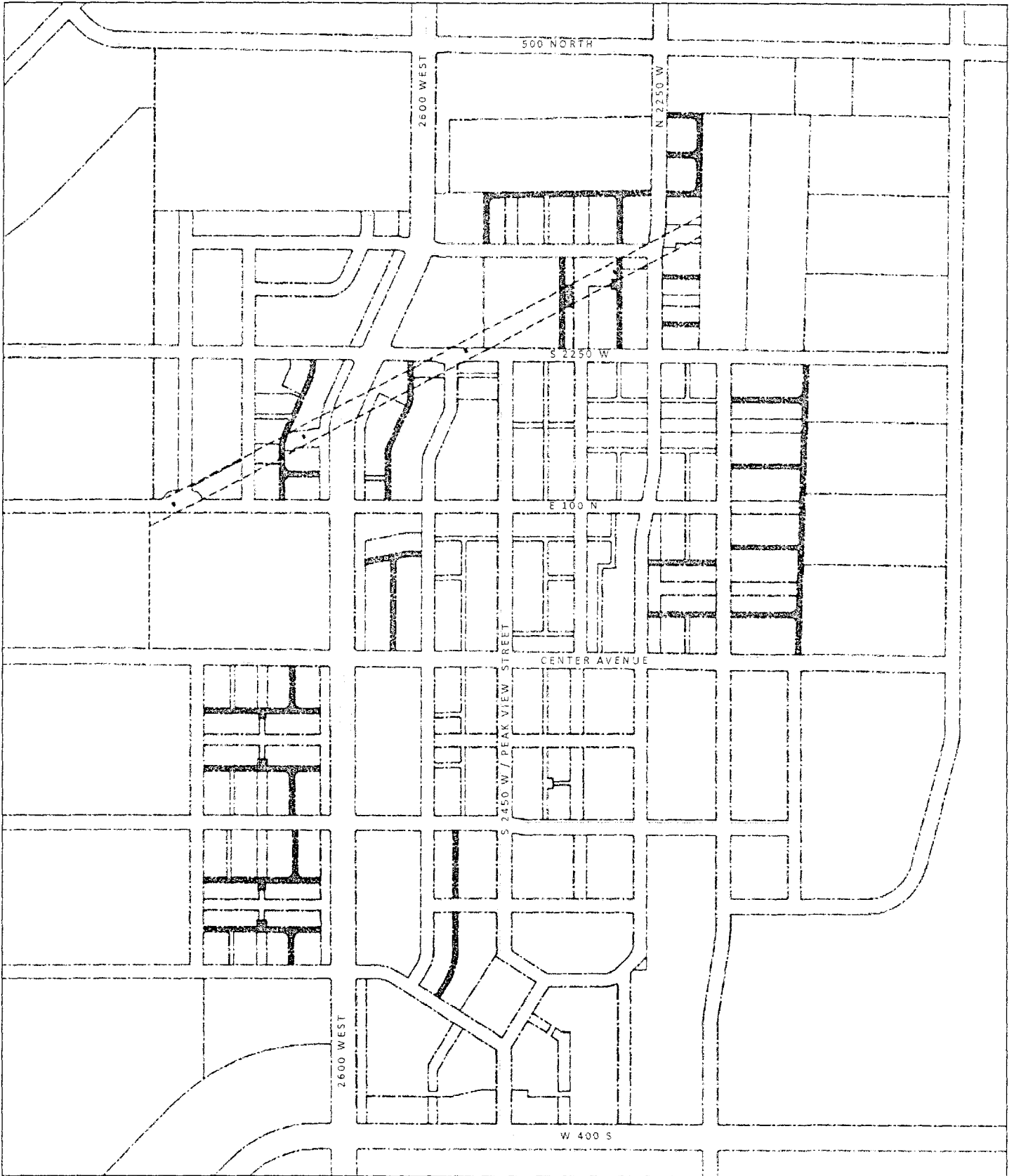
1. Along 80 % of the Pedestrian Green Street frontage there shall be no surface parking within 20 feet of the property line.
2. At least 70 % of the Pedestrian Green Street frontage shall abut one of the twenty seven development lot types that provide building presence.
3. When a Pedestrian Green thoroughfare is intersected by a driveway or alley, street design shall give the priority to the pedestrians, via strategies such as elevated pedestrian crossing, color and material change on the pavement, etc.



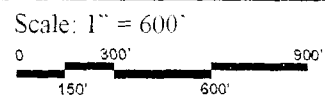
11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

F. Fire Alley



KEY PLAN:
FIRE ALLEYS WITHIN LAKESIDE LANDING



11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

F. Fire Alley

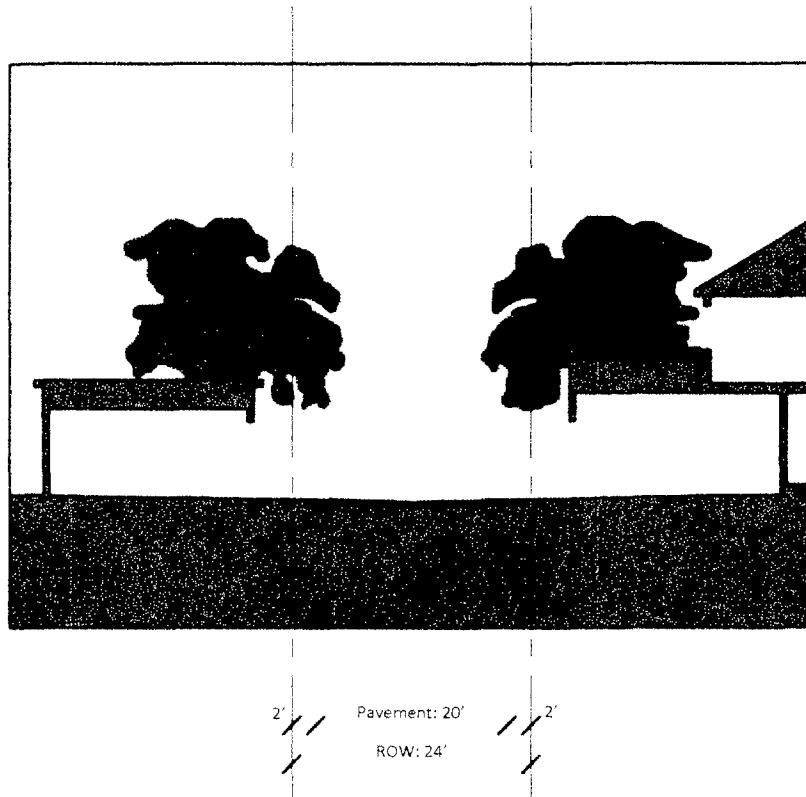
Fire Alleys are utilized in Lakeside Landing where the block sizes are too large for the fire emergency vehicles to reach the buildings located at the center of the block. Fire alleys are wider than the regular alleys. The 20 feet pavement

width is to accommodate fire emergency vehicles' access. The 24 feet of right-of-way width provides the opportunity for an extra 24 inches pavement extension when needed in either side of the alley.

The specific standards for the Local Pedestrian Street are:

- Traffic flow: Two ways (one lane each)
- Posted speed: 15 mph max.
- Design speed: 15 mph
- R.O.W. width: 24'
- Pavement width: 20'
- Center line radius: 80' min.
- Curb radius: N.A. (ramped to 30' wide curb cut)
- Parking within ROW: No Parking

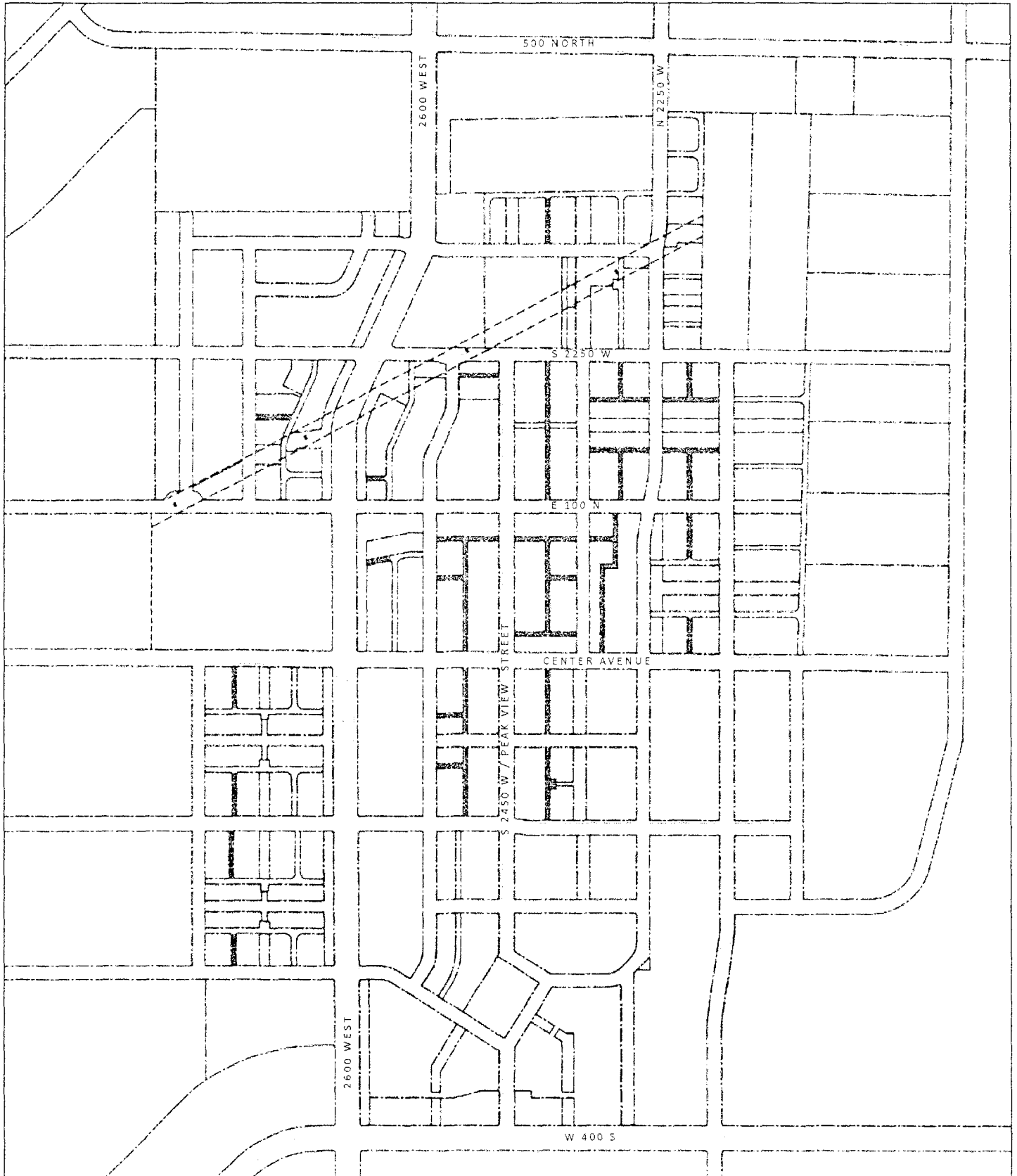
Fire alleys shall be privately owned.



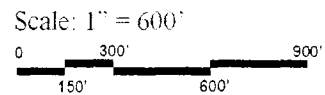
11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

G. Alley



KEY PLAN:
ALLEYS WITHIN LAKESIDE LANDING



11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

G. Alley

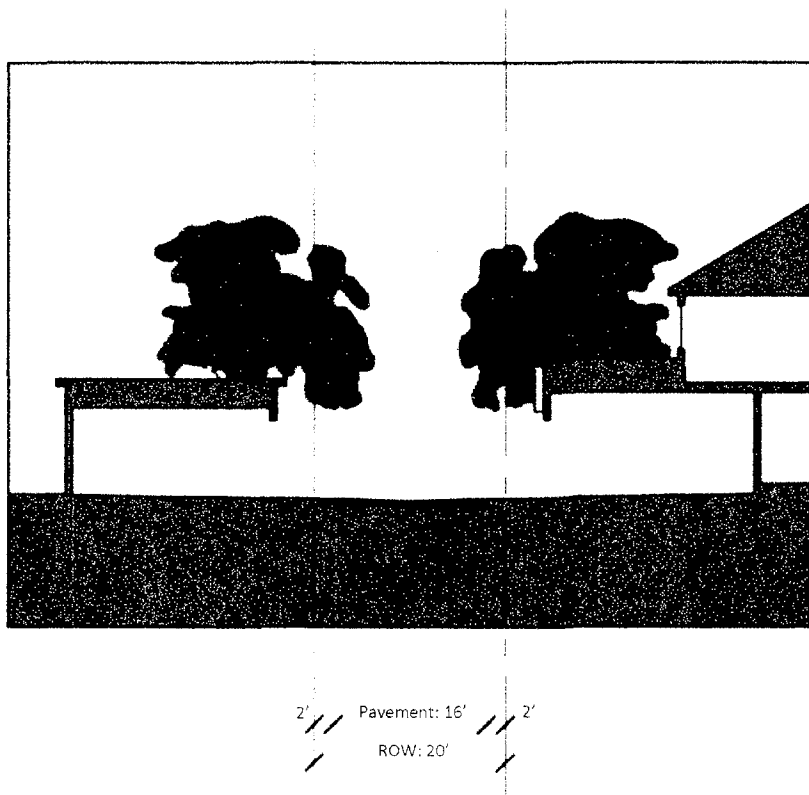
The use of alleys serving the lots is an effective way to limit the curb cuts on streets and to create appealing sidewalks. In Lakeside Landing many of the blocks, because of their small sizes, are served by regular alleys designed to accommodate regular access traffic only and

not fire emergency vehicles; emergency vehicles are to reach the buildings from the surrounding streets. The skinny (16 feet wide) pavement is essential in creating a friendly and green alleyscape.

The specific standards for the Local Pedestrian Street are:

- Traffic flow: Two ways (one lane each)
- Posted speed: 15 mph max.
- Design speed: 15 mph
- R.O.W. width: 20'
- Pavement width: 16'
- Center line radius: N.A.
- Curb radius: N.A. (ramped to 22' wide curb cut)
- Parking within ROW: No Parking

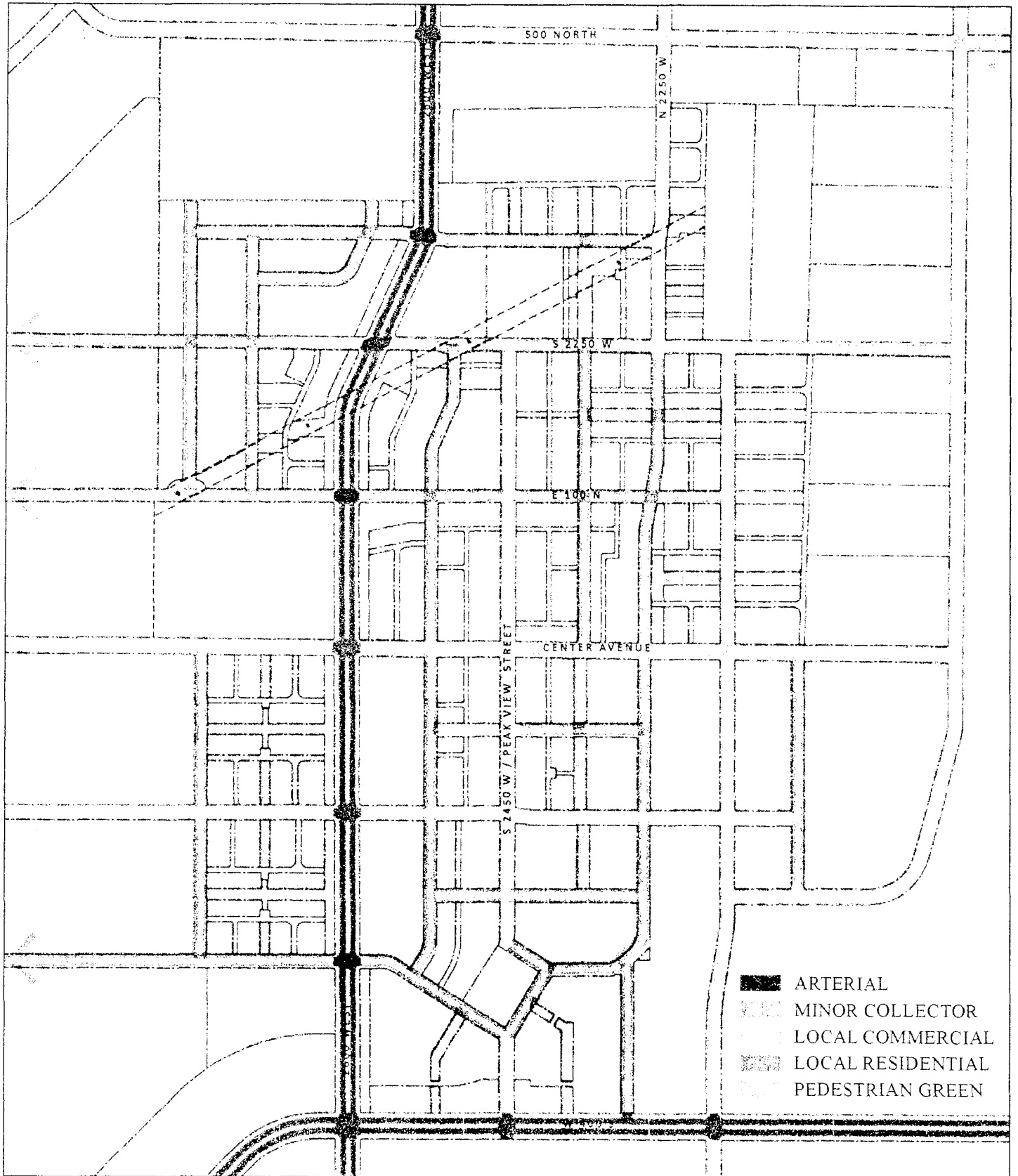
Alleys shall be privately owned.



11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

Overall Thoroughfare Plan



Scale: 1" = 600'



Article 9

PROCEDURAL

STANDARDS

Article 9 - PROCEDURAL STANDARDS

11-9-901. LLSDO Subdivision Review

All subdivision applications for areas within all transects shall go through and obtain all required approvals of Lakeside Landing Special District Overlay (LLSDO) Minor Subdivision or Subdivision Review, prior to building permit application.

A. Minor subdivision and subdivision processes

Minor subdivision (see definition at 14-1-202) shall only go through 11-9-901.C. LLSDO Preliminary Plan Review, as defined below.

Subdivision (see definition at 14-1-202) shall go through 11-9-901.B. LLSDO Preliminary Plan Review and 11-9-901.D. LLSDO Final Plat Review, as defined below.

B. Preapplication Meeting

Before preparing a preliminary plan for a subdivision, the applicant shall schedule an appointment with the Community Development Department to discuss the procedure for approval of a subdivision plan with regard to zoning requirements. This meeting shall not commence the application process. The application process shall only commence upon receipt of a complete application for a desired approval, along with the required fees. As relevant to the proposed subdivision, adherence to the adopted regulating plan shall be reviewed, including transect zones, general layout of streets, blocks and open spaces. Other elements including , street improvements, drainage, sewerage, fire protection and similar matters, as well as the general availability of existing services will also be discussed. The Director may also request other members of the Development Review Committee to be present to provide early assistance to the applicant.

C. LLSDO Preliminary Plan Review

1. Submission:

The applicant may begin the process for preliminary plan review and action by submitting a complete application and paying all applicable fees. The purpose of the preliminary plan is to prepare a complete and detailed set of subdivision plans that meet the requirements which follow. All information required in the application

shall be provided prior to scheduling the item for the Planning Commission agenda. For an application to be determined to be complete by the staff, the applicant shall submit:

- (a) All fees;
- (b) The completed application form;
- (c) Digital copy of the plans in Vector scalable format;
- (d) One (1) eleven-inch (11") by seventeen-inch (17") digital layout of the proposed preliminary plat;
- (e) One (1) copy of the preliminary drainage study with narrative (must be stamped and signed by a licensed engineer);
- (f) One (1) preliminary or draft copy of any restrictive covenants (CC&Rs), bylaws, environmental studies, etc. (if applicable);
- (g) One (1) copy of the preliminary title report issued within the last six (6) months.

When all materials are submitted, the request will be scheduled for Development Review Committee (DRC).

2. The Preliminary Plan submission requirements:

FORMAT AND GENERAL ITEMS

- (a) All engineering and/or surveying documents stamped by engineer or land surveyor in accordance with the procedures of the Utah State Board for Professional Registration.
- (b) A title block showing:
 - (i) Name of subdivision.
 - (ii) Type of development (residential, commercial, industrial, etc.)
 - (iii) Name and address of owner of record, developer and designer.
 - (iv) Name and address of engineer or land surveyor.
 - (v) Date of preparation.
 - (vi) Tabulation of acres, lot types, open space and units per acre.
- (c) Graphic and written scale at no more than one (1) inch equals fifty (50) feet or as recommended by City Engineer.
- (d) North arrow.
- (e) Township and Range, section lines, and other monuments.
- (f) Vicinity map at a scale of one (1) inch equals one thousand (1,000) feet with a one-quarter mile radius.
- (g) Topographic contour intervals of no greater than two (2) feet, unless otherwise stipulated by City Engineer.
- (h) Surveyed boundary and topography of the subdivision.
- (i) Location and names of adjacent properties/property

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owners and platted subdivisions.

- (j) Location of zoning boundary lines within and adjacent to the proposed subdivision.
- (k) Location, height and type of existing fence lines within and contiguous to the subdivision.
- (m) Location, use, and dimensions of all existing buildings within the proposed subdivision. Indicate which buildings are to remain and which are to be removed.

TRANSECT ZONES AND LOT TYPES

- (a) Location of transect zones.
- (b) Location of all proposed lots
 - (i) Name of the lot type assigned for each lot
 - (ii) Lot dimensions
 - (iii) Lot frontage
 - (iv) Lot area (square feet)
- (c) Lots consecutively numbered or lettered in alphabetical order.

OTHER FEATURES

- (a) Location of existing features within the proposed subdivision and within two-hundred (200) feet of the boundary including:
 - (i) Existing public utility easements.
 - (ii) Irrigation ditches.
 - (iii) Drain pipes, drainage channels, and culverts.
 - (iv) Railroads.
 - (v) Bridges.
 - (vi) Power lines.
 - (vii) Water bodies, springs or water sources within two-hundred (200) feet.
 - (viii) Equestrian, pedestrian and bicycle trails.
- (b) Location and dimensions of any common space or open space areas including property to be set aside for parks, playgrounds, trails, or other public or private uses, with a designation of the purpose of those areas, and conditions, if any, of the dedication or reservation.
- (c) Location and extent of all cuts and fills exceeding two (2) feet anywhere on the project site and any associated retaining walls.

THOROUGHFARES

- (a) The location and width of all existing and proposed roads, rights-of-way, alleys, and other public ways.
- (b) Thoroughfare types and cross sections of all existing and proposed roads (including road dimensions and location of utilities within the road.)
- (c) Proposed names of all new roads. Streets shall not be given names other than the appropriate number designation (e.g. 700 South) for the street, except in

the case of streets that cannot be readily assigned numerical designations because of configuration which crosses (does not exclusively align with) east-west or north-south coordinates.

- (d) Location of all existing and proposed curb, gutter and sidewalk within the subdivision including:
 - (i) An indication of the grades.
 - (ii) Flow arrows showing direction of storm water surface flows.
- (e) Location of any necessary temporary turnaround easements for emergency access on dead-end roads.
- (f) If adjacent to a state road specify UDOT access size and location (UDOT approval will be required at final plat).

WATER / SEWER

- (a) Location and size of existing and proposed culinary and pressure irrigation water lines (including existing lines adjacent to and/or affected by the proposed subdivision). Show main lines only.
- (b) Location of existing and proposed sewer main lines including size, depth, and slope (show any sewer lines adjacent to or affected by the proposed subdivision).
- (c) Letter(s) of intent for any necessary offsite water or sewer easements across privately owned land.

DRAINAGE

- (a) Preliminary Drainage System Report (calculations and an explanatory narrative) stamped and checked by a licensed engineer prepared per the outline included with the checklist.
 - (i) Use Springville City rainfall curves in the drainage study and calculate 24- and 100-year floods (attach Springville City rainfall curves to drainage calculations).
 - (ii) For detention basins, submit calculations to justify sizing based on 25-year design storm with a release rate of 0.15 cfs per acre.
- (b) Detailed drainage plans showing existing and proposed storm drainage improvements including:
 - (i) Major drainage facilities, outfalls, and discharge.
 - (ii) Drainage pipe locations, sizes and depths.
 - (iii) Catch basin locations, types and depths.
- (c) Location of detention basins designed in accordance with the Springville City Engineering Designs Standards.
- (d) A written statement from the appropriate agency accepting responsibility for all surface and subsurface drainage, which is directed into channels owned,

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by the agency (such as irrigation companies, private land owners, etc.).

- (e) Letter(s) of intent for any necessary offsite drainage easements across privately owned land.

IRRIGATION DITCHES

- (a) A written statement from the appropriate agency (such as irrigation companies, private land owners, etc.) regarding the effect of the proposed subdivision on any irrigation channels or ditches and any piping or other mitigation required.
- (b) The location, size and grade of any required piping for irrigation ditches as per the irrigation company letter.

SENSITIVE LANDS

- (a) Identification of natural features or sensitive lands including, but not limited to:
 - (i) Wetlands. A wetland report and letter from the Army Corp of Engineers, if potential wetlands are located on the site.
 - (ii) Floodplains, floodways and areas that would be covered in water in a 100-year storm event.
 - (iii) Areas where ground water rises periodically to within two (2) feet of the surface of the ground.
 - (iv) Slopes exceeding twenty-five (25) percent and/or area within the Hillside Overlay Zone.
 - (v) Vegetation areas (including name and size of all existing trees and shrubs which could be incorporated into the subdivision).
 - (vi) Threatened or endangered species habitat areas.
- (b) A letter from a certified wetlands specialist regarding any wetland areas within the boundaries of the proposed plat.

BUFFERING

- (a) The proposed treatment of the perimeter of the development, including materials and techniques used such as:
 - (i) Fences.
 - (ii) Berms.
 - (iii) Walls.
 - (iv) Landscaping.

REQUIRED NOTES

- (a) Provide a note on the preliminary plat which states that the following items will be reviewed at the time of Final Plat review (because these items will be reviewed with the final plat, please do not show them on the Preliminary Plat):

- (i) Plan and profiles/construction drawings of public improvements.
- (ii) All pipe details (bends, detector tape, etc.).
- (iii) Blow-offs and Automatic Release Valves (ARV) including size, type and protection.
- (iv) Manhole and box details.
- (v) Water and sewer service details.
- (vi) Lot line utility easements.
- (vii) Street lights/street signs/traffic signs.
- (viii) Power line extensions and dome/transformer locations.
- (ix) Lot addresses.
- (x) CBR values and road sub-base.
- (xi) Subdivision monumentation and lot corner markers.

LANDSCAPING

- (a) Landscaping plan for all park, open space, and common ownership areas including:
 - (i) Location, name and size of all proposed trees, shrubs, and plants.
 - (ii) Indication of proposed grass areas.
 - (iii) Indication of proposed irrigation facilities (underground sprinkler system).
 - (iv) Location of the clear view area at all street intersections (a triangular area formed by a line connecting the property lines at appoints 35-feet in each direction from the intersection) and an indication that no landscaping or other obstruction in excess of three- (3) feet above finished grade shall be allowed in the clear view area.

OTHER REQUIRED DOCUMENTS

- (a) A surveyor's plat showing existing fence lines, existing deed lines, existing road rights-of-way and rights-of-way widths, and proposed subdivision boundary lines shall included with each set of the preliminary subdivision plans.
- (b) Phasing Schedule – If the developer is proposing phasing the development into two or more sections for purposes of recording final plats, such information must be included as a part of the preliminary plan submission.
 - (i) A phasing plan describing each phase, the approximate size in area of each phase, the order of phasing and the projected time for recording and development of each phase shall be submitted.
 - (ii) The requirements of the Concept Plan as described in 14-02-103 shall be submitted for all phases not being proposed for preliminary approval.

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- (iii) The Planning Commission may impose conditions upon the filing of each section proposed as may be necessary to ensure orderly development of the overall subdivision and the area in which it is located.
- (iv) Application for subsequent phases must be submitted within one year of recordation of the previous phase.
- (c) Written approval by the fee simple owner(s) in an affidavit which gives the subdivider the authority to act for and in behalf of the fee simple owner to make all decisions on any requirements set by the Planning Commission or City Council.
- (d) Preliminary title report or policy of title insurance on the property, which identifies ownership, easements of record, liens or other encumbrances, prepared by a title company license to practice in the State of Utah. The City may require that the owner/developer resolve any boundary overlaps, gaps or other title discrepancies before approval of the preliminary plat.
- (e) Evidence of water rights proposed to be tendered to Springville City.
- (f) Draft copies of any proposed restrictive covenants or other private reservations.
- (g) An electronic (CD or email) copy of the proposed subdivision layout in DGN or DXF format (used by the Building Official for street and lot addressing) tied to the State Plane, NAD 83 coordinate system.
- (h) Relevant items required of final plans (14-2-105(2)) as determined by the Community Development Director and the City Engineer.

3. Determination of regulatory plan compliance

- (a) The DRC shall review the application to determine conformance with the adopted regulating plan including the following items. Thoroughfare location and type, transect zone locations, open space and parks, permitted lot types, unit density and commercial square footage. Any substantive deviations from the regulating plan shall require legislative action by the City Council upon recommendation from the Planning Commission.
- (b) Substantive deviations include the following.
 - (i) Elimination or addition of a thoroughfare, except for minor revisions to the location of alleys and fire alleys as approved by the Planning Administrator.
 - (ii) Reclassification of a thoroughfare type
 - (iii) Removal of a park or open space

- (iv) A decrease of the size of an individual park of open space of more than 5%
- (v) A change in block or half-block depths and widths that is more than 20% (measured as length).
- (vi) Change in the boundaries of transect zones excepting those changes required to maintain alignment with non-substantive changes to the alignments of thoroughfares or open spaces
- (vii) Changes to the alignment of thoroughfares that
 - (A) result in a significant reconfiguration of adjacent blocks
 - (B) are greater than those changes precipitated by differences between the regulating plan alignment and the surveyed subdivision, or twenty-five (25) feet measured as perpendicular deviation from the centerline as shown on the regulating plan, whichever is less

4. Determination of Completeness

The Preliminary Plan shall be reviewed by the Community Development Department to determine the completeness of the application. An incomplete application may not be accepted. Completed applications shall be forwarded to members of the Development Review Committee.

5. Development Review Committee Review

The DRC shall review all applications to determine conformance with all applicable City ordinances and standards, with the Planning Commission making the final determination. At the completion of the DRC review, the DRC will forward the application to the Planning Commission. Otherwise, the application will be returned to the applicant for appropriate modification. The application should not proceed to the Planning Commission if it does not meet the requirements of City ordinances and standards. However, the DRC may forward applications to the Planning Commission subject to variances, waivers, modifications or amendments being made by the appropriate body.

6. Planning Commission meeting:

Notice of the Planning Commission meeting shall be announced during which the subdivision shall be posted

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no less than three (3) calendar days before the Planning Commission meeting, on the property proposed for subdivision, in a visible location to passers-by, and shall be mailed to Utah County and each municipality whose boundaries are within one mile of the subject property.

The Planning Commission shall review the completed application, along with comments from the DRC and the Planning Staff report. The Commission may then recommend approval, conditional approval or denial of the application to the City Council.

- (a) The Planning Commission shall recommend approval of the preliminary plan to the City Council if it complies with all applicable City ordinances and standards.
- (b) The Planning Commission may recommend denial to the City Council for preliminary plan provided that reasons for the denial are stated referring to any of the following reasons:
 - (i) There is insufficient evidence to establish that the applicant either owns or has authority to represent the owners of all of the property included on the preliminary plan; or
 - (ii) Issues associated with property gaps overlaps or other property disputes which affect the property contained within the preliminary plan; or
 - (iii) The preliminary plat does not comply with all of the applicable City ordinances and standards.

6. City Council meeting:

The City Council shall review the completed application, along with comments from the DRC, the Planning Staff report, and the Planning Commission's recommendation. The Council may then approve, conditionally approve or deny the application request.

- (a) The City Council shall approve of preliminary plan to the City Council if it complies with all applicable City ordinances and standards.
- (b) The City Council may deny the preliminary plan provided that reasons for the denial are stated referring to any of the following reasons:
 - (i) There is insufficient evidence to establish that the applicant either owns or has authority to represent the owners of all of the property included on the preliminary plan; or
 - (ii) Issues associated with property gaps overlaps or

- other property disputes which affect the property contained within the preliminary plan; or
- (iii) The preliminary plat does not comply with all of the applicable City ordinances and standards.

7. Amendments to Preliminary Plans

At any time after preliminary plan approval and before submission of a final plat, the applicant may request that an amendment be made in the approval of the preliminary plat. The Community Development Department may agree to proposed amendments that are determined to be minor. Any major change to the proposed Preliminary Plan must be approved by the Planning Commission. Consideration of amendments will be limited to the proposed amendment. The Planning Commission may approve or disapprove the proposed amendment and may make any modifications in the terms and conditions of preliminary plan approval reasonably related to the proposed amendment. If the applicant is unwilling to accept the proposed amendment under the terms and conditions required by the Planning Commission, the applicant may withdraw the proposed amendment.

8. Effective Period of Preliminary Approval

- (a) Non-phased Subdivisions: The approval of a Preliminary Plan shall be effective for a period of one (1) year from the time that approval is granted by the Planning Commission. The effective period of preliminary approval may be extended for more than a year when a final plat for the subdivision is submitted prior to one (1) year, but only for the amount of time that the final plat is under review. If a final plat is not approved or if the approval of the final plat expires prior to recording the subdivision, the preliminary plan also expires, unless the preliminary plan approval was less than one (1) year prior to the approval of the final plat.
- (b) Phased Subdivisions: The approval of a Preliminary Plan application shall be effective for a period of one (1) year from the time that approval is granted
- (c) First Phase. The effective period of preliminary approval may be extended for more than a year when a final plat for the first phase of the subdivision is submitted prior to one (1) year from the original preliminary plan approval, but only for the amount

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of time that the final plat is under review. If the final plat for the first phase is not approved by the City Council or if the approval of the final plat by the Council expires prior to recording the subdivision, the preliminary plat also expires, unless the preliminary plan approval was less than one (1) year prior to the approval of the final plat for the first phase.

- (d) Subsequent Phases (after the first phase). The effective period of preliminary approval may further be extended when a final plat for any subsequent phase of the subdivision is submitted prior to one (1) year of the recording of the most previous phase of the subdivision and for the time that the final plat of the most recent phase is under consideration. If the final plat for the most recent phase is not approved or if the approval of the final plat expires prior to recording the most recent phase of the subdivision, the preliminary plan for the remainder of the unrecorded portion of the subdivision also expires, unless recording of the previous phase was less than one (1) year prior to the approval of the final plat for the most recent phase.

D. LSPD Final Plat Review

1. Submission

Following approval of the preliminary plat, the applicant may submit an application for final plat approval. The purpose of the final plat is to prepare a complete and detailed subdivision plat that addresses the issues included in the preliminary plan review and approval and meets the requirements which follow in preparation for recording the subdivision plat with the Utah County Recorder's Office. For the application to be determined to be complete by the staff, the applicant shall submit:

- (a) All fees.
- (b) The completed application form.
- (c) Digital copy of the final plat and improvement drawings plans in Vector scalable format.
- (d) One (1) eleven-inch (11") by seventeen-inch (17") digital layout of the final plat and improvement drawings.
- (e) One (1) copy of the final drainage report with narrative (must be stamped and signed by a licensed engineer).
- (f) One (1) copy of any restrictive covenants (CC&Rs), bylaws, environmental studies, etc. (if applicable).
- (g) One (1) copy of the geotechnical report.

2. The final plat submission requirements:

FORMAT AND GENERAL ITEMS

- (a) Acknowledgement/proof of preliminary plat approval provided by the owner/authorized agent.
- (b) A title block which contains the following:
 - (i) Name of the subdivision.
 - (ii) Type of development (residential, commercial, etc.).
 - (iii) Surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey.
 - (iv) A legal description of the subdivision boundaries that includes the quarter-quarter section, section, township, range, principal median and the County of its location.
 - (v) The owner's dedication that includes the dedication of all public ways or spaces. The owner's dedication shall be signed by every person having a security interest in the subdivision property, dated, and notarized and should include a reference to any covenants that

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may be declared and blanks where the County Recorder may enter the book and page number of their recording.

- (vi) Signature blocks prepared for the dated signatures of the City Engineer, City Attorney, Mayor, Planning Commission Chair, and City Recorder.
- (vii) Tabulation of acres, lot types, open space and units per acre.
- (c) Written and graphic scale, not smaller than one inch (1") to fifty feet (50') or as recommended by the City Engineer.
- (d) The basis of bearings used and a north point.
- (e) A vicinity map at a scale of one inch (1") equals one thousand feet (1,000') with a one-quarter (1/4) mile radius.
- (f) The exterior boundaries of the platted areas giving lengths and bearings of the boundary lines. All subdivisions must have proper closure.
- (g) Location of existing easements of rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.
- (h) Location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a public utility easement shown on the front of each lot and any side or rear of a lot adjacent to a road right-of-way and on the sides and back of all other lots.
- (i) All lots, blocks, rights-of-way and easements (including open space) created by the subdivision with their boundary, bearings, thoroughfare type, lengths, widths, name, number, or purpose. For curved boundaries the curve radius, central angle, and length of arc and chord length and veering shall be given in a table. All lots must have proper closure.

TRANSECT ZONES AND LOT TYPES

- (a) Location of transect zones.
- (b) Location of all proposed lots
 - (i) Name of the lot type assigned for each lot
 - (ii) Lot dimensions
 - (iii) Lot frontage
 - (iv) Lot area (square feet)
- (c) Lots consecutively numbered or lettered in alphabetical order.

OTHER ITEMS ON THE PLAT

- (a) Proposed addresses shown on each lot as obtained from a Springville City Planning and Zoning Official. All proposed new streets named or numbered in accordance with the street naming and numbering system of the City. Streets shall not be given names other than the appropriate number designation (e.g., 700 South) for the street, except in the case of streets that cannot be readily assigned numerical designations because of a configuration which crosses (does not exclusively align with) east-west or north-south coordinates.
- (b) Location and names of adjacent properties/property owners and platted subdivisions.
- (c) Location of zoning boundary lines within and adjacent to the proposed subdivision.
- (d) Location of all existing homes or buildings within the proposed subdivision that are to remain.
- (e) All existing monuments found during the course of the survey (including a physical description such as "brass cap").
- (f) All monuments erected, corner, and other points established in the field. The monuments shall be made of brass and the legend shall indicate the diameter, length, and weight of the monuments. All exterior boundary angle points of the subdivision and lot corners shall be marked in accordance with the Springville City Standard Specifications and Drawings.
- (g) Show frontage on corner lots in relation to service line locations.

REQUIRED NOTES ON THE FINAL PLAT

- (a) A notation of the distance (shown as a dimension and note on the plat) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the subdivision.
- (b) A summary of total project acreage, total acreage in lots, total acreage in roads and lane miles of road.
- (c) A notation of any limited access restrictions on the lots that are affected.
- (d) If a detention pond is required, note the capacity of the pond on the final plat.
- (e) If there is no detention pond on the plat, provide a note explaining how detention is handled.
- (f) If surface drainage is to be directed onto a privately owned area for detention as part of the storm drainage system, show an easement around the detention/retention area on the final plat with the following note on the easement area:

Permanent detention facility to be owned and maintained

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by the owners of this property not to be altered without approval by Springville City Council and City Engineer.

- (g) If a temporary turnaround is required, add the following note on the final plat with a reference to the turnaround:

50'-radius temporary asphalt turnaround with appropriate road base, 3 no-parking signs installed, and no above ground utilities allowed in the turnaround area.

CONSTRUCTION DRAWINGS

- (a) Final construction/plat and profile drawings of all required public improvements consistent with Springville City Design Standards Specifications and Drawings. An engineer or land surveyor must stamp all construction drawings in accordance with the procedures of the Utah State Board for Professional Registration. Construction drawing shall include:
- (i) An overall public improvement plat or index sheet that includes a summary of all improvement and utility information (this sheet is used by City staff to prepare the bond for public improvements). A thoroughfare tree planting plan showing location, spacing and type of tree as required for each thoroughfare.
 - (ii) Location, pipe type, and size of existing and proposed culinary and pressurized irrigation lines and associated fire hydrants, valves, and blowoffs (note where bends are required on water lines and what type is to be used).
 - (iii) Location, depth, pipe type (pipe type may be noted in a legend), and slope of all drainage and sewer lines, including the location and proper spacing of all boxes, manholes and other improvements.
 - (iv) Location of water and sewer service laterals for each lot including the location of the laterals in relation to each other (water laterals must be located at the center of the lot and sewer laterals ten feet (10') downstream from the water laterals).
 - (v) The location of the lot frontage for all corner lots in relation to service line locations.
 - (vi) Details of detention basin(s) including:
 - (A) Piping and orifices.
 - (B) A note stating that the bottom of the basin will be sloped towards the outlet.
 - (C) Cross section of detention pond.
 - (D) Twenty-five (25) year water level. Note: The maximum water depth shall not exceed allowances outlined in the Springville City Engineering Designs Standards.
 - (E) Capacity of detention pond in cubic feet.

(F) Other details as required by the Springville City Engineering Design Standards.

- (vii) If the placement of irrigation system improvements is required, show all irrigation improvements including piping, head gates, boxes, grates, etc. (in conformance with letter issued by the irrigation company) and provide a signature block for the irrigation company on all applicable construction drawing sheets.
 - (viii) Cross sections of all roads including pavement design, base and sub-base amounts (per Springville Standards or as directed by the geotechnical report) and location of utilities within the street right-of-way.
 - (ix) Location of power line extensions and relocations, streetlights, domes and transformers.
 - (x) Location of existing power infrastructure and ownership.
 - (xi) Location, type, and height of existing fencing and new fencing, berming, landscaping or other buffering to be installed as part of the development.
 - (xii) Street signs and traffic control signs.
 - (xiii) All other specifications, details, and references required by the Springville City Standard Specifications and Drawings.
- (b) Construction drawings are to include the following notes:
- (i) A note stating that one (1) color electronic copy of as-built drawing, formatted in accordance with Springville City Standard Specifications and Drawings, shall be submitted to the City upon completion of the public improvements; including water, sewer, storm drain and power.
 - (ii) A note stating that all construction is to be done as per the Springville City Standard Specifications and Drawings.
 - (iii) A note stating that all ADA accessible sidewalk ramps will be constructed in accordance with Springville City Standard Specifications and Drawings.
 - (iv) A note stating that, prior to construction, a storm water prevention pollution plan (SWPPP) will be submitted to the Public Works Director for approval.
 - (v) A note stating that, prior to commencement of any work, a preconstruction meeting will be held with the Public Works Director, Chief Building Official, city inspectors, the contractor and all

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subcontractors and the property owner.

- (c) Landscaping plan for all park, open space, and common ownership areas including:
 - (i) Planting areas with a list of the name, number and size of plants designated for each area.
 - (ii) Location, name and size of all existing and proposed trees and shrubs.
 - (iii) Location and sizes of proposed irrigation facilities adequate to maintain the planting areas.
 - (iv) Indication of proposed grass areas and whether it is to be sodded or seeded.
 - (v) Location of the clear view area at all street intersections (a triangular area formed by a line connecting the property lines at points thirty-five feet (35') in each direction from the intersection) and an indication that no landscaping or other obstruction in excess of three feet (3') above finished grade shall be allowed in the clear view area.

OTHER REQUIRED ITEMS

- (a) An engineer's estimate of costs, including quantity take-offs, for construction of all required public improvements.
- (b) A final copy of any restrictive covenants (CC&Rs), reservations, or private easements.
- (c) A final copy of a geotechnical study.
- (d) Evidence that all property taxes are current and that roll back taxes have been paid, and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.
- (e) Warranty deed/title insurance on property dedicated to the City (open space, detention, City park property, City trails, some road dedication).
- (f) Prepared easements for any necessary off-site water, sewer, or drainage easements across privately owned land, or for temporary turnarounds.
- (g) A copy of any necessary deeds or boundary line agreements necessary for recording of the final plat.
- (h) Any required UDOT approvals for access, etc.
- (i) An electronic (computer disc or email) copy of the proposed final plat and construction drawings in a format acceptable to the City Engineer (DGN or DXF) tied to the State Plane, NAD 83 coordinate system.
- (j) Prior to the preconstruction meeting, the developer will make copies of plans for the meeting from the approved and signed check set. When changes need to be made to a check set, revise the affected sheets only and return the revised sheets to the City for approval and signatures. Copies of the revised sheets will be distributed only after approval and signatures given. Copies for the preconstruction meeting must be made prior to the preconstruction meeting being scheduled. Any/all construction documents used in the field will be a copy of the approved check set with the approval stamped, signed and dated on the front cover.
- (k) Documents evidencing the ability to tender water rights, any property or easements to Springville City.
- (l) Proposed development agreement, if applicable.

3. The DRC Review

The DRC shall review all applications to determine whether corrections have been made in accordance with preliminary plan application approval and conformance with all applicable City ordinances and standards. If the final plat is determined to meet City ordinances and standards, the DRC will forward the application to the Community Development Director for approval. Otherwise, the application will be returned to the applicant for appropriate modification.

In reviewing the final plat, City staff will consider the items listed below:

- (a) The Community Development Director or the Director's designee shall determine whether the submitted plat complies with the approved preliminary plan application and conditions of approval, along with the applicable City ordinances affecting the subdivision of land.
- (b) The City Engineer shall:
 - (i) Review and approve the improvement drawings and quantity estimates for construction of the improvements. The improvements shall be approved when the City Engineer determines that the proposed improvements are in accordance with the requirements of this Title, the adopted engineering standards and specifications of Springville City and any applicable conditions of preliminary plan approval;
 - (ii) Verify that the drawings of streets, easements, storm detention facilities and other improvements comply with the requirements of this Title, engineering standards and specifications, and conditions of preliminary approval;
 - (iii) Verify that the boundary descriptions are correct;
 - (iv) Verify existing easements of record; and

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- (v) Verify submission and approval of any financial guarantees, deeds, conveyances or other agreements required for final approval and recordation.
- (c) The City Attorney shall:
 - (i) Review the language and forms on the plat to assure compliance with the requirements of Springville City and appropriately addresses the requirements of the Planning Commission;
 - (ii) Review any financial guarantees, deeds, conveyances or other agreements for final approval and recordation;
 - (iii) Review any required declaration of conditions, covenants and restrictions to be recorded with the plat to ensure their consistency with the plat and they are in conformance with applicable City ordinances and standards;
 - (iv) Verify creation of any required homeowners association;
 - (v) Review the current title report and verify, prior to signing and recordation of the plat by the mayor, that:
 - (A) The owner's dedication is properly executed by all of the owners of the subject property;
 - (B) Easements of record are reflected on the final plan; and
 - (C) The owner's dedication is free of liens or encumbrances.

4. Final Review and Action

The Planning Administrator shall review the completed application, along with comments from the DRC and the Planning staff report. The Officer may then approve, conditionally approve or deny the application request.

- (a) The Planning Administrator approves the final plat application if it complies with preliminary plan approval and is in conformity with all applicable City ordinances and standards and there is no need to attach any conditions to the approval. The Administrative Hearing Officer may impose conditions upon its recommendation of approval if it finds that such conditions are reasonably necessary to meet the requirements of this Title.
- (b) The Administrative Hearing Officer may recommend denial of the final plat for either of the following reasons:
 - (i) The final plat does not comply with the preliminary plat approval; or
 - (ii) The final plat does not comply with all of the

applicable City ordinances and standards.

5. Minor Corrections to Final Plat Map

The City Engineer may approve minor changes to approved final plats before the plat is recorded if the Engineer finds that the proposed changes do not jeopardize the interests of the City or adjoining property owners. Examples of minor changes contemplated by this Section include legal descriptions mistakes, minor boundary changes and items that should have been included in the original final plat.

6. Required Submissions

After making all required revisions, the subdivider shall submit the final plat, which plat shall be certified by a professional engineer or land surveyor, and properly executed and acknowledged by all owners of the property and any other parties required for recordation. Additionally, all required bonds, fees, water rights and necessary documents shall be provided prior to recording.

7. Signing and Recordation of Final Plat

The executed plat shall then be submitted for the signature of the City Engineer, followed by the City Attorney and then forwarded to the Mayor for the final signature on the plat. The final plat, bearing all official approvals as required in this Section, shall be recorded and filed in the office of the Utah County Recorder and the office of the Springville City Recorder.

8. Effective Period of Final Approval

Submission of the executed plat and all required submissions must occur within six (6) months of approval by the Administrative Hearing Officer. The construction of all subdivision improvements shall be completed pursuant to the time period allowed pursuant to Section 14-5-101. In the event that the subdivision improvements are not installed within the time period allowed under Section 14-5-101, final approval of any unrecorded plat by the Administrative Hearing Officer expires.

9. Overall Compliance with Requirements

All property shall be developed in strict compliance with the approved final plat, plans, the approved

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construction drawings, the City's development standards and specifications and all notes, restrictions, covenants, dedications, boundaries and other commitments shown on the approved plan and/or final plat. Failure to note any improvement required by this Title on the preliminary plan, final plat or the construction drawings shall not eliminate the developer's responsibility to complete the improvement or meet the obligation required for the subdivision.

11-9-902. LLSDO Site Plan Review

A. Applicability

LLSP Site plan review shall be required for:

- (a) All new development of the following lot types and any lot types approved through the special form process
 - 16. Small Apartment Building
 - 17. Courtyard Apartment Building
 - 18. Main Street Cottage Live Work
 - 19. Main Street Townhouse Live Work
 - 20. Main Street Slot Townhouse Cluster
 - 21. Main Street Back-to-Back Cluster
 - 22. Main Street Row Building
 - 23. Apartment Row Building
 - 25. Main Street Mixed Use Apartment Building
 - 27. Neighborhood Store, Restaurant, or Civic Building
 - 28. General Big Box Retail Building
- (b) All new additions to existing sites which increase the floor area of the premises by more than twenty percent (20%) or increase the original floor area of the premises by over twenty percent (20%) when combined with one (1) or more previous expansions that have occurred over a period of time.
- (c) Any significant change proposed after site plan approval has been granted by the approving body.

B. Review process and decision making authority

All site plans for developments shall be approved administratively by the Springville City Planning Administrator, provided no exceptions to the site plan requirements are being requested.

C. Pre-Application Meeting

Purpose: The purpose of the optional pre-application meeting is to provide an opportunity for the applicant to present a basic sketch of what is being proposed for the site prior to formal application. The pre-application meeting is not required and does not commence any application or approval process. The meeting is to be scheduled by the applicant with the Planning Division. This meeting provides a chance to discuss the process, site development standards (setbacks, landscaping, parking, fencing, etc.) and other aspects of the project in a less formal setting, along with identifying major concerns prior to formal application. This meeting

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will also generally include a representative from the Engineering Division of the City.

Information Requested: The applicant should provide a site plan of the proposed development that includes basic location and size of buildings and structures, landscaping, street frontages and other significant features of the property, such as easements. The overall signage package proposed for the building and site, including proposed size, location and height, may also be included for consideration.

B. Formal Applications

1. Submission:

The applicant shall prepare and submit a proposed site plan, along with all forms, fees, and other supporting materials required by the City to the Planning Division. All information required in the application shall be provided prior to scheduling the item with the body making the final decision, whether it is the Planning Administrator or the Planning Commission. The applicant may request, in writing, that the Director waive items on the application form that are not applicable due to unique circumstances or conditions associated with the development proposal.

2. Submission Requirements:

Applications for site plan review shall include, if applicable:

- (a) The completed site plan application form, fees and supporting documents including: written approval as needed from private utility providers, irrigation companies, State, local or Federal government agencies and adjacent property owners.
- (b) If the property owner is different than the applicant, then a property owner’s consent form must be signed and notarized granting permission for the applicant to act for and in behalf of the fee simple owner.
- (c) Copies of the development plan shall be provided in accordance with the Community Development Department policy and at a scale of no less than one inch (1") to thirty feet (50'), which shall include the following:

COVER PAGE INFORMATION

- (a) Title block stating the name of the project and common address of the proposed site, and the

- developer’s name, address and phone number.
- (b) Location of proposed project on regulating plan showing assigned transect.
- (c) A description of the proposed project that includes any special features and outlines the intended use of the site.
- (d) Names of all property owners, surrounding land uses and zoning on all parcels with boundaries located within two hundred feet (200') of the site.
- (e) Property dimensions including radii of curves.
- (f) Lot types that have been assigned to each lot (by the subdivision plan).
- (g) Table indicating total site area and an acreage and percentage breakdown of structures, parking, landscaping and open space.
- (h) Boundary of open spaces or parks located within the site as shown on the regulating plan.
- (i) Tabulation of proposed residential units and commercial space in total and by acre, compared to maximum density and minimum commercial space as established in the regulating plan.

SITE PLAN

- (a) Footprints, setbacks and heights of all proposed buildings. Footprints shall indicate building entrances.
- (b) Footprints and locations of existing buildings.
- (c) Parking lot design and dimensions, including required landscaping and ADA requirements. Tabulation of required and provided parking.
- (d) All curb cuts and intersections within a minimum distance of 150 feet of the subject property, along with cross-access between this and adjacent sites, including those lands separated from the parcel by a street or other roadway.
- (e) If roadway dedication is required, a notation of the distance (shown as a dimension and note on the plan) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the site plan, along with a written legal description of the proposed right-of-way;
- (f) All proposed signage, both freestanding and attached to the building.
- (g) Exterior lighting of any structures, walkways and parking areas, including shields and other means of insuring that lighting is directed away from adjacent properties.
- (h) Pedestrian access between all public rights-of-way and structures and between structures within the development, including raised curbing and landscaped

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islands, which serve to separate vehicular and pedestrian traffic whenever possible. When raised walkways are not possible, all pedestrian accesses shall be clearly marked.

- (i) Clear view areas noted and show on plan as per Section 11-6-108 of Springville City Code.
- (j) Proposed phasing, if applicable, in such a manner that each phase can function independently or in connection with the previous phase.
- (k) All existing and proposed fencing, including height, materials, and location.
- (l) Proposed location of water and sewer lines in accordance with Springville City Engineering standards
- (m) Existing and proposed easement (utility, solar, etc.) on and within 50' of the subject property. If public utility easements do not exist, the owner is required to provide utility easements as required by the City and said easements be deeded and recorded in the office of the Utah County Recorder.
- (n) Screened trash receptacles and loading areas.
- (o) Location and screening plan for mechanical equipment.
- (p) Off-site improvements designed in conformance with Springville City requirements.
- (q) Location of existing and proposed fire hydrants; and
- (r) Extension of any stub streets adjacent to the property necessary to meet the City street standards.

PRELIMINARY ARCHITECTURE

- (a) Scale drawings of major exterior building elevations (including all building wall signs) facing public rights of way and indicate building materials to be used. Architectural drawings shall be drawn to a scale of no smaller than 1/16" = one foot.
- (b) Tables comparing proposed development lot types to the lot type standards including lot and building size, lot coverage, height, setbacks and any other requirements or notes listed on the specific lot type standard.
- (c) Table showing compliance with the applicable architectural design standards of Article 6.

LANDSCAPE PLAN

- (a) Plant location, type, size and quantities.
- (b) Table showing conformance with the landscape design standards of Article 7.
- (c) Planting detail.
- (d) Street tree planting detail.

GRADING AND DRAINAGE PLAN

- (a) Drainage system report, including calculations and an explanatory narrative, stamped and checked by a professional engineer with includes:
 - a. Use of Springville City rainfall curves to calculate 25 and 100-year floods (attach Springville City rainfall curves to this report)
 - b. For detention basins, submit calculations to justify sizing based on a 25-year design storm with a release rate of 0/15 cfs per acre.
- (b) Detailed drainage plans showing existing and proposed storm drainage improvements, including:
 - a. Major drainage facilities, outfalls and discharge
 - b. Drainage pipe locations, sizes and depths
 - c. Catch basin locations, types and depths.
- (c) Location of detention basins designed in accordance with the Springville City Engineering Designs Standards.
- (d) A written statement from the appropriate agency (i.e. irrigation companies, private land owners, etc.) accepting responsibility for all surface and subsurface drainage which is directed into channels owned by such agencies.
- (e) Letter(s) of intent for any necessary off-site drainage easement across privately-owned land.
- (f) Existing and proposed contours at two-foot intervals, unless a variation has been approved by the City.
- (g) Locations of waterways, ditches and wetlands on the proposed site and on adjacent properties within 50-feet.
- (h) Delineation of all areas subject to potential 100-year flood events as designated by FEMA.

OTHER REQUIRED INFORMATION

- (a) Preliminary title report or policy of title insurance on the property, which identifies ownership, easements of record, liens or other encumbrances.
- (b) Any required UDOT approval for access for other improvements along a State road.
- (c) An engineer's estimate of all required off-site public improvements.
- (d) Conveyance of water rights, unless water rights have been tendered, in which case evidence of tendering shall be provided.
- (e) A traffic impact study may be required at the discretion of the City Engineer.
- (f) A geotechnical report shall be required for all areas designated for off-site improvements and may be required for other portions of the site at the discretion of the City Engineer.

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- (g) A wetlands delineation or clearance letter as required by the City Engineer; and
- (h) Other data or plans deemed necessary by DRC member(s).

3. Determination of Completeness:

The Planning Administrator or the Administrator's designee, upon receipt of the application, shall have up to five working days to determine whether or not the application is complete and ready for review based on the requirements for submittal and the applicant's request for a waiver of certain application requirements. No application is eligible for the DRC agenda until it is deemed complete.

4. Development Review Committee Review

The Development Review committee shall review all applications to determine conformance with all applicable City ordinances and standards. Upon completion of DRC review, the DRC will forward the completed submission to the Planning Administrator (see 11-7-402(2)). If portions of the application are deemed incomplete, it may be returned to the applicant for appropriate modification. The application shall not be forwarded to the Planning Administrator if it does not meet the requirements of the City Code and other applicable standards, along with the requirements of other reviewing agencies. During the meeting the applicant will be given the opportunity to make presentations, ask questions and propose alternative conditions for consideration.

5. Planning Administrator Review and Action:

The Planning Administrator shall review relevant portions of the completed application, along with comments from DRC and the Planning Staff.

After review of the item, the Planning Administrator may approve, conditionally approve, or deny the proposed site plan application.

6. Pre-Construction Meeting:

Prior to a permitted use being approved and the issuance of a building permit, the applicant shall prepare:

- (a) A revised final site plan, which shall include the changes to the site plan and conditions of approval required by the Planning Staff, DRC or Planning Commission,
- (b) Final landscape plan,
- (c) Final building construction documents (architectural, structural, HVAC, and electrical plans).
- (d) Dedication of property and easements for PUEs, as required, if modifications made to the subdivision plan,
- (e) Completed engineering plans, including final construction drawings for private streets or drives, utilities, grading and drainage.

Satisfactory arrangements concerning bonding as required by the Springville City Codes. For site plans subject to obtaining a Conditional Use Permit, all conditions required by the Planning Commission shall also be met, along with the items required for a permitted use, prior to issuance of a building permit.

7. Validity of Approval:

A building permit for an approved site plan must be applied for within six months from the date of approval by the Planning Administrator. One extension of up to six months may be requested in writing for the Planning Administrator's consideration and action, provided that the request is received prior to expiration of the original approval. Approval of an extension may be granted upon finding that special circumstances prevented the applicant from obtaining a building permit and that no changes in the ordinance has occurred that would significantly alter the previous site plan approval.

8. Issuance of Certificate of Occupancy:

All site improvements shall be completed prior to issuance of a certificate of occupancy. If certain improvements, which do not affect life safety, are not completed at the time the building is ready to occupy, the applicant may provide improvement completion assurance for the remaining improvements for a period not to exceed six (6) months from the date of the certificate of occupancy.

11-9-903 Special form permit and review

Article 9 - PROCEDURAL STANDARDS

A. Eligibility:

Special form permit grants a unique set of lot size, building size, height, setback, lot coverage and parking measures, that are different than those listed under any of the lot types. An applicant whose property is located within Lakeside Landing Special District Overlay is eligible to apply for special form permit only because of the reasons listed below.

1. None of the lot types permitted within the specific transect where the property is located is suitable for the specific use of the building (e.g., church, mortuary, etc.).
2. None of the lot types permitted within the specific transect where the property is located is suitable for the property because of its unique location, shape, geography, or topography.

B. Decision Making Authority:

An application requesting the special form permit for a property will be filed by the applicant to the community Development Department. The Planning Commission will review the application and recommend to the City Council, for approval, approval with conditions, or denial. City Council shall review the application and shall make the final decision to permit or deny the application.

C. Review Criteria:

The following criteria shall guide the Special Form Review. However, Special Form Review is a discretionary review. As such, additional building form and character related issues may be raised by the Planning Commission or City Council during the review. The review criteria include:

1. The proposed building or buildings shall fit into the context in terms of the building character, scale, and size.
2. The applicant shall review the standards and guidelines listed for the building type categories that are most relevant and the closest to the proposed building form and show how the proposed building or buildings shall fit into their context in terms of massing and articulation, porch and balcony characteristics (if relevant), and exterior building materials.

3. Off-street parking requirements shall follow the following general guidelines:

For each residential dwelling unit:	2 spaces
General retail and office:	1 space per 400 sf. of floor area
Quick-serve food stores and convenience markets:	1 space per 300 sf. of floor area
Restaurants, bars, & theaters:	1 space per five indoor seats and 1 space per 10 outdoor seats
Hotels and motels:	1 space per each guest room, and 1 space per two employees
Any use of congregation:	1 space for 4 fixed seating or 1 space for 4 people (as determined by the building code occupancy requirements)

Applicants may differ from these off-street parking requirements if reasonable justification is provided in the light of the vision and purposes listed within Article 1 of this chapter.

Article 9 - PROCEDURAL STANDARDS

D. Submission Requirements

In addition to all the required items listed under 11-9-901.D. Submission requirements for Minor subdivision and zoning review the applicants shall submit a written statement explaining the reasons why the applicant decided that none of the by-right building form types assigned to the building form zone where the property is located were suitable for the property or proposed use. This statement shall also explain how the proposed building form and site layout satisfy the review criteria listed under this section (11-9-902. C).

E. Determination of Compliance

The Planning Administrator or the Administrator's designee, upon receipt of the application, shall have up to five working days to determine whether or not the application is complete and ready for review based on the requirements for submittal and the applicant's request for a waiver of certain application requirements.

F. Appeals

Any applicant or person aggrieved by the decision of the Community Development Director, Planning Administrator, Planning Commission, or City Council may appeal that decision to the Board of Adjustment, or in the event the city no longer has a Board of Adjustment, to the appeal authority established by the City for hearing similar appeals. The request for appeal must be filed on an application provided by the City with the applicable fee, within ten days following the decision.

PICTURE CREDITS

Page 7: *"An inspirational bird's-eye view perspective . . ."* West End Village, a mixed-use neighborhood proposal, Palisade, Colorado. Courtesy of Pel-Ona Architects and Urbanists (drawing by Ronnie Pelusio).

Page 7: *"An inspirational conceptual drawing . . ."* A bird's-eye-view perspective prepared for Superior Town Center in Superior, Colorado. Courtesy of Pel-Ona Architects and Urbanists (drawing by Ronnie Pelusio).

Page 8: *"On the left is a top view . . ."* Courtesy of Pel-Ona Architects and Urbanists (drawings by Korkut Onaran).

Page 8: *"A comparison of a conventional suburban pattern . . ."* Courtesy of Pel-Ona Architects and Urbanists (drawings by Korkut Onaran).

Page 65: *"A comparison of two buildings . . ."* From Onaran K., F. Pagez Ruiz, R. Pelusio, T. Lyon. 2019. *Architectural design for traditional neighborhoods*. A VSI Publication. p. 37.

Page 66: *"On the left, a tempered column . . ."* From Onaran K., F. Pagez Ruiz, R. Pelusio, T. Lyon. 2019. *Architectural design for traditional neighborhoods*. A VSI Publication. p. 42.

Page 67: *"A successful porch functions . . ."* From Onaran K., F. Pagez Ruiz, R. Pelusio, T. Lyon. 2019. *Architectural design for traditional neighborhoods*. A VSI Publication. p. 4.

Page 67: *"The porches need to be sized large enough . . ."* Washington Village, Boulder, Colorado. Courtesy of Pel-Ona Architects and Urbanists.

Page 67: *"Common green courts . . ."* Tealigh houses, Midtown, Denver, Colorado. Design: Pel-Ona Architects and Urbanists.

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Page 73: *"An example for a Courtyard Apartment Building . . ."* North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.

Page 74: *"It is important for the retail uses . . ."* 8th and Pearl in Boulder, Colorado. Pictures by Korkut Onaran.

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Page 79: *"Use of occasional benches create . . ."* Prospect Neighborhood, Longmont, Colorado. Picture by Korkut Onaran.

Page 82: *"When the porch is located close . . ."* Northern Lights, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.

Page 83: *"Another appealing front yard composition . . ."* Mapleton Hill Historic Neighborhood, Boulder, Colorado. Picture by Korkut Onaran.

Page 83: *"Another two examples for large and small layered plant material . . ."* On the left: Houses at Washington Village, Boulder, Colorado. Design: Pel-Ona Architects and Urbanists. Courtesy of Pel-Ona Architects and Urbanists. On the right: A house from 12th Street Historic District, Golden, Colorado. Picture by Melissa Harrison.

Page 84: *"Modestly sized open drainage ditches . . ."* North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.

Page 84: *"Entry to a common court showing . . ."* North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.

Page 85: *"A pocket park with community garden beds . . ."* Legacy Farms, Saratoga Springs, Utah. Developer: DR Horton. Courtesy of Pel-Ona Architects and Urbanists (drawing by Ronnie Pelusio).

Page 85: *"A cluster of mail boxes . . ."* North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.

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Page 85: *"View from a narrow common court . . ."* Courtesy of Pel-Ona Architects and Urbanists (drawing by Ronnie Pelusio).

Page 85: *"View from another common court . . ."* North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.

Page 86: *"A cluster of bushes placed . . ."* Rowhomes on 8th street, Golden, Colorado. Picture by Melissa Harrison.

Page 86: *"A modest retaining wall placed . . ."* North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects. Picture by Korkut Onaran.

Page 87: *"Flower shop staging on a part . . ."* 8th and Pearl, Boulder, Colorado. Design: Wolff-Lyon Architects. Picture by Korkut Onaran.

Page 87: *"Raised planters with ornamental . . ."* 8th and Pearl, Boulder, Colorado. Design: Wolff-Lyon Architects. Picture by Korkut Onaran.

Page 87: *"Flower pots, ornamental trees . . ."* Main Street North, Holiday Neighborhood, Boulder, Colorado Design: Wolff-Lyon Architects. Picture by Korkut Onaran.

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Page 92: *"A view from a local residential street . . ."* Prospect Neighborhood, Longmont, Colorado. Picture by Korkut Onaran.

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PATTERN BOOK

Architectural Design Standards for
(22) Main Street Row Building Lot Type,
(23) Apartment Row Building Lot Type, and
(25) Main Street Mixed Use Apartment Building Lot Type
at the Lakeside Landing Special District Overlay,
Springville, Utah



commissioned by
DAVIES DESIGN BUILD
prepared by
PEL-ONA ARCHITECTS AND URBANISTS

October 11, 2021
revised December 17, 2021

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INTRODUCTION

This document is prepared as a supplement for Lakeside Landing Special District Overlay regulations. It is a binding and regulatory. Its scope addresses the architectural design of the larger buildings. It is aimed at creating a harmonious village center that fits into Lakeside Landing and reflects the appropriate scale, massing, and architectural expression within the context of Springville, Utah.

This document has two Parts: Part I provides a few essential design tools and building elements that can be employed in architectural design to diminish the perceived scale of the larger building so that they can create a balanced presence with the smaller buildings. Part II provides examples of how these tools and elements can be employed for the three lot types: (22) Main Street Row Building Lot Type, (23) Apartment Row Building Lot Type, and (25) Main Street Mixed Use Apartment Building Lot Type.

This document provides tools and elements that can, and in some cases must, be employed in architectural design. It provides direction for the designers as well as for the reviewers. Also, it is important to note that these tools and elements are not universal but suggested particularly for Lakeside Landing to create a unique architecture at the village center that is consistent with the scale and massing of the Lakeside Landing context.

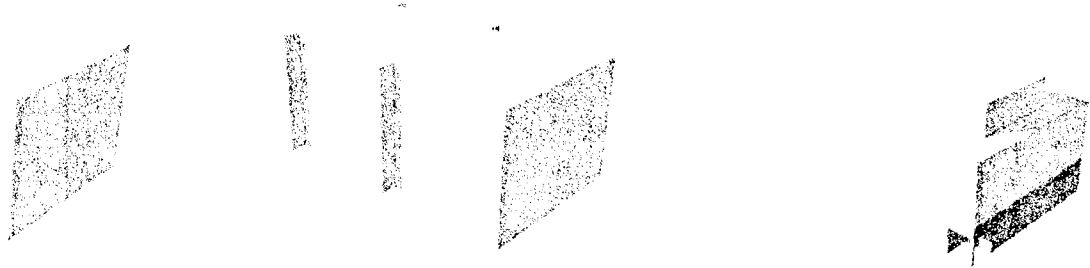
Part I: ARTICULATION AND ELEMENTS

1. VERTICAL AND HORIZONTAL ARTICULATION

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In order to create a harmonious ensemble with the smaller buildings, the larger buildings need to employ vertical and horizontal articulation. Vertical articulation differentiates the base, the middle and the top of the building. Horizontal articulation breaks the building wall by dividing the building into smaller components horizontally.

A successful building design employs both articulations to bring down the scale and relate to the pedestrians on the sidewalk. Below are simple massing models showing how vertical and horizontal articulation work separately and how they can be combined to create a well articulated building massing.



No Massing Articulation:

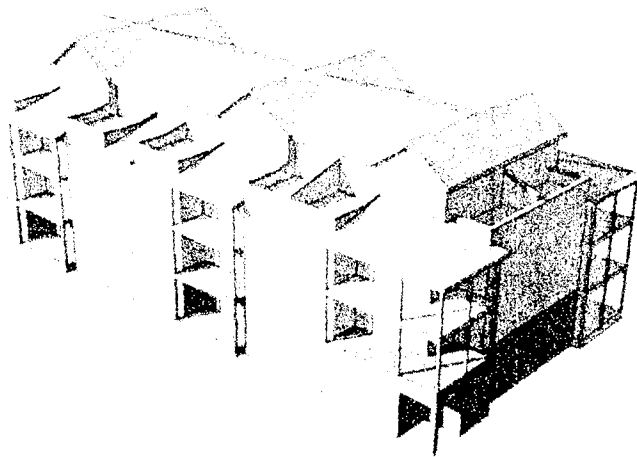
Especially on the East Coast it is common to observe urban buildings with very limited massing articulation. However, we believe that well articulated buildings will be more appropriate for the Springville, Utah context. When the building does not employ massing articulation, we need to rely on architectural expression and composition of the openings to relate to the pedestrian scale which may prove to be more difficult especially when buildings with various sizes are to come together and create a harmonious urban block face.

Horizontal Articulation Added:

Horizontal articulation breaks the building wall by means of indentations, setbacks, and material and color change. It creates interest and differentiation along the sidewalk. It also introduces opportunities for various roof forms, balconies, and terraces. Such indentations provide views to multiple directions. The combination of setbacks and material changes can sometimes allow a building to be perceived as separate attached structures.

Vertical Articulation Added:

Ground and uppermost floors are different from the middle floors by their location and roles. Ground floor relates to the pedestrians the most. Uppermost floors create the horizon line. When the uppermost floors have additional setbacks, they reduce the perceived height of the building. The ground floor can be differentiated by employing different materials, textures and colors. Use of cornices and belly bands can also be useful in creating vertical differentiations.

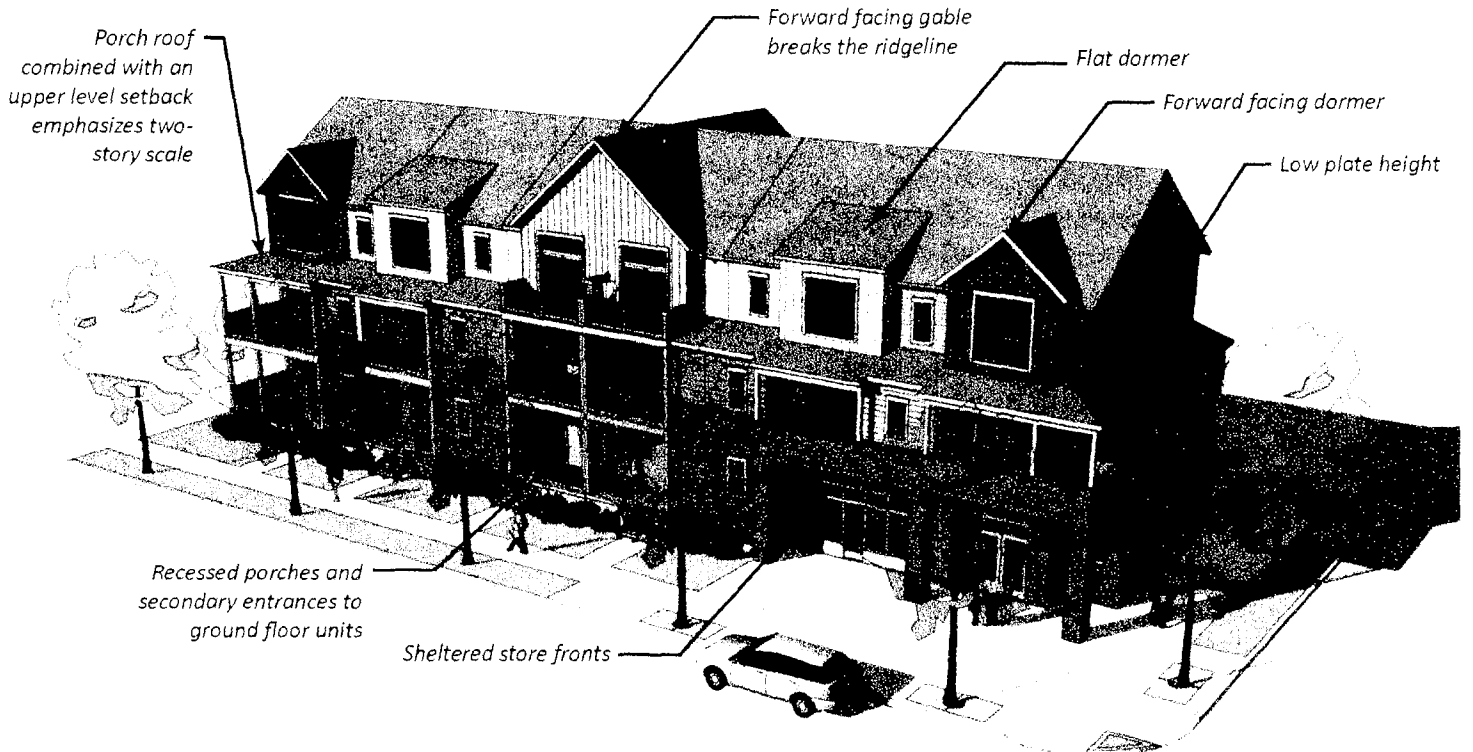
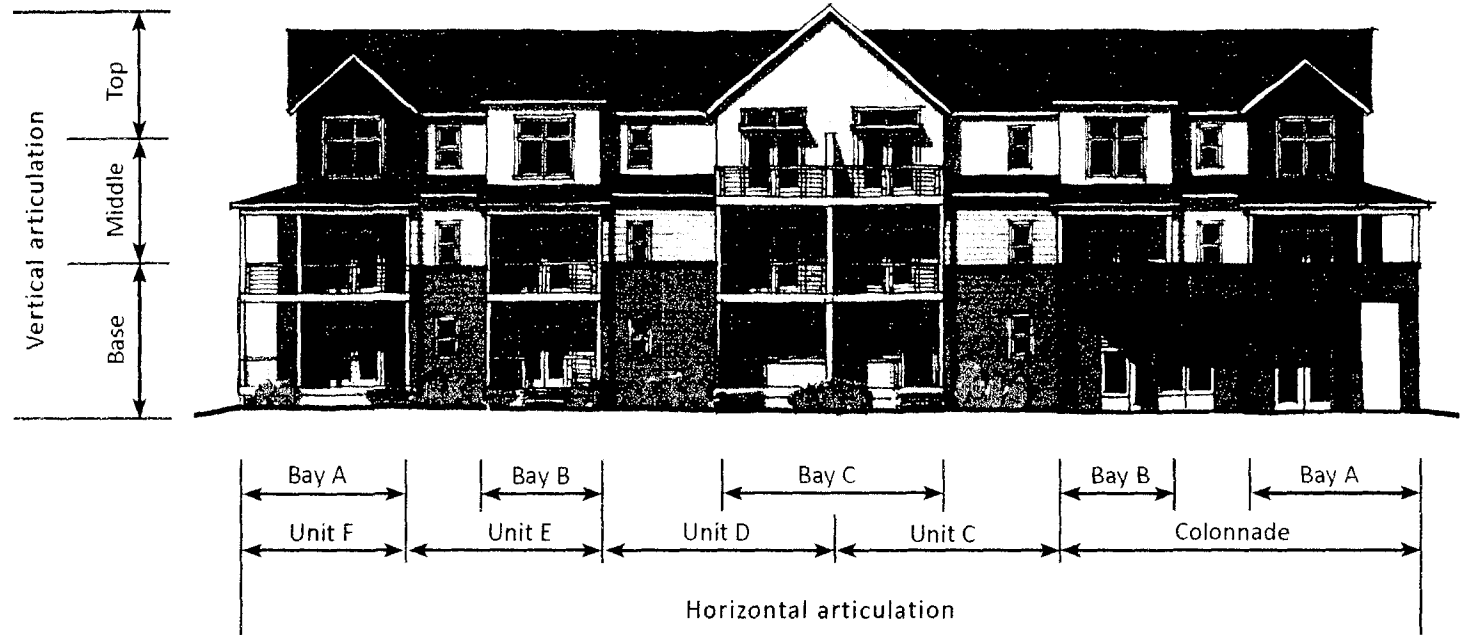


Vertical and Horizontal Articulation Combined:

For larger buildings within the T6 Transect in Lakeside Landing, we recommend employment of both vertical and horizontal articulation combined. This will create a unique streetscape and well-scaled pedestrian environments. A combination of certain techniques and elements (that will be reviewed on the following pages) will create visual diversity along the block face as well as many opportunities for visually distinct ground floor commercial spaces, comfortable outdoor places for residential units and well-scaled building presence along the sidewalk.

Successfully combining vertical and horizontal massing articulation not only creates a building that relates to pedestrians but also provides visual interest and diversity along a block face. Below is an example of a mixed-use apartment building where vertical and horizontal articulation are successfully employed. Through use of material and color changes a strong base is established.

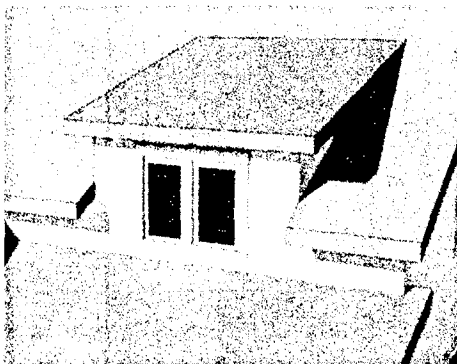
The third floor is setback. An appealing horizon line is created via forward facing gables and shed roof dormers. The wider central forward facing gable breaks the ridge line. Bays formed by balconies, porches, and setbacks break the building wall horizontally. The commercial space at the corner on the ground floor is expressed by means of a partial colonnade.



2. ELEMENTS OF A SUCCESSFUL BUILDING PRESENTATION: TOP AND ROOF

The following elements are to be employed at the uppermost floors of a building. They are essential in creating a diverse and attractive horizon line. They also emphasize residential scale which is important in relating to the smaller buildings on the block. These elements are:

dormers, forward facing gables, setbacks, balconies and terraces. Employing vertical and horizontal articulation as discussed above creates many opportunities for these elements to be accommodated in the design of a large building. These elements can be employed at three



Dormer:

When living areas are included within an attic, dormers take in light, provide egress and widen the liveable area. This creates a composition where the uppermost floor doesn't add to the perceived height of the building but lowers it down. Dormers create visual interest to the horizon line. They can have hip, gable, or shed roofs (as shown above).



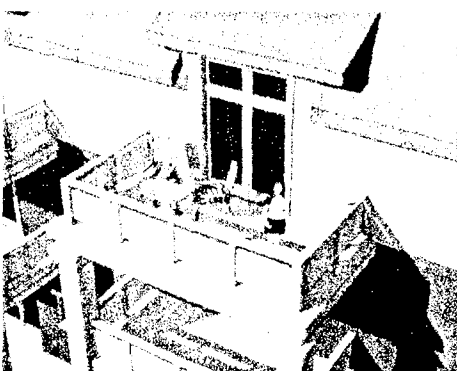
Forward Facing Gable:

Forward facing gables divide larger continuous roof forms. They express residential scale and accommodate unique spaces with vaulted ceilings, an amenity well valued in an apartment building. When employed carefully with higher ceilings, they also hide the roof mass and floors placed within the attic.



Covered Balcony:

Balconies are essential amenities for apartment living. When placed at indentations (as shown above), they create bays and break the building wall. They reduce the perceived scale of the building for the pedestrian and communicate presence of life. Protruding balconies provide views to multiple directions.



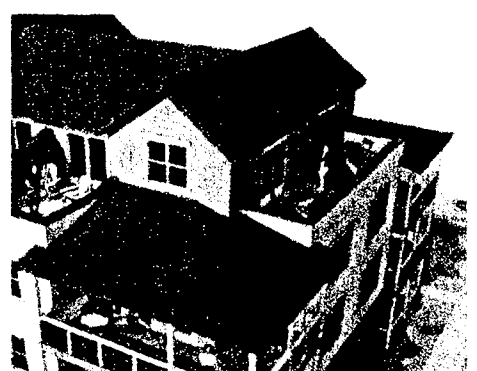
Uncovered Balcony:

Balconies alone can create articulation even when the wall of the building doesn't have indentations. Uncovered balconies at uppermost stories (as depicted above) reduce the perceived height of a building while also providing an outdoor private space. Also shown above is a dormer with a shed roof; it brings more natural light into the living space.



Rooftop Terrace:

Employing uppermost story setbacks create opportunities for rooftop terraces. Such terraces reduce the perceived height of the building. Even though they are expensive amenities, rooftop terraces take advantage of breathtaking views especially at a location such as Lakeside Landing.



Top Level Setback:

Uppermost story setbacks reduce the perceived building height from the sidewalk and create interesting horizon lines. These setbacks are required for Four-Story Main Street Mixed-Use Apartment Buildings by the Lakeside Landing Special District Overlay Regulations.

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or four-story buildings of Lakeside Landing. Including buildings with different heights on a block face creates interest and therefore is recommended. Below are four examples of how appealing horizon lines can be achieved by successful massing articulation, terraces and balconies.

This level of articulation creates a consistent architectural grammar where buildings create harmonious block faces even when certain building elements are repeated several times. There needs to be a balance between variation and repetition.



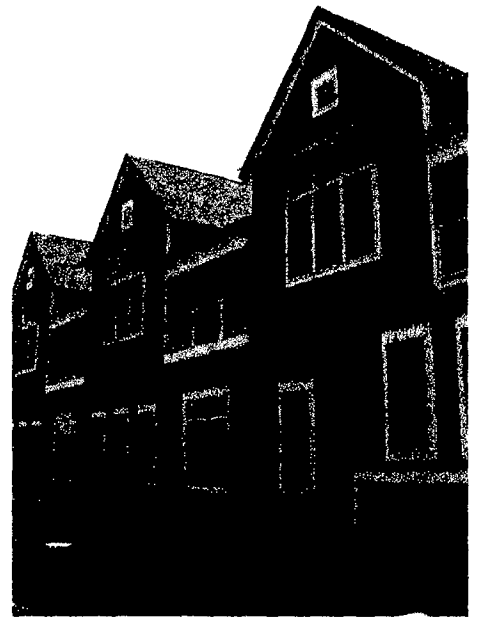
Uppermost story setbacks such as the one shown here create appealing horizon lines on the corners.



Another example of an uppermost story setback.



Forward facing gables, awnings, covered balconies create an appealing composition together with the ground floor colonnade.

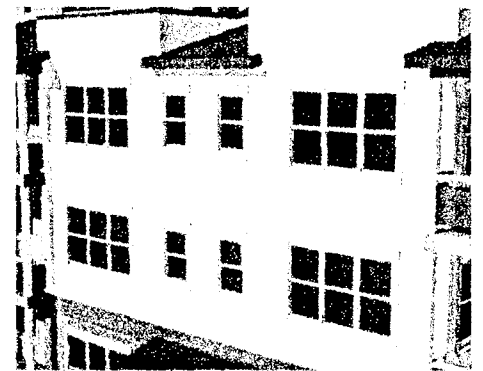
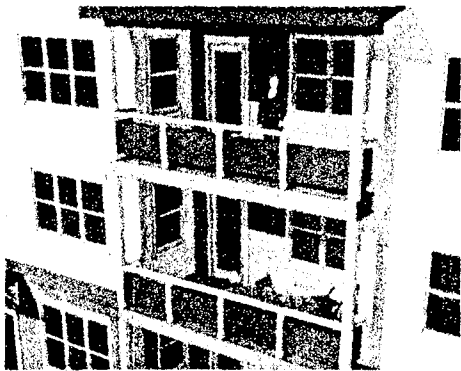


Another example of a similar composition without a colonnade on the ground floor.

3. ELEMENTS OF A SUCCESSFUL BUILDING PRESENTATION: MID-BUILDING

Stacked balconies, Juliet balconies, and a diversity of window sizes and types are essential mid-building elements that can be employed in designing attractive and well-balanced facades. These elements make the building more friendly and inviting because they communicate presence of life. Diversity of windows prevents monotony

and creates a desired level of complexity. Employing different header heights for windows of different sizes is recommended because it emphasizes a standing person's eye-level and creates a balanced facade composition. Presence of balconies provide "eyes on the street" which is important in achieving a safe and comfortable streetscape.



Stacked Balconies:

Stacked balconies break the building wall and create horizontal articulation. They are valuable amenities as private outdoor spaces. They communicate the presence of life and provide "eyes on the street."

Juliet Balcony:

Where larger balconies are not feasible, Juliet balconies are simple solutions that transform the indoors into semi-outdoor spaces temporarily. The resulting composition offer an interesting indoor/outdoor spacial relationship.

Diversity of Window Size:

Introducing a variety of window sizes and header heights on a building elevation create scale and balance while communicating the diversity of spaces behind. Additionally, using different window or trim styles at different floors create more interest.



A pedestrian courtyard with apartment buildings. Note that Juliet balconies are employed extensively on the buildings. Also note that an interesting horizon line is created by a fourth story setback and extended eaves that create deep shadows.

4. ELEMENTS OF A SUCCESSFUL BUILDING PRESENTATION: BASE

The thoughtful design of the base of the building together with an inviting presentation of the ground floor are the most important factors in creating a successful street-oriented building. A strong interaction between the indoor and outdoor activities is an essential component of a pedestrian oriented streetscape. A combination of

colonnades, partial colonnades, and shop windows create the appropriate presentation when the indoor use is commercial. Porches and balconies create an appealing transition between the private residential realm on the ground floor and the public realm on the sidewalk. It is essential to provide entrances from the sidewalk to the

(continues on the next page)



Colonnade:

Colonnades provide refuge from rain and snow and create an inviting interface. Colonnades are inviting and provide a continuous shelter for store fronts. They improve the relationship between the indoors and outdoors by providing a transition zone. They are particularly useful in creating on grade entrances when the sidewalk slopes, as shown in the above image (note that a wheelchair accessible ramp is placed at the end of the colonnade).



Partial Colonnade:

Partial colonnades provide cover for select bays. They still provide refuge from rain and snow. They highlight the business entries and shop windows placed under each bay. This kind of presentation may be desirable for certain kind of businesses. The detached nature of these colonnades contribute to the horizontal massing articulation.



Shop Windows with Awnings:

This is the most common base element employed by many town centers. Unlike the colonnades, this composition makes the business entrance and shop window more visible from the street including the driver. Therefore, it is appropriate for the kind of business that appreciates visibility. It is important to note that the elements illustrated here should be employed together to provide a wide array of options for different businesses at Lakeside Landing.



Three examples of ground floor eating establishments extending their services to the tables on the sidewalk. Restaurants and cafes create valuable sidewalk activity when they provide outdoor tables. They also create synergies; other businesses in the vicinity benefit from sidewalk activity as well.

ground floor residential units even if these are secondary accesses (primary entries being from an interior hallway). When these secondary entrances are highlighted by means of porches or stoops they emphasize the residential scale

of the sidewalk and create a friendly interface between indoor and outdoor spaces. Porches and balconies are valuable amenities for apartments. Well-lived porches encourage neighborly interaction.



Interior Residential:

Setting back a portion of the exterior wall of the building to accommodate a porch is a good way to present the residential use located on the ground floor to the sidewalk. The example above shows a porch slightly higher than the sidewalk grade. On the left of the porch is an entrance to the building and on the right is a shop window. Since most businesses appreciate ceilings higher than those that are common in residential units, this composition works well in terms of the ceiling heights. Switching the ground floor uses between residential and non-residential uses not only provides flexibility in terms of responding to the market (tuning into the demand and providing the right amount of retail space) but also provides a diverse presentation of the building to the street.

Corner Commercial:

Since street corners experience a higher volume of pedestrian activity, building corners are the attractive locations for the kind of retail that benefits from pedestrian movement. Corner entrances, entrances with covers, entrances with indentations (as in the example shown above), are inviting and appealing elements to attract customers. They also contribute to the diversity and articulation of the building's architecture. Note that the covered balcony provided on the second floor in the picture above takes advantage of the corner and appreciates views to multiple directions.



Three examples of ground floor residential units with direct access from the sidewalk. Stoops, porches, and patios are valuable amenities that also provide an appealing transition between sidewalk and the dwelling unit. These elements also create a diverse presentation of the building and they communicate the presence of life.

Part II: EXAMPLES

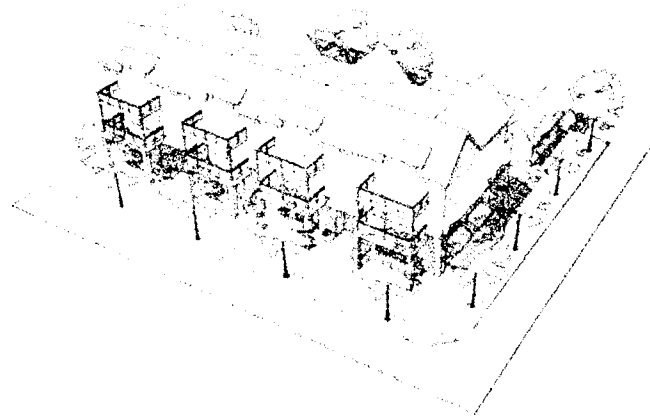
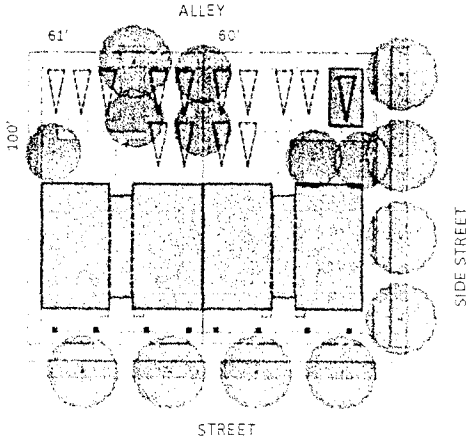
THREE LOT TYPES

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MAIN STREET ROW BUILDING LOT TYPE

Main Street Row Building Lot Type accommodates apartments over non-residential uses. The apartments are accessed by a hallway and staircase that also connects the front and the rear of

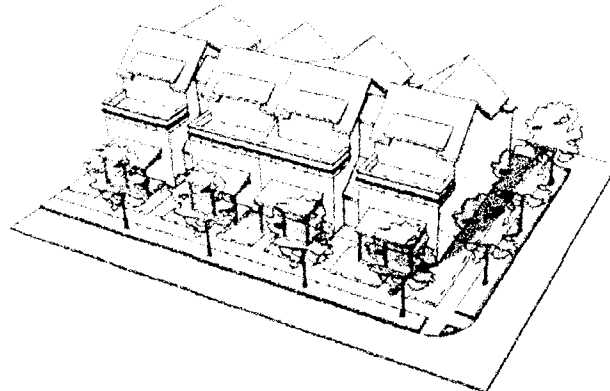
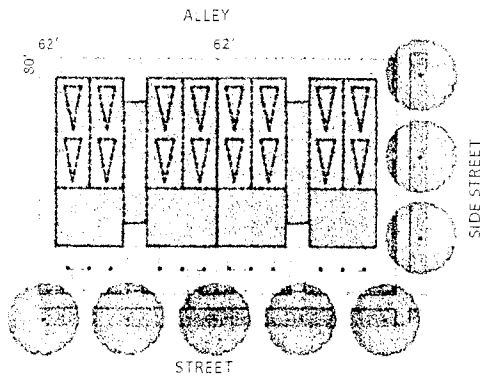
the building. With its three-story presentation and narrow base, it creates a well balanced block face when mixed with other more intense prototypes.



APARTMENT ROW BUILDING LOT TYPE

Apartment Row Building Lot Type though similar to the Row Building is intended for 100% residential use. With the third story setback and single story porches, this building prototype

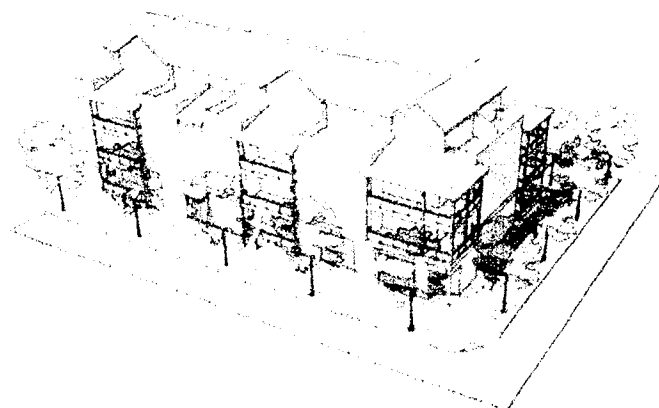
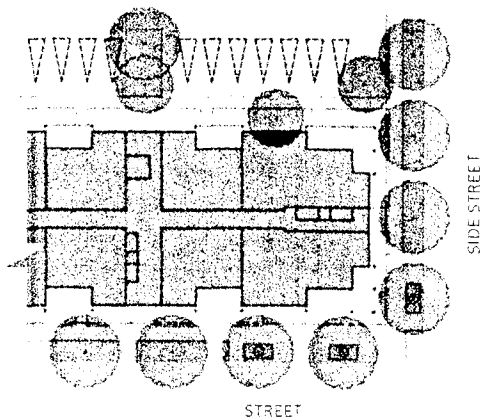
provides relief when mixed with the larger buildings on a block face. It provides a good transition between larger and smaller buildings in the neighborhood.



MAIN STREET MIXED-USE APARTMENT BUILDING LOT TYPE

Main Street Mixed-Use Apartment Building Lot Type is the most common mixed-use building at the T6 Transect Zone of Lakeside Landing. Four stories are permitted at limited locations. Ground

floor use may be all residential or all commercial, but mixing them provides the most diverse results. Street corner locations are particularly attractive for commercial uses.

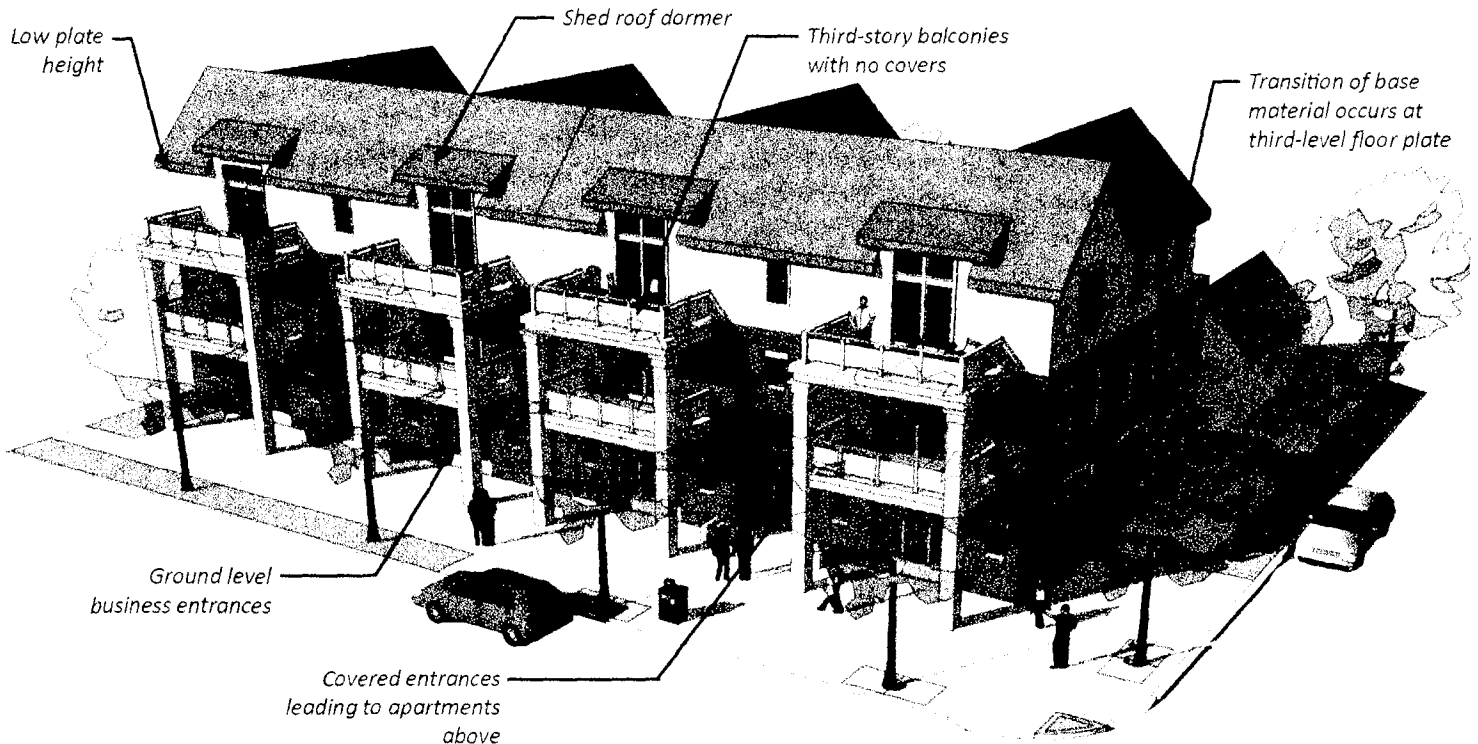


1. MAIN STREET ROW BUILDING: VARIATION A

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Below is an example of a Main Street Row Building with balanced vertical and horizontal massing articulation. The double story columns and stacked balconies provide horizontal breaks. The change in material and color define the vertical differentiation. The base is extended to the second-story. The two story columns with stacked balconies create a presentation appreciated best when seen from afar, at a location such as those lots facing the

park. The ground floor is animated by the shop windows and entrances leading to the apartments upstairs. The half colonnade provides shelter for the shop fronts on the ground floor. The third-story balconies are not covered. This reduces the perceived height of the building from the sidewalk. Dormers with shed roofs are employed to provide more light to the interior spaces and to create an appealing horizon line.



HIGHLIGHTS

- Two-story high base
- Half colonnade with two-story columns
- Stacked balconies
- Third-story balconies not covered
- Low third-story plate and flat dormers
- Awnings at building entrances
- Shop windows sheltered



Street elevation.

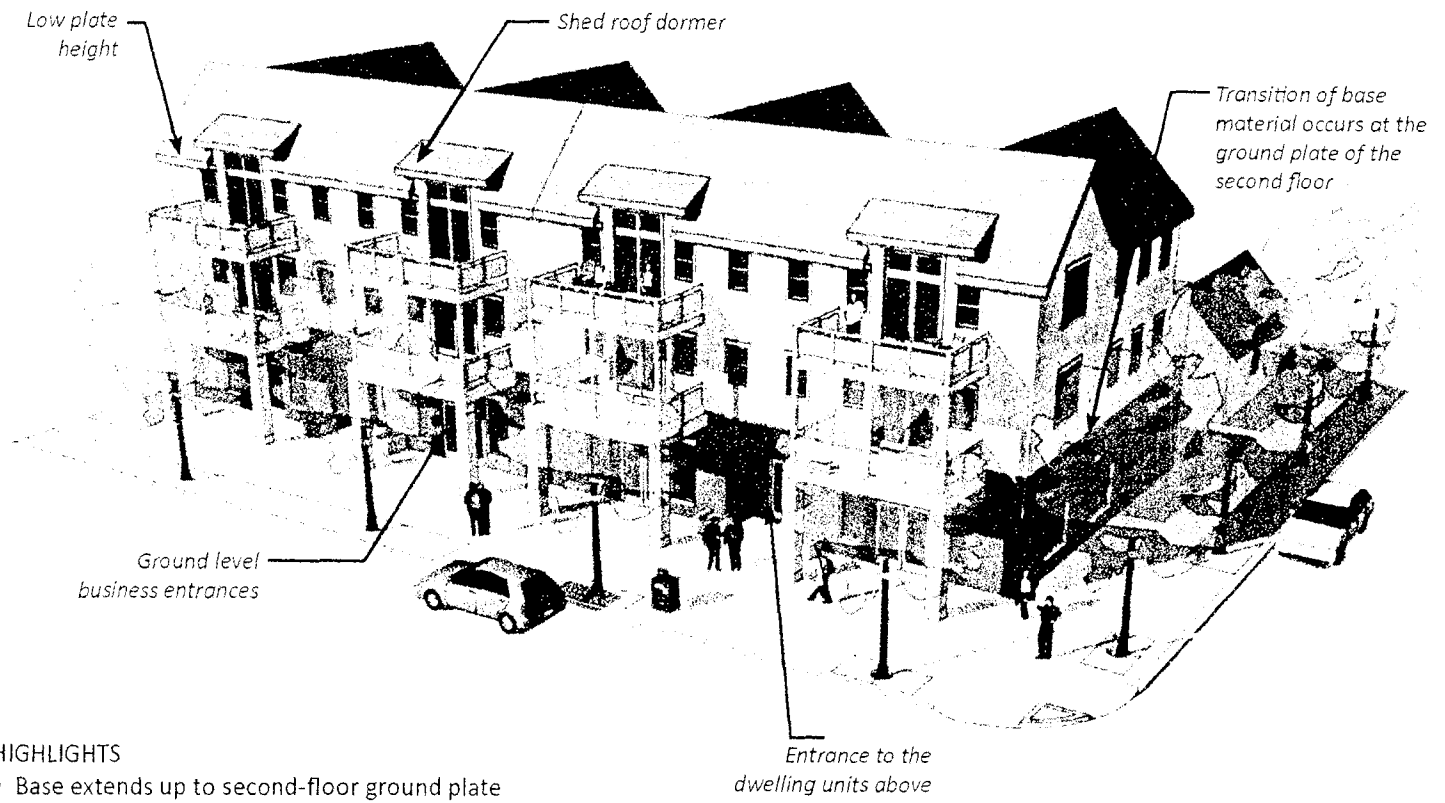


An eye-level view from the sidewalk.

2. MAIN STREET ROW BUILDING: VARIATION B ENT53661:2022 PG 173 of 194

Below is another example of a Main Street Row Building with balanced vertical and horizontal massing articulation. The stacked balconies provide horizontal breaks. The change in material and color, together with ground floor and upper floor columns differentiated, establishes the vertical differentiation. In this example, the base, which is one story high, emphasizes the presence of non-residential use on the ground floor. The

third-story balconies are not covered. This reduces the perceived height of the building from the sidewalk. Third-story plate height is lowered and dormers with shed roofs are employed to provide more light to the interior. This breaks the eaves line and creates an appealing horizon line. The entrances leading to the apartments are recessed and additional awnings are provided.



HIGHLIGHTS

- Base extends up to second-floor ground plate
- Half colonnade with two-story columns
- Stacked balconies
- Ground level columns are differentiated
- Third-story balconies not covered
- Low third-story plate and flat dormers
- Awnings at building entrances
- Shop windows sheltered



Street elevation.



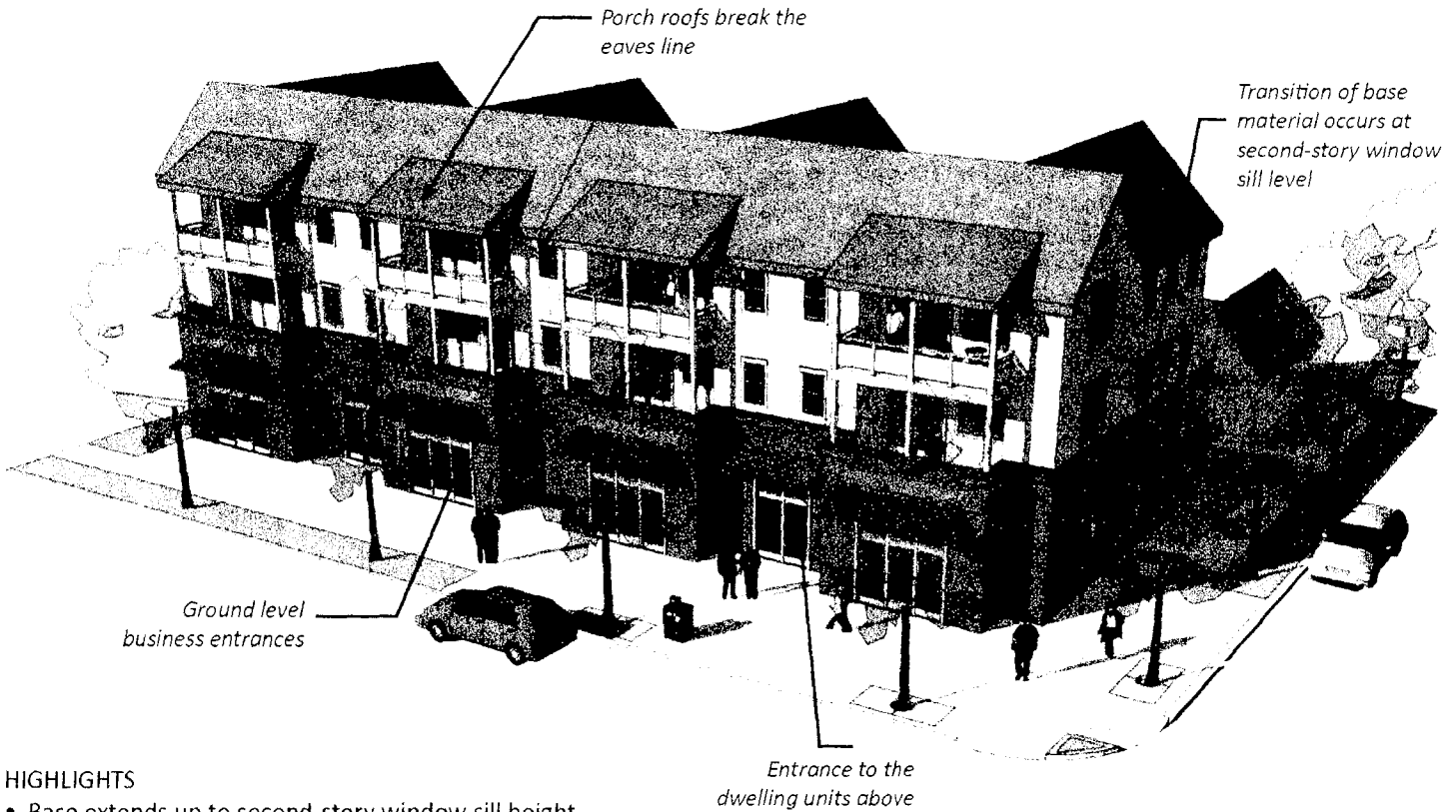
An eye-level view from the sidewalk.

3. MAIN STREET ROW BUILDING: VARIATION C

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Below is another example of a Main Street Row Building with balanced vertical and horizontal massing articulation. The stacked balconies placed on extruded ground floor businesses provide horizontal breaks. The change in material and color define the vertical differentiation. The base of this example extends to the sill height of the second-story windows. There is a strong differentiation between the ground floor masonry and

lighter upper floors. The ground floor spaces are more visible from the street and therefore may be occupied by the kind of retail that appreciates visibility. The third-floor balconies are covered with shed roofs that break the eaves line and create an interesting horizon. Even though this variation is more appropriate for Lakeside Avenue, it is the mixture of these three variations that will create a diverse and harmonious ensemble.



HIGHLIGHTS

- Base extends up to second-story window sill height
- Shop windows with awnings visible from street
- Stacked balconies
- Third-story balconies covered
- Third-story balcony roofs break the eaves line
- Awnings at building entrances
- Shop windows sheltered



Street elevation.



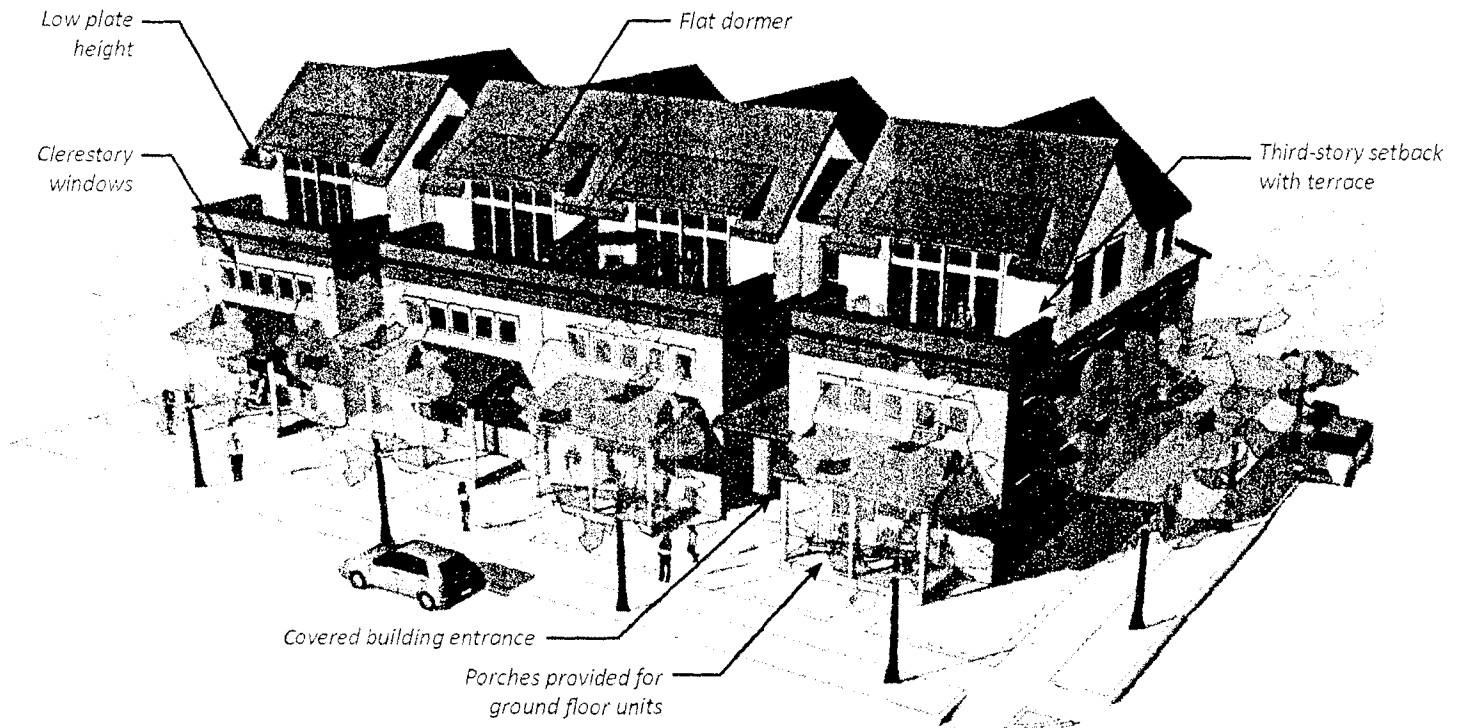
An eye-level view from the sidewalk.

4. APARTMENT ROW BUILDING

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In terms of massing and scale, the Apartment Row Building is the smallest prototype presented in this document. The building entry indentations and the porches break the building wall on the horizontal dimension. Ground floor units are intended to be two-story units with high ceilings at front (thus the clerestory windows). The base extends to the second-story and matches

the two-story unit behind. The third-story setback provides a spacious terrace for single-level flats located on the third floor. This setback reduces the perceived height of the building from the sidewalk. The second-story cornice creates a secondary horizon line and hides the third-story as perceived from the sidewalk close to the building.



HIGHLIGHTS

- Single-story porches
- Clerestory windows
- Second-story cornice above the clerestory windows
- Recessed building entries
- Third-story setback with terraces
- Low third-story plate and flat dormers



Street elevation.



An eye-level view from the sidewalk.

5. MAIN STREET MIXED-USE APARTMENT BUILDING: DESIGN 1

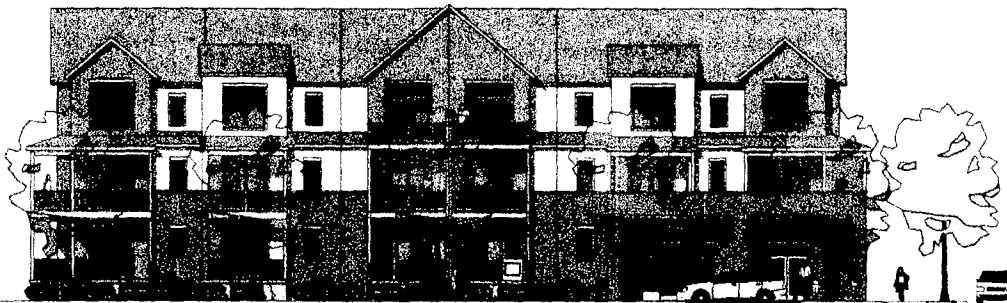
Below is a Main Street Mixed-Use Apartment Building with balanced vertical and horizontal massing articulation. The stacked balconies and indentations (that correspond to third-floor shed roof dormers and forward facing gables) provide horizontal breaks. The change in material and color and third-floor setback define the vertical differentiation. The base of this example extends to the sill height of the second-story windows.

A partial colonnade creates the appropriate setting for the street corner commercial space on the ground floor to take advantage of the higher level pedestrian traffic. The third-floor setback emphasizes the two-story scale. The central forward facing gable (which is wider than the others) breaks the ridge line. Dormers with shed roofs and narrower forward facing gables break the eaves line and create a diverse and interesting horizon line.



HIGHLIGHTS

- Base extends up to second-story window sill height
- Partial colonnade at street corner
- Stacked balconies at first two-stories except:
- Three-story stacked balconies at the central units
- Third story setback
- Central forward facing gable break the ridge line
- Narrower forward facing gables and shed roof dormers break the eaves line



Street elevation.



An eye-level view from the sidewalk.

6. MAIN STREET MIXED-USE APARTMENT BUILDING: DESIGN 2

Below is a Main Street Mixed-Use Apartment Building with balanced vertical and horizontal massing articulation. The stacked balconies and the bays defined by the forward facing gables provide horizontal breaks. The change in material and color and fourth-floor setback define the vertical differentiation. The base of this example is accented by a continuous colonnade.

The ground floor is meant to accommodate non-residential uses. The third floor dwelling units are two level units with additional bedroom suites located within the attic on the fourth floor. Shed roof dormers are employed to provide light to these spaces. The third and fourth floors are setback at the street corner to decrease the perceived height of the side elevation.

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HIGHLIGHTS

- Continuous colonnade with grade difference
- Forward facing gables creating impressive three-story bays
- Stacked balconies
- Fourth-floor setback / fourth-floor within attic
- Shed roof dormers
- Third and fourth floors setback at side elevation



Street elevation.



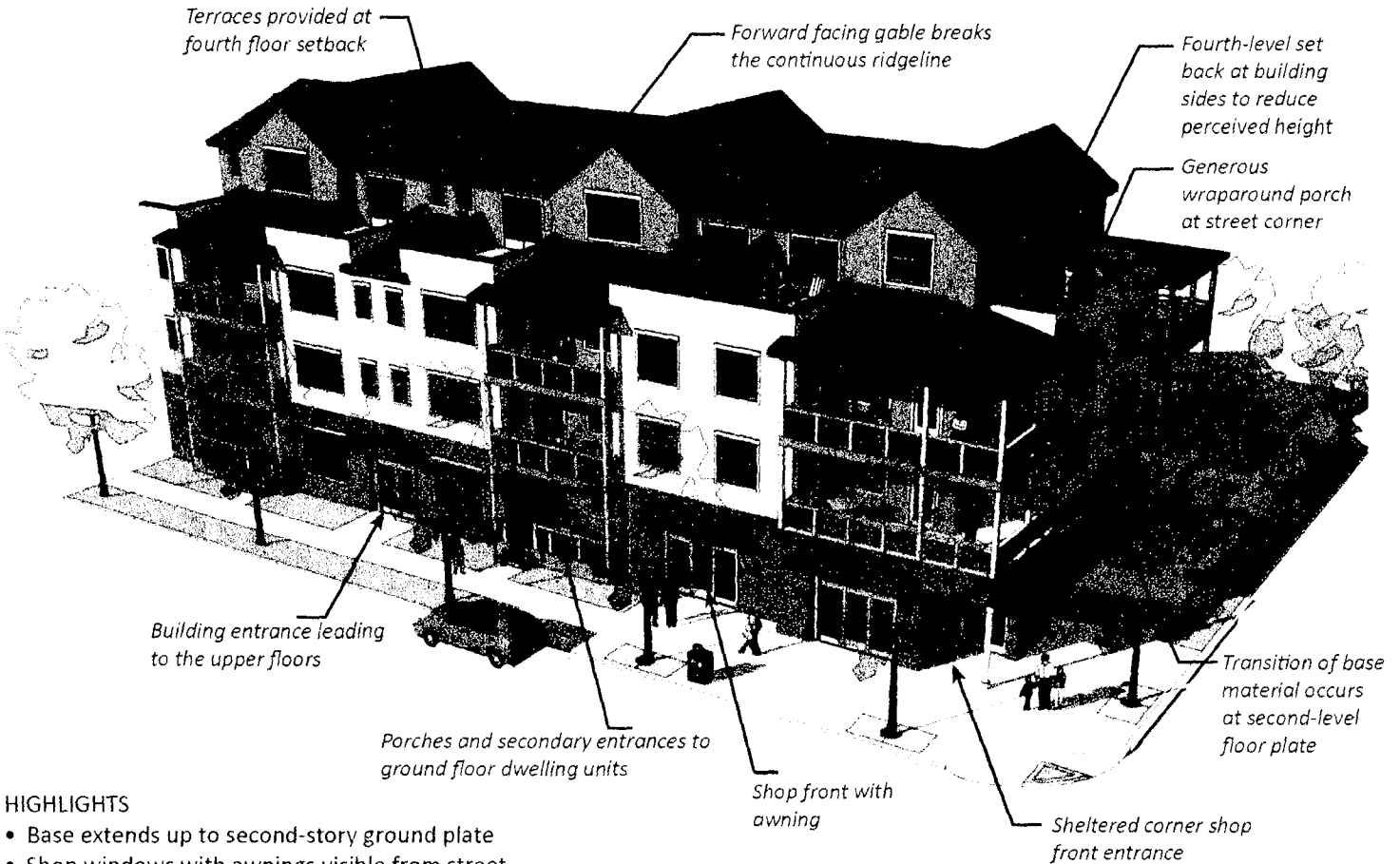
An eye-level view from the sidewalk.

7. MAIN STREET MIXED-USE APARTMENT BUILDING: DESIGN 3

Below is a Main Street Mixed-Use Apartment Building with balanced vertical and horizontal massing articulation. The stacked balconies and indentations provide horizontal breaks. The change in material and color and fourth-floor setback define the vertical differentiation. The ground floor presentation changes at the street corner to accommodate commercial

businesses. Secondary entrances and porches are provided for the ground floor apartments. The fourth-floor apartments are smaller penthouses with rooftop terraces. Forward facing gables break the ridge line and create an interesting horizon line. Wrapping balconies take advantage of the views to multiple directions at the street corner.

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HIGHLIGHTS

- Base extends up to second-story ground plate
- Shop windows with awnings visible from street
- Stacked balconies
- Secondary entrances to ground floor apartments
- Sheltered street corner commercial entrance
- Fourth-story setback and rooftop terraces
- Awnings at building entrances



Street elevation.

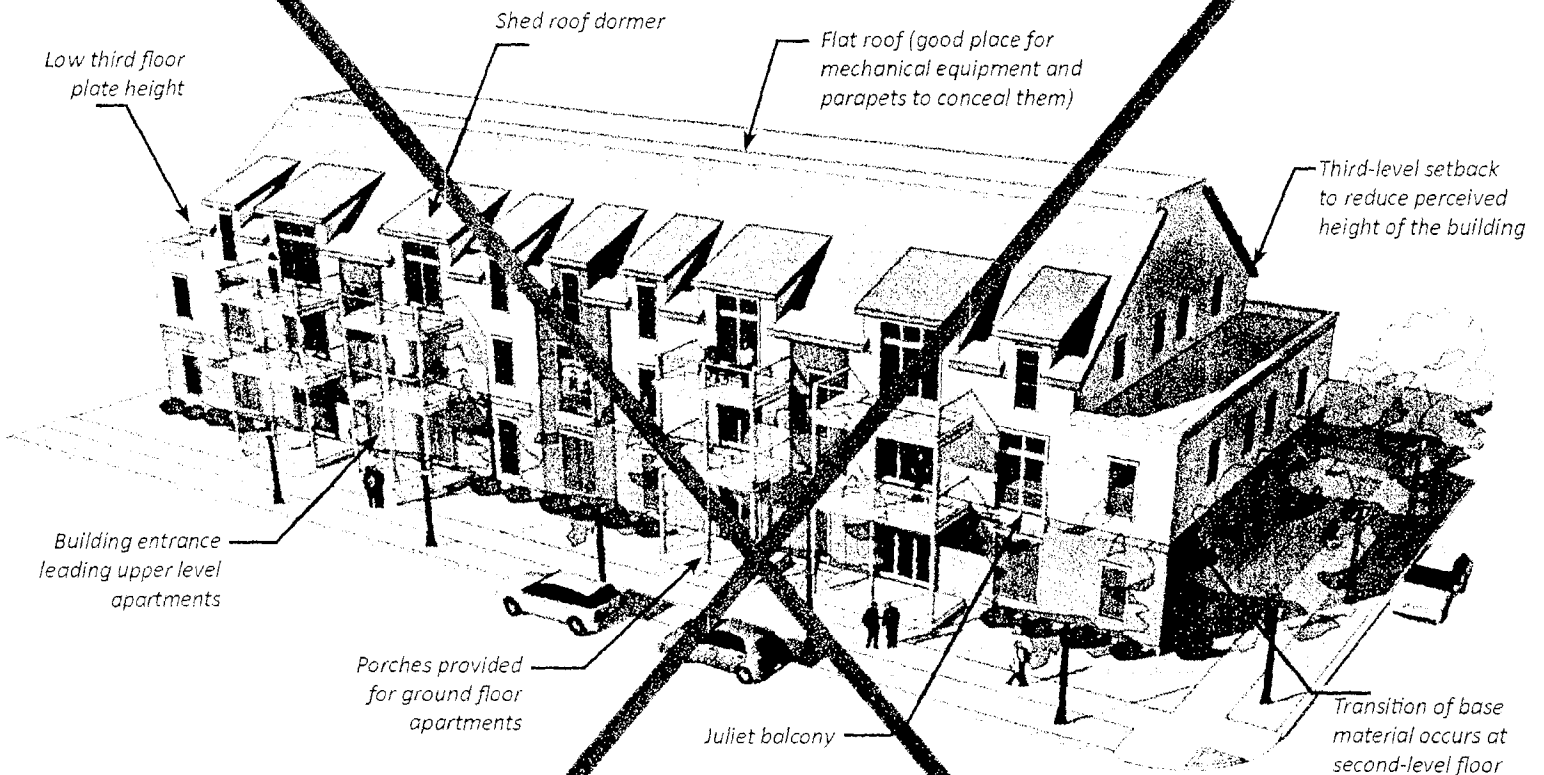


An eye-level view from the sidewalk.

8. MAIN STREET MIXED-USE APARTMENT BUILDING: DESIGN 4

Below is an other example of a Main Street Apartment Building with balanced vertical and horizontal massing articulation. This is a simple three-story building of stacked apartments. There are two building entrances and secondary entrances to the ground floor apartments. The stacked balconies and accented bays provide horizontal breaks. The change in material and color define the vertical differentiation. In this example, the base

is one-story high. The third-story balconies are not covered. This reduces the perceived height of the building from the sidewalk. Third-story plate height is lowered and flat dormers are employed to provide more light to the interior. This breaks the eaves line and creates a diverse and appealing horizontal line. The third floor is setback at the either end of the building to reduce the perceived height of the building at the center of the gable.



HIGHLIGHTS

- Base extends up to second-floor ground plate
- Stacked balconies
- Accented bays at building entrances
- Juliet balconies
- Third-story balconies not covered
- Low third-story plate and flat dormers
- Third-story setback at building ends
- Partial flat roof



Street elevation.



An eye-level view from the sidewalk.

CLOSING REMARK

The eight building examples included here (three variations that followed *Main Street Row Building Lot Type*, one example that followed *Apartment Row Building Lot Type*, and four building designs that followed *Mixed-Use Apartment Building Lot Type*) create a diverse set of choices. Other variations and designs that follow the same design tools and employ similar elements may be added to the mix. It is important to emphasize that, even though each is appropriate at certain locations, mixing them in various combinations on block faces is essential in achieving diversity and harmony in the architectural design of the Village Center area at Lakeside Landing.



The design tools, elements, and examples provided in this Pattern Book underlines one important principle: Buildings need be appealing and inviting to the pedestrian on the sidewalk. This is how life thrives on the sidewalks.

PICTURE CREDITS

Page 9: "*Uppermost story setbacks...*" Uptown Broadway, Boulder, Colorado. Picture by Korkut Onaran.

Page 9: "*Uppermost story setbacks...*" Uptown Broadway, Boulder, Colorado. Picture by Korkut Onaran.

Page 9: "*Forward facing gables, awnings, covered balconies...*" Mason Street North, Fort Collins, Colorado. Picture by Korkut Onaran.

Page 9: "*Another example of a similar composition...*" Mason Street North, Fort Collins, Colorado. Picture by Korkut Onaran.

Page 10: "*A pedestrian courtyard with apartment buildings.*" Wolff Lyon Architects. From *The Neighborhoods at Horizon Uptown, Design Standards & Guidelines*. (Drawing by Tom Lyons)

Page 11: "*Three examples of ground floor eating establishments...*" (Picture on the left) Roosevelt Park Apartments, Longmont, Colorado.

Page 11: "*Three examples of ground floor eating establishments...*" (Pictures in the middle and on the right) 8th & Pearl, Boulder, Colorado.

Page 12: "*Three examples of ground floor residential units...*" (Picture on the left) Roosevelt Park Apartments, Longmont, Colorado. Courtesy of Pel-Ona Architects and Urbanists.

Page 12: "*Three examples of ground floor residential units...*" (Picture in the middle) Row homes on 8th Street, Golden, Colorado. Picture by Melissa Harrison.

Page 12: "Three examples of ground floor residential units..." (Picture on the right) Crescent Apartments, Holiday Neighborhood, Boulder, Colorado. Picture by Korkut Onaran.

Page 23: "*The design tools, elements, and examples...*" (Drawing on the left) Wolff Lyon Architects. From *The Neighborhoods at Horizon Uptown, Design Standards & Guidelines*. (Drawing by Tom Lyons).

Page 23: "*The design tools, elements, and examples...*" (Drawing on the right) Holiday Neighborhood, Boulder, Colorado. Picture by Korkut Onaran.

Exhibit C

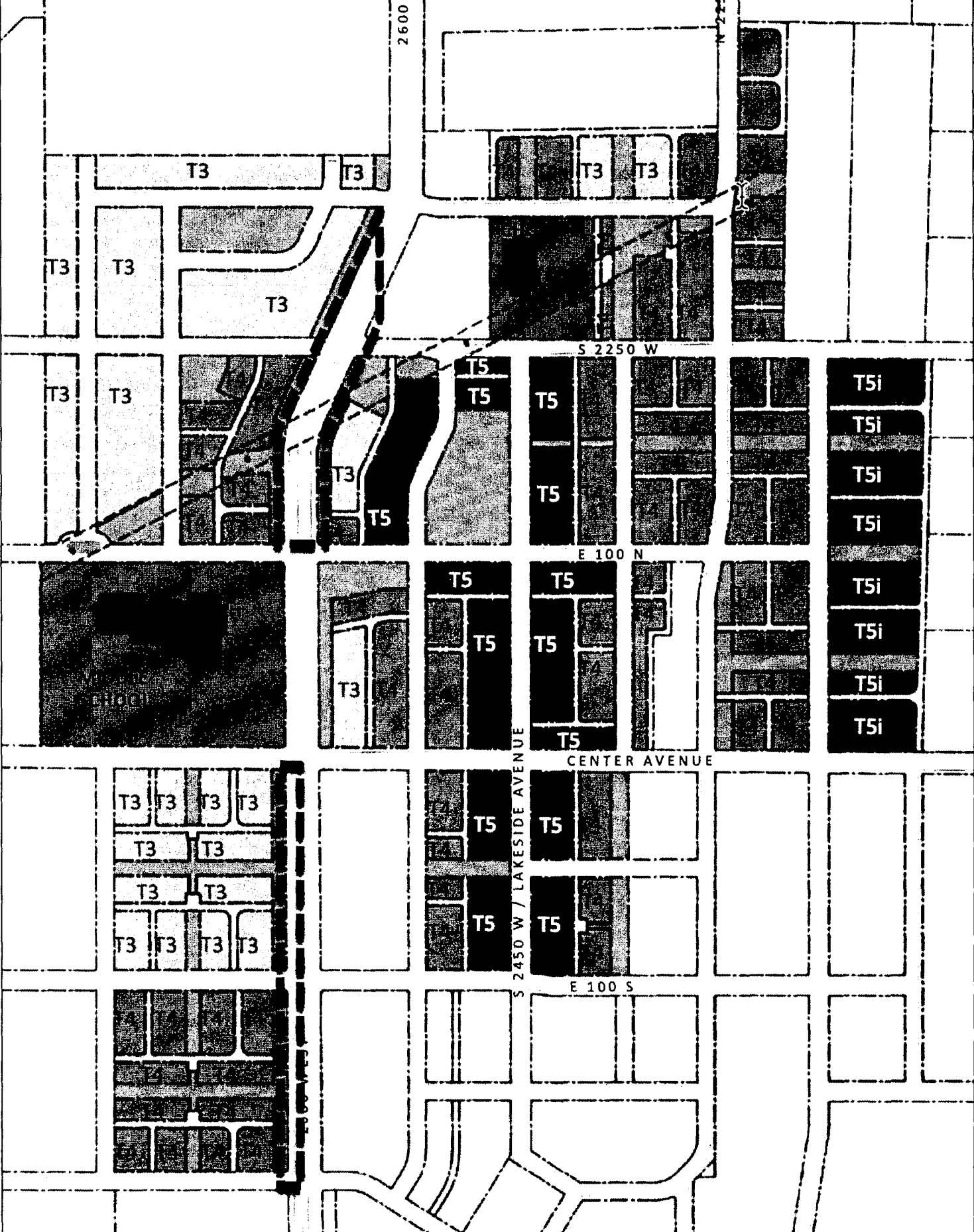
Depiction of Location of 2600 West Roadway Improvements

EXHIBIT C NORTH

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S 2600 W

N 2250 W



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T3

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S 2450 W / LAKESIDE AVENUE

E 100 S

Exhibit D

Depiction of Location of Off-Site Sewer Improvements

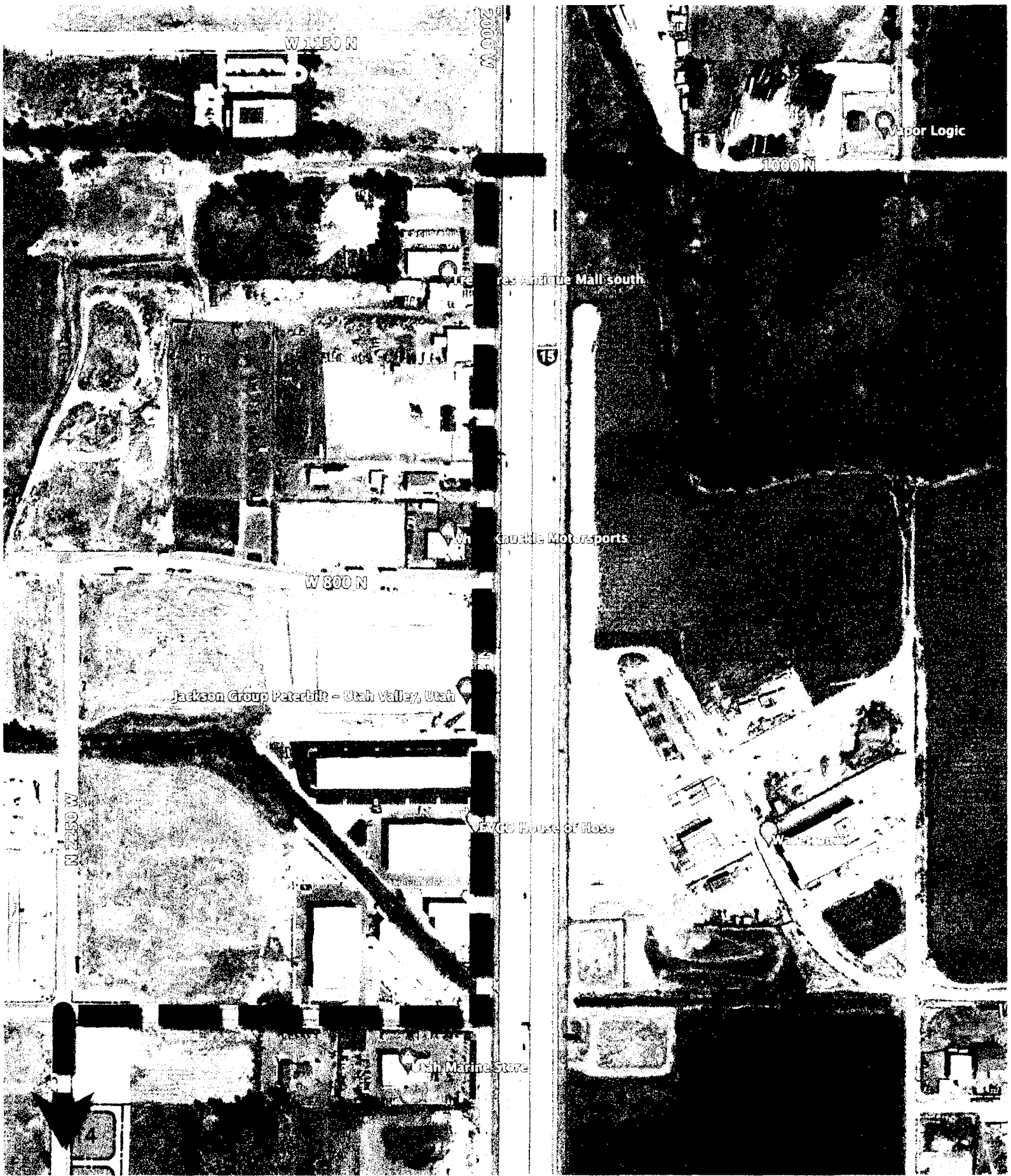


Exhibit E

Form of Reimbursement Agreement

**PUBLIC IMPROVEMENTS
REIMBURSEMENT AGREEMENT**

**(Lakeside Landing Special District; Lakeside Land Partners, LLC and
Davies Design Build, Inc.)**

THIS PUBLIC IMPROVEMENTS REIMBURSEMENT AGREEMENT (this "Agreement") is made and entered into as of the ___ day of _____, 2021, by and between, on the one hand, the City of Springville, a Utah municipal corporation (the "City"), and on the other hand, Lakeside Land Partners, LLC, a Utah limited liability company ("Lakeside"), and Davies Design Build, Inc., a Utah corporation ("Davies" and, together with Lakeside, each a "Developer" and, collectively, "Developers").

RECITALS:

WHEREAS, Developers are developing a master planned project known as "*Lakeside Landing*" within the boundaries of the City (the "Project"). The Project will consist of mixed use residential and commercial uses and will be developed in accordance with that certain *Lakeside Landing Special District Ordinance* adopted as Springville City Code Title 11, Chapter 9, as prepared by PEL-ONO Architects and Urbanists (the "Lakeside Ordinance") and that certain *Development Agreement for Lakeside Landing Property* recorded in the Utah County Recorder's Office on _____, as Entry No. _____ (the "DA"). The Lakeside Ordinance and the DA are collectively referred to herein as the "Project Approvals."

WHEREAS, the Developers are required by the Project Approvals to install certain public improvements within the Project and outside the boundaries of the Project; and

WHEREAS, pursuant to the provisions and standards set forth in the DA and under applicable Utah law, Developers are entitled to reimbursements for certain public improvements, which improvements are "system improvements," as that term is defined in Section 11-36a-102(22) of the Utah Code, for which the City is collecting impact fees and may include oversizing improvements. This Agreement is intended to set forth the City's reimbursement obligations with respect to the public improvements described below, and to confirm the manner and timing of such reimbursements.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Public Improvements; Reimbursement Amounts.** Developers intend to construct and install the public improvements described in the Exhibits attached hereto, which are incorporated herein by this reference (hereinafter, the "Improvements"), at Developers' cost and expense including, but not limited to, engineering, planning, surveying, design, materials, labor, easements, property, construction costs, and interest expense. The City shall, and hereby agrees to, reimburse

Developers for the costs and expenses associated with the Improvements identified in this Agreement as set forth below:

(i) **Sewer Extension for 2600 West Improvements**. Developers intend to install the off-site sewer lift stations and extend the sewer main from the Spring Point lift station to the Westfield lift station, in the area generally depicted on **Exhibit**, attached hereto (the “**Sewer Extension Improvements**”) that qualify for reimbursement as set forth in the schedule attached hereto as **Exhibit**. Such Sewer Extension Improvements include certain sewer mains, valves and other sewer system facilities that will be oversized at the City’s request to provide for capacities in excess of the needs of the Project. Developer is entitled to be reimbursed by the City for the cost differential between the “project” size of such sewer extension improvements (whether located on the Property or a third-party property) and the “system” improvements that provide greater capacities. “Project improvements” and “system improvements” are defined under Section 11-36a-102 of the Utah Code, and project improvements shall include the size amounts that are required for development of a property. Accordingly, the amount to be reimbursed to Developer for the Sewer Extension Improvements to be installed, as itemized in **Exhibit**, is **\$** (“Reimbursement Amounts”). Any change order increasing the cost of Sewer Extension Improvements subsequent to this Agreement being entered must be approved by the City in writing prior to Developer incurring the additional costs in order for the additional costs to become part of the Reimbursement Amounts.

2. **System Approval and Inspection**. Developers represent that they plan to install the Improvements described above in accordance with City ordinances, standards, construction drawings, and Project Approvals. All such Improvements will be designed and constructed to qualify for acceptance by the City as public improvements and enter the applicable warranty period, or will be accepted in writing by the City pursuant to City policies and procedures.

3. **Warranty and Dedication**. Upon request by the City, Developers shall deliver a certified set of as-built plans (in both paper and electronic format) along with the verified actual costs of construction of the Improvements described above and proof of payment of such costs. For all Improvements, Developers shall provide a Warranty Bond in accordance with City ordinances to ensure that the Improvements remain in good condition and free from defects for a period of 1 year (the Warranty Bond may be on the same form as a Performance Bond). Upon successful completion, approval by the City, and posting of a Warranty Bond by Developers, and expiration of the applicable Warranty period, the City shall accept, own, operate, and maintain the Improvements provided the Improvements have continued to meet City standards. Developers shall dedicate to the City ownership of all facilities, easements, and property necessary to properly operate and maintain the Improvements, and Developers will not retain any ownership interest of the dedicated Improvements.

4. **Payment of Reimbursement Amounts**. The City is obligated to reimburse Developers for each of the Reimbursement Amounts described in Section 1 above. The City shall reimburse Developers for Reimbursement Amounts as follows: (i) **first**, the City shall reimburse Developers with impact fee credits for building permits issued for the Project; and (ii) **second**, if any amounts to be reimbursed by the City exceed the impact fee credits, the remaining amounts owed to Developers shall be reimbursed through impact fees in accordance with the City’s Impact Fee Facilities Plan (“IFFP”) and Applicable Law, subject to the availability of impact fee funds, and all

City policies and state law requirements with respect to budgeting for capital expenses. The full amount of the reimbursement obligations shall be satisfied using one or any combination of these methods.

5. **Collection and Accounting.** The period between July 1 and June 30 of each succeeding year (“Reimbursement Period”) shall constitute the accounting period for determining the total amount of impact fees collected for reimbursement payments to Developers under this Agreement. Within thirty (30) days following the end of each Reimbursement Period, the City shall prepare and make available to Developers a report of the applicable impact fees that have been collected and are payable to Developers under this Agreement. City shall pay the amounts to Developers within (10) days of providing the report to Developers.

6. **Full Compensation.** The Developers hereby agree that the Reimbursement Amounts described in Sections 1 and 4 shall constitute the full and entire amount of reimbursement payable to Developers for the subject Improvements and dedicated land identified in the Exhibits hereto. Developers shall not be entitled to any additional reimbursement, compensation, incentive, or other payment related to said Improvements. When the City has fulfilled its reimbursement obligations under this Agreement, Developers agree to waive any and all claims related to unconstitutional takings and illegal exactions related to any of the improvements listed herein.

6. **No Accrual of Interest.** The parties agree that the Reimbursement Amounts to be paid to the Developers, as set forth in this Agreement, have not and shall not in the future accrue interest.

7. **Notices.** All notices, requests, demands, and other communications required under this Agreement, except for normal, daily business communications, shall be in writing. Such written communication shall be effective upon personal delivery to any party or upon being sent by overnight mail service, or by certified mail, return receipt requested, postage prepaid, and addressed to the respective parties as follows:

To the City: Troy Fitzgerald
 City Administrator
 110 South Main Street
 Springville, Utah 84663
 Email: tfitzgerald@springville.org

With a copy to: John Penrod
 City Attorney
 110 South Main Street
 Springville, Utah 84663
 Email: jpenrod@springville.org

To Lakeside: Lakeside Land Partners, LLC
 9544 Willow Trail Way
 South Jordan, Utah 84095

With a copy to: Paxton Guymon, Esq.
 York Howell & Guymon

10610 South Jordan Gateway #200
South Jordan, Utah 84095
Email: paxton@yorkhowell.com

To Davies: Davies Design Build, Inc.
240 North 1200 East, Suite 201
Lehi, Utah 84043

With a copy to: Loyal C. Hulme, Esq.
Kirton McConkie
50 East South Temple Street, Suite 400
Salt Lake City, Utah 84111
Email: lhulme@kmclaw.com

8. **Term of Agreement.** This Agreement shall remain in effect until such time as Developers have been reimbursed in full for all Reimbursement Amounts described in this Agreement or fifty (50) years after the Effective Date.

9. **Validity and Severability.** If any section, clause or portion of this Agreement is declared invalid by a court of competent jurisdiction for any reason, the remainder shall not be affected thereby and shall remain in full force and effect.

10. **Amendments.** This Agreement may be amended only in writing signed by the parties hereto.

11. **No Joint Venture.** This Agreement does not create, and shall not be construed to create a joint venture by the parties and no separate government entity is established by this Agreement.

12. **Incorporation of Recitals.** The recitals above are incorporated herein by this reference as a part of this Agreement.

13. **Effect.** Nothing in this Agreement shall be deemed to modify, affect, or supersede the terms or provisions of the DA, Lakeside Ordinance or other Project Approvals. Rather, this Agreement is intended to effectuate and implement the reimbursement obligations of the City as set forth in the DA, and shall be construed and performed accordingly.

14. **Assignment.** Developers may assign the rights and obligations under this Agreement to a third party (“assignee”) so long as the City agrees in writing, at the City’s sole discretion, and a written instrument is executed by the Developers and assignee clearly indicating the assignee’s rights and obligations and Developers’ continuing rights and obligations, if any.

15. **Limitation of Damages.** In any action related to the obligations contained in this Agreement, the parties’ remedy for breach shall be limited to specific performance. Notwithstanding the foregoing, Developers acknowledge that City is a governmental entity under the Utah Governmental Immunity Act and that City does not waive any defenses or limits of liability thereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Reimbursement Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

ATTEST:

CITY OF SPRINGVILLE

By: _____
City Recorder

Mayor

“DEVELOPER”

Lakeside Land Partners, LLC

Steve Broadbent, Manager

State of Utah)
 :SS
County of Salt Lake)

On this ____ day of _____, 2021, personally appeared before me Steve Broadbent, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Manager of Lakeside Land Partners, LLC, and said document was signed by him in behalf of said company, and he acknowledged to me that said company executed the same.

Notary Public

Davies Design Build, Inc.

_____, _____

State of Utah)
 :SS
County of Salt Lake)

On this ____ day of _____, 2021, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the _____ of Davies Design Build, Inc., and said document was signed by him in behalf of said company, and he acknowledged to me that said company executed the same.

Notary Public

EXHIBITS

[To be inserted upon execution of Reimbursement Agreement]